

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Received
4/13/15
CY-2014
OK-RH

Jurisdiction GLENDALE
Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | | | |
|---|------------------|-------------------------------|------------------------------------|----------------|---------------------|------------------------------|-------------------------------|-------------------------|--|---|---|
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Housing with Financial Assistance and/or Deed Restrictions | Housing without Financial Assistance or Deed Restrictions | |
| | | | Very Low- Income | Low- Income | Moderate- Income | Above Moderate- Income | | | Assistance Programs for Each Development See Instructions | Deed Restricted Units See Instructions | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| 327-331 Salem, Veteran's Village | 5+ | Renter | 32 | 11 | 0 | 0 | 43 | 44 | | DB | |
| 806 E Chestnut | 2 to 4 | Owner | 0 | 3 | 0 | 0 | 3 | 3 | Habitat for Humanity | Hab | |
| 121 N Kenwood - Glendale Arts Colony | 5+ | Renter | 35 | 34 | 0 | 0 | 69 | 70 | | DB | |
| 313 W California/301 N Central - Chandler Pratt | 5+ | Renter | 4 | 0 | 0 | 87 | 91 | 91 | | DB | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | 0 | 532 | | | | | | | |
| (10) Total by Income Table A/A3 | | | 71 | 48 | 0 | 532 | | | | | |

| | |
|--|----|
| (11) Total Extremely Low-Income Units* | 12 |
|--|----|

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | TOTAL UNITS | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|----|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | | | |
| (1) Rehabilitation Activity | 2 | 21 | 5 | 28 | | 311 E Cypress Senior Living (Rehabilitation Rental) and 1911 Gardena (Reha |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | | |
| (5) Total Units by Income | 2 | 21 | 5 | 28 | | |

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|-------------------------------|
| No. of Units Permitted for Moderate | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| No. of Units Permitted for Above Moderate | 12 | 9 | 424 | 0 | 0 | 445 | 445 |

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | RHNA Allocation by Income Level | Year | Total Units to Date (all years) | Total Remaining RHNA by Income Level | |
|--|-----------------|---------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|-----|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | |
| Very Low | Deed Restricted | 508 | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 437 |
| | Non-Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Deed Restricted | | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | |
| Low | Non-Restricted | 310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 337 |
| | Deed Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Moderate | | 337 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 337 |
| Above Moderate | | 862 | 0 | 532 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 532 | 330 | |
| Total RHNA by COG: | | 2017 | | | | | | | | | | | | |
| Enter allocation number: | | | 0 | 651 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 651 | |
| Total Units | | | 0 | 651 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 651 | 1366 | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|--|---|-------------------|--|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| 2c Inclusionary Zoning | Continue to implement zoning to require developers of housing in the SFRCRPA to meet a housing project's inclusionary obligation through construction of affordable for-sale units or through in-lieu fees. | As requested | No residential projects were constructed with the SFRCRPA with an inclusionary obligation during 2014. |
| 2d Community Housing Development Organizations and Other Nonprofit Housing Organizations | Coordinate with local nonprofit groups to facilitate affordable housing development and improvements. The City is especially interested in the formation of CHDOs focused on the City of Glendale. | As requested | One affordable housing project was permitted in 2014 with a nonprofit partner, San Gabriel Valley Habitat for Humanity, at 806 E Chesnut St for a 3-unit new construction project for low income large households. Habitat is not a CHDO organization, but is considering applying for CHDO designation. |
| 2e Mixed Use Standards for Transportation Corridors | Review zoning standard constraints in transportation corridors. | June 2017 | Program in progress-- not yet completed. |
| 3a Section 8 Rental Housing Choice Voucher Program | Continue rental subsidies to extremely low-income and very low-income families and elderly. Continued subsidy to 1,500 Glendale and 1,500 other community | 2021 | As of December 31, 2014 there were 1,573 Glendale and 1,445 "portable" Section 8 Housing Choice Vouchers administered by the Housing Authority. The Housing Authority continues to comply with the extremely low income targeting requirement of the program. |

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| | | (portable voucher) households. The objective is to have a minimum of 75% served by extremely low-income households annually. The service levels shown below demonstrate that this income targeting has resulted in serving a large number of extremely low income households each year. | | |
| 4a Small Lot Subdivision | Consider standards to allow small lot subdivisions as infill projects in multifamily neighborhoods. | June 2014 | A draft small lot subdivision ordinance was created in summer 2014 but the political environment at that time was not conducive to ordinance adoption. Instead, staff partnered with Woodbury University urban design students to test the viability of the small lot standards to address design concerns of Council. In September 2014 a meeting was held with small lot developers and students, and the small lot standards were modified to address comments. Design guidelines to accompany the small lot ordinance are currently under development. A complete small lot ordinance with small lot design guidelines will be considered after April 2015. | |
| 5a Care Management Services | Continue to provide referral assistance to senior citizens to link them with services, enabling them to remain in their homes. The objective is to provide case management assistance to 160 individuals annually. (Note this goal was for the 2013-2014 fiscal year) | 2021 | In 2013-2014 services were provided to 60 seniors. Federal funding cuts significantly reduced service levels during this year. | |
| 5c Medical Services (MS) Zone | Create a Medical Services Zone that encourages supportive, special needs and transitional housing in proximity to hospitals. | By end of 2014 | Glendale adopted the Medical Services (MS) Zone as part of Title 30 (Zoning Ordinance). This zoning was placed in effect around Glendale Adventist Medical Center. This new zone removed barriers to providing supportive, special needs and transitional housing by removing requirements for conditional use permits and encouraging shared parking. This zone also expanded areas where emergency shelters are permitted by-right. | |
| 5d Services for Persons with Developmental Disabilities | Develop an informational brochure and other outreach methods that will provide information on City and other agency/organization housing and supportive services for the developmental disabilities community. Provide housing-related training for individuals/families through workshops and other identified outreach methods. | June 2015 | In progress- not yet completed. | |
| 6a Fair Housing Plan | Continue to promote and update a Fair | 2021 | The Housing Rights Center served 704 clients with landlord/tenant concerns | |

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| | | Housing Strategy consistent with State and Federal law. The objective is to continue to contract with a fair housing provider for multi-language fair housing and landlord/tenant services to an average annual 1,000 Glendale residents per year. Note: These goals are for the 2013-14 fiscal year. | | and addressed inquiries from 40 residents regarding housing discrimination questions. Two workshops, one for tenants and one for property owners, were held to address fair housing questions. |
| 7a South Glendale Community Plan | Continue to prepare and adopt the South Glendale Community Plan | By end of 2015 | The draft plan is 85% completed, and is awaiting the completion of a draft environmental impact report to finalize zoning options. Atkins has been hired to complete the environmental review document. The environmental document has been delayed while the City is updating its transportation model with Fehr & Peers. At this time the City is creating a land use database for use with the new traffic model. It is envisioned that the traffic model and environmental review documents will be complete by Spring 2016, with adoption of the South Glendale to be in approval hearings at Planning Commission and City Council in Summer and Fall 2016. | |
| 7b Permit Streamlining | Reduce barriers and processing times for entitlement approval, including entitlement approvals related to housing development. | December 2014 | Glendale's zoning code was amended by the City Council in 2013, with additional amendments in 2014 to simplify the approval process for new development, particularly housing development. Requirements for CUPs were eliminated, housing definitions were broadened to allow a greater variety of housing options and residential parking standards were reduced. The MS Zone was adopted making simplifying the process for transitional and supportive housing and emergency shelters to be located near hospitals. | |
| 7c Transit-Oriented Development Housing Standards | Following the Tropico Study and consistent with the South Glendale Community Plan, incorporate transit-oriented development housing standards and implement where appropriate on transportation corridors. | Implement by end of 2016 | In 2014 staff drafted a Transit Oriented Development (TOD) zone to be incorporated into the City's zoning code to be lined with adoption of the South Glendale Community Plan. City staff partnered with Glendale Memorial Hospital, a major employer and anchor for the Tropico station community, to ensure future hospital expansion needs--including streamlined development of supportive housing--is incorporated into the future TOD zone and the environmental document for the South Glendale Community Plan. This TOD zone also incorporates the streamlining provisions for hospitals included within the Medical Services (MS) zone and also shared parking and other transportation and parking incentives included in the Downtown Specific Plan. New Mixed-Use zoning will be developed for the Mixed-Use High and Mixed-Use Low transportation corridors as part of the South Glendale Community Plan. While these corridors currently allow for commercial development with residential uses, the existing standards in the C2 and C3 zones will be modified to remove barriers such as setbacks that have made the C2 and C3 zones ineffective for housing development. | |
| 1f Conservation of Existing and Future Affordable | Provide the continued affordability of the | 2021 | In 2014: Annually monitored the expiration dates of affordability restrictions on | |

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| <p>Housing</p> | <p>City's low and moderate income housing stock. The objective is to repair 25 red tagged units in the HE period.</p> | | <p>832 affordable housing units. Met with property managers and property owners 12 to 24 months prior to expiration to determine feasibility of extension of affordability and to minimize the impact on tenants of any conversion to market rate rents. 0 Multi-family rental properties had expiring units in 2014. Offered public subsidy and assist in pursuing other state and federal funding to prevent conversion of existing affordable units to market rate or replace the units, if it is not feasible to prevent conversion- Not applicable in 2014. Filed affordable housing covenants/deed restrictions on future publicly assisted housing projects for a minimum 45 year affordability period for ownership units and 55 year affordability period for rental units. To maintain fee title ownership of housing development sites with a long term ground lease provided to the developer for a minimum 56 year affordability period when feasible in order to retain local government control and flexibility at the time of expiration of covenants- Covenants recorded on 4 projects in 2014: 1911 Gardena-Sept 2014 Deed of Trust; 507-525 W Colorado- October 2014 Density Bonus Affordable Housing Agreement; 301 N Central/315 Colorado- Dec 2014 Density Bonus Affordable Housing Agreement; 121 N Kenwood St Glendale Arts Colony- Dec 2014 Affordable Housing Covenants. Annually monitored the physical, financial, and occupancy restrictions of development projects with affordability restrictions- 832 affordable housing units monitored in 2014.</p> |
| <p>2a Density Bonus Program</p> | <p>Provide for a total of 26 very low income units during the 2014 - 2012 planning period.</p> | <p>2021</p> | <p>In 2014 issued building permits at 301 N Central/315 W California for 94 units, including 4 very low income units.</p> |
| <p>2b Direct City Financial Assistance</p> | <p>Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; provide housing and permanent financing for affordable housing and special needs housing. The objective during the plan period is to construct 180 new affordable or special needs housing units with approximately 66% of funds directly available to the City committed to rental units and 22% committed to home ownership units. The 2014-2016 period projection is 46 extremely low, very low and low income units. The 2017 - 2021 period projection is another 134 extremely low, very low and low income units. (This projection is based upon projected funding levels (approximately \$2 million per year), projected per unit costs of</p> | <p>2021</p> | <p>In 2014, Building Permits were issued for the following New Construction projects: 327 -331 Salem St- Veteran's Village- 43 affordable rental units (5 extremely low income, 27 very low income, 11 low income); 806 E Chestnut St- Habitat Chestnut- 3 affordable ownership units (3 low income); 121 N Kenwood St- Glendale Arts Colony- 69 affordable rental units (7 extreme low income, 28 very low income, and 34 low income units.)</p> |

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|---|---|------------------|---|
| | <p>\$120,500 City investment per unit for homeownership units. This also assumes the Fifth & Sonora land (already owned by the Housing Authority) will be developed for affordable housing during this time period with no additional City investment required.)</p> | | |
| <p>5b Homeless Services</p> | <p>Provide services such as emergency shelters, transitional shelters, domestic violence shelters, permanent supportive management, etc on an ongoing basis. The objectives over the plan (2014-2021) include emergency shelter for 2000 persons, transitional shelters for 928 beds, permanent supportive housing 720 persons, case management and supportive services for 9,600 persons, homeless prevention services for 1,600 persons, street outreach for 2,400 unduplicated clients, domestic violence programs for 480 persons and supportive services for 19,000 unduplicated clients served.</p> | <p>2021</p> | <p>Emergency shelters. In 2013-14 Ascencia continued to provide 40 year round emergency shelter beds and the YWCA continued to provide 10 year round domestic violence shelters. Transitional shelters. Due to changes in federal funding priorities a number of transitional housing units were converted to permanent supportive housing. As a result transitional housing provided has been reduced- new goals are to serve 60 persons annually (480 persons over the planning period). Some transitional housing programs continue. They include Scattered Family Transitional Housing Program (12 families- 3 beds), Euclid Villa (7 Glendale families- 20 beds). One transitional housing program (Nancy Painter Homes) lost federal funding and is no longer in operation (4 families- 18 beds.) Hamilton Court continues to provide transitional housing for survivors of domestic violence and homeless families (13 families- 48 beds.) Permanent Supportive Housing. The Shelter Plus Care Program served 60 homeless households with disabilities in 2013-14. In 2013-14 the Next Step Permanent Supportive Housing Project continues to provide 8 and the Path Ventures Program provides 14 disabled homeless individuals with permanent supportive housing. In 2013 Ascencia provided 28 permanent supportive housing beds for unaccompanied adults. In 2013 Chester Village continued to provide 18 beds (four units) of permanent supportive housing for families. Case Management. In 2013-14 all funded agencies are using HMIS including the Coordinated Entry Assessment on a 100% basis, with exemptions for domestic violence providers with privacy concerns. Homeless Prevention Services were continued during 2013-14. Street Outreach services were continued during 2013-14. Support Services were continued through 2013-14 via a program called the "10th decile project" operated by Glendale Adventist Medical center in cooperation with Ascencia.</p> |
| <p>1e Neighborhood "Target Areas"</p> | <p>Improve the quality of life for the Tropico Station neighborhood in South Glendale.</p> | <p>June 2015</p> | <p>The Tropico Study was completed in January 2015. Its completion was delayed because of the loss of City staffing due to budget cuts and the need to have an updated transportation model. In 2014 transportation consultants and environmental review consultants were hired to prepare and EIR for the South Glendale Community Plan which will implement the Tropico Study.</p> |
| <p>1d Code Enforcement</p> | <p>Improve the quality of existing housing and correct City code violations</p> | <p>2021</p> | <p>Per John Brownell, Principal Neighborhood Services Supervisor, Code Enforcement responded to 12,000 calls for service in 2014.</p> |
| <p>1a Multifamily Rehabilitation Loan Program</p> | <p>Maintain quality of housing, particularly for</p> | <p>2021</p> | <p>Two multi-family residential rehabilitation projects were completed in Year</p> |

| | | | |
|--|---|-------------|---|
| | <p>very low and low income households. 19 apartment units assisted with acquisition/ rehab loans.</p> | | <p>2014 totaling 27 units: 1911 Gardena Avenue- Ascenia- 11 affordable units (11 VJ) (affordable apartment rehabilitation-rental supportive services) using HOME funds based on building permits issued in 2014 and Hamilton Court Domestic Violence Transitional Housing- 16 units- Door of Hope (Confidential Location) using CDBG funds based on building permits issued in 2014.</p> |
| <p>1b. Multi-family Acquisition/ Rehabilitation Loan Program</p> | <p>Maintain quality of housing, particularly for extremely low, very low and low income households. The target objective is to assist 37 rental housing units during the HE period.</p> | <p>2021</p> | <p>Assisted 311 E Cypress - Cypress Senior Living (Rehabilitation- Rental) with 17 affordable units (2 Extremely Low Income, 10 Very Low Income, 5 Low Income and 1 manager unit- moderate) using HOME funds based on building permit issued in 2014.</p> |
| <p>1c GWP Public Benefits Programs</p> | <p>Conserve energy and lessen home energy costs for low-income households through grid modernization and public benefits programs for low-moderate users.</p> | <p>2021</p> | <p>In FY 2014/2015 GWP partnered with CEIVA Energy, LLC and expanded their pilot digital picture frame that gives real time electrical consumption data from 72 homes to 1,000. They also added integrated smart thermostats and web software. GWP partnered with Opower for Behavioral DR (demand response) to provide 40,000 utility residential customers with information to adjust energy consumption during peak energy demand. GWP began a pilot free mobile application through Smart Customer Mobile engagement offering customers a way to manage their energy and water use on a SmartPhone, Tablet and Web anyone and anyway-- providing two-way communication between customers and GWP. GWP continues to offer low income programs Glendale Care that provides bill discounts of \$13 for low-income customers, Guardian which provides discounts for households with special electrically powered medical equipment needs and Helping Hand, a program providing bill payment and deposit assistance for low-income customers. These programs are on-going. Source: Energy Efficiency in California's Public Power Sector 2015 Status Report, Appendix pg A 35-40 Glendale Water & Power.</p> |

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General Comments: