glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
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Housing Policy Department
Received on:
MAR 25 2016

March 21, 2016

Department of Housing and Community Development
Division of Housing and Policy Development
PO Box 952053
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report 2015

City Name: City of Glendale, California 91206

Mailing Address: Community Development Department
633 East Broadway, Suite 103
Glendale, CA 91206-4386

Contact Person: Laura Stotler, Principal Planner

Phone: (818) 548-2140 FAX: (818) 240-3092 Email: LStotler@glendaleca.gov

Reporting Period for Building Permit Activity Reports (New Construction) and RHNA Progress: 1/1/2015 – 12/31/2015

Reporting Period for Program Implementation Status: Based on 3rd year of 8 Year Housing Element 2014 - 2021. Report has been submitted online. Enclosed is also a copy of the motion adopting the FY 2014-2015 LMIHAF Annual Report in accordance with Health & Safety Code Section 34176.1(f).

This report is submitted for your review and consideration. Please contact me if you have any questions.

Sincerely,

Laura Stotler
Principal Planner

CC:
- Anne Bockenkamp, Housing Coordinator
- Peter Zovak, Deputy Director of Housing

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction GLENDALE

Reporting Period 01/01/2015 - 12/31/2015

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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Jurisdiction GLENDALE

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Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
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*	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
518 Glenwood Rd	5+	Owner	0	0	1	5	6	6		DB	
(9) Total of Moderate and Above Moderate from Table A3					1	776					
(10) Total by Income Table A/A3			0	0	1	776					
(11) Total Extremely Low-Income Units*			0								

* 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 whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* 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**	19	2	750	0	0	771	771

* 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.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	508	0	71	0	0	0	0	0	0	0		71	437
	Non-Restricted		0	0	0	0	0	0	0	0	0			
Low	Deed Restricted	310	0	48	0	0	0	0	0	0	0		48	262
	Non-Restricted		0	0	0	0	0	0	0	0	0			
Moderate		337	0	0	1	0	0	0	0	0	0		1	336
Above Moderate		862	0	532	776	0	0	0	0	0	-		1308	0
Total RHNA by COG. Enter allocation number:		2017	0	651	777	0	0	0	0	0	0		1428	1035
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly 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**
1a. Multifamily Rehabilitation Loan Program	Provide multifamily rental rehabilitation loans assisting approximately 19 rental housing units	On-going	Multifamily Rehabilitation Loan Building Permits in 2015 - None
1b. Multi-family Acquisition/Rehabilitation Loan Program	Provide multifamily rental acquisition rehabilitation loans improving approximately 37 rental housing units	On-going	Ac/Rehab - Building Permits in 2015 - None
1c. GWP Public Benefits Programs	Conserve energy and lessen home energy costs for low-income households through grid modernization and public benefits programs for low-income users	On-going	Glendale added My Connect app so all residents can monitor energy use on their cell phones. This will help all households, including lower-income, to reduce their energy consumption.
1d. Code Enforcement	Improve quality of existing housing and correct City Code violations	On-going	Over 1,000 calls investigated in 2015. Staff reductions have led to longer wait times for investigations. However, all complaints are investigated.
1f. Conservation of Existing and Future Affordable Units	The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale	On-going	Annually monitored the expiration dates of affordability restrictions on 1,229 affordable housing units in 2015. 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 o 1 Multi-Family Rental Property had expiring units in 2015. YMCA, 140 Louise. Temporarily extended affordability in 2016, but owner plans to convert building to lower cost market rate SRO, with no affordability limits.
1f. Conservation of Existing and Future Affordable Units-Continued	The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale.	On-going	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 ¿ o 96 Very Low Income Senior Units (Park Paseo ¿ 123 S Isabel St) in 2015 ¿ the Housing Authority amended current agreements to permit refinancing and application for tax credits and extension of affordable housing covenants for another 55 years. 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; 4) 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 2 projects in 2015: o Density Bonus Affordable Housing Agreement Recorded 7/1/2015 ¿319 N Central St - 4 Very Low Income Units for 30 years. o Density Bonus Affordable Housing Agreement Recorded 1/28/2015 ¿ 518 Glenwood ¿ 1 Moderate Income Home Ownership Unit ¿ 30 Year Resale Restrictions Annually monitored the physical, financial, and occupancy restrictions of development projects with affordability restrictions ¿ 1,229 affordable housing units in 2015.
2a. Density Bonus Program	Continue to encourage development of housing for seniors and low-income housing.	On-going (one per year)	Issued building permit for one Density Bonus Project at 518 Glenwood Road - 1 Moderate Income units with 5 unrestricted units. Building Permit issued 1/29/2015. Two other affordable projects remain in plan check in 2015 (3901-3915 San Fernando-The Link and 1407 Glenoaks).
2b. Direct City Financial Assistance	Provide direct financial assistance to a total of 180 new construction affordable housing units with approximately 66% of funds directly available to the City committed to rental units and 22% committed to home ownership units.	On-going with outreach to developers once per year	In 2015, 0 Building Permits were issued for 100% Affordable New Construction projects.

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 in-lieu fees	As development requested	No housing projects subject to inclusionary requirements were proposed in or received building permits in SFRCRPA.
2d. Community Housing Development Organizations and other Nonprofit Housing Organizations	Continue to coordinate with local nonprofit organizations and encourage the formation of housing development corporations by interested persons in the community to facilitate the development and improvement of low cost housing in Glendale. The City is especially interested in the formation of CHDOs focused on the City of Glendale.	As requested	1 affordable housing project is in development in 2015 with a nonprofit partner, San Gabriel Valley Habitat for Humanity, at 634 ¿ 700 E Lomita Street for a 6 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	By June 2017	Mixed-use zoning under review as part of the South Glendale Community Plan. Project will proceed when the EIR, now under development, is completed in 2017.
3a. Section 8 Rental Housing Choice Voucher Payments	Continue to provide Section 8 vouchers to approximately 1,553 Glendale and 1,493 portable vouchers, The City will continue to comply with the program requirement that 75% of all persons taken from the Section 8 waiting list must be Extremely Low Income. The service levels shown below demonstrate that this income targeting has resulted in serving a large number of extremely low income households each year.	On-going	As of December 31, 2015 there were 1,525 Glendale and 1,449 ¿portable¿ Section 8 Housing Choice Vouchers administered by the Housing Authority. The Housing Authority continues to comply with the extremely low income targeting requirements of the program.
4a. Small Lot Subdivision	Consider standards to allow small lot subdivisions as in-fill projects in multi-family neighborhoods.	June 2014	Small lot subdivisions introduced at Council and authorized for study. Subsequently, City Management put this item on hold to await the outcome of the City of Los Angeles Revision of their small lot ordinance. Now the Small Lot Subdivision Ordinance will be implemented following the completion of the South Glendale Community Plan due to staff reductions.
5A. Care Management Services	NOTE: THESE OBJECTIVES ARE FOR 2013-14 FISCAL YEAR Continue to provide case management services to 160 seniors annually.	On-going	In 2014-15 services were provided to 60 seniors. Federal funding cuts significantly reduced service levels during this year.
5b. Homeless Services	Provide services in the following areas: Emergency shelters 2,000 persons;	On-going	Emergency Shelters - Provide 40 year round emergency shelter beds and 10 year round domestic violence crisis shelter beds and serve a combined total of

	transitional shelters 928 beds; Permanent supportive housing 720 persons; Case management and supportive services 9,600 homeless persons; Homeless prevention Services 1600 persons; Street outreach 2,400 unduplicated clients; Domestic violence programs 480 persons; Supportive services 19,000 unduplicated individuals		250 persons annually (2,000 for the 8 year period). In 2014-15 Ascencia continued to provide 40 year round emergency shelter beds and the YWCA continued to provide 7 year round domestic violence crisis shelter beds. Transitional Shelters - Provide transitional housing through 116 beds for persons in families, serving 122 persons annually (976 persons over the 8 year period.) 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 8 year period). In 2014-15 one transitional housing programs continue. Hamilton Court continues to provide transitional housing for survivors of domestic violence and homeless families (13 families - 41 beds). The remaining transitional programs converted to permanent housing for disabled persons or formerly homeless persons needing case management. These projects include the Scattered Family Transitional Housing Program (6 families plus 4 beds), Euclid Villa (7 Glendale families ¿ 20 beds). One transitional housing program (Nancy Painter Homes) lost federal funding and is operating independently without Housing Authority or City assistance, serving approximately 4 families or 18 persons.
5b. Homeless Services (continued)	Provide services in the following areas: Emergency shelters 2,000 persons; transitional shelters 928 beds; Permanent supportive housing 720 persons; Case management and supportive services 9,600 homeless persons; Homeless prevention Services 1600 persons; Street outreach 2,400 unduplicated clients; Domestic violence programs 480 persons; Supportive services 19,000 unduplicated individuals	On-going	Permanent Supportive Housing - Provide access to permanent supportive housing to 50 homeless households with disabilities through the Shelter Plus Care Program. The Shelter Plus Care Program served 53 homeless households with disabilities in 2014-15. - Provide stable housing for persons with special needs through permanent supportive housing. In 2014-15 the Next Step Permanent Supportive Housing Project continues to serve 8 persons and the Path Ventures Program served 14 disabled homeless individuals with permanent supportive housing.

			- Continue to provide 22 slots for unaccompanied adults. In 2014-15 Ascencia provided 42 permanent supportive housing beds for unaccompanied adults. Permanent Supportive Housing Program - Continue to provide 18 beds for persons in families. In 2014-15 Chester Village continued to provide 11 beds (four units) of permanent supportive housing for families.
5c. Medical Services (MS) Zone	Create a Medical Services (MS) Zone that encourages supportive, special needs and transitional housing in proximity to hospitals	Implement by 2014.	Glendale adopted the MS zone standards in the zoning code. This zone occurs at Glendale Adventist Hospital.
5b. Homeless Services	Provide services in the following areas: Emergency shelters 2,000 persons; transitional shelters 928 beds; Permanent supportive housing 720 persons; Case management and supportive services 9,600 homeless persons; Homeless prevention Services 1600 persons; Street outreach 2,400 unduplicated clients; Domestic violence programs 480 persons; Supportive services 19,000 unduplicated individuals	On-going	Case Management and Supportive Services - Continue implementation of the Homeless Management Information System (HMIS) program. In 2014-15 all funded agencies are using HMIS including the Coordinated Entry Assessment on a 100% basis, with exemptions for domestic violence service providers with privacy concerns. Homeless Prevention Services -Provide homeless prevention services through case management, advocacy, and direct financial assistance to households at risk of homelessness to help them maintain/obtain housing. Serve 200 families annually (1,600 for the 8 year period.) These services continued were discontinued prior to 2014-15. A Rapid Rehousing program is operating instead to assist recently homeless families to obtain housing immediately. Street Outreach - Provide street outreach services to the chronically homeless street population in Glendale and connect clients to the Continuum of Care. These services continued during 2014-15. Domestic Violence Programs - Provide safe emergency housing as part of a year round 10 bed domestic violence shelter and serve a combined total of 60 persons annually (480 for the 8 year period.) These services continued during 2014-15 at the level described. Support Services - Provide Medical Discharge counseling services to homeless persons being

			discharged from Glendale Adventist Medical Center to address emergency needs and link them to homeless services under the local preference for homeless families. These services continued through 2014-15 via a program called the ¿10th decile project¿ operated by Glendale Adventist Medical Center in cooperation with Ascencia.
5d. Developmental Disabilities Housing Services	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.	Implement by June 2015	This item is in progress, it is not yet completed.
6a. Fair Housing Plan	Continue to contract with a fair housing service provider for multi-language fair housing and landlord/tenant services to an average annual 1,000 Glendale residents per year	On-going	The Housing Rights Center served 741 clients with landlord/tenant concerns and addressed inquiries from 49 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 2015, as allowable by environmental review.	In progress. The environmental impact report preparation is delayed while the City's transportation model is developed. It is anticipated that the transportation model will be completed in 2016, and the EIR in 2017. The South Glendale Community Plan could, therefore, be adopted as early as 2017.
7b. Permit Streamlining	Reduce barriers and processing times for entitlement approval, including entitlement approvals related to housing.	Implement by 2014.	Streamlining adopted 2014.
7c. Transit-Oriented Development Housing Standards	Following the Tropico Station study and consistent with the South Glendale Community Plan, incorporate transit-oriented development housing standards and implement where appropriate on transportation corridors.	Implement by 2016.	This project is in progress, concurrent with development of the South Glendale Community Plan. It cannot be completed until the EIR for the South Glendale Community Plan is adopted, which is anticipated to be in 2017.
7d. Greener Glendale Climate Adaptation Plan	Monitor state law regarding Climate Adaptation Plan requirements.	On-going	Climate Adaptation Plans are not required at this time, although the state legislature has considered making this a required element of the General Plan. At this time there is no funding available for Glendale to create a Climate

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Reporting Period 01/01/2015 - 12/31/2015

General Comments:

PETER L. HANNING

MOTION

Moved by City Council Member Gharpetian, seconded by City Council Member Devine, that the City Council hereby notes and files the FY 2014-2015 LMIHAF Annual Report in accordance with California Health & Safety Code §34176.1(f).

Vote as follows:

Ayes: Devine, Friedman, Gharpetian, Najarian

Noes: None

Absent: Sinanyan

Abstain: None

THE MOTION WAS ADOPTED AT THE JOINT CITY COUNCIL AND HOUSING AUTHORITY MEETING OF: Tuesday, December 15, 2015.

APPROVED AS TO FORM

CHIEF ASSISTANT CITY ATTORNEY

DATED 12/9/15

note and file lmihaf annual report.doc

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