



CITY OF GLENDALE

2021-2029

HOUSING ELEMENT

Public Draft
November 2021

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2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Glendale.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Glendale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous multilingual opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

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PART 1: HOUSING PLAN

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1 2021-2029 Housing Plan Introduction

This section presents the City's Housing Plan, including goals, policies, and programs the City will implement to address constraints and needs. A goal is intended to represent a visionary statement; it is a statement identifying where the City should be in the future. Policies set forth a variety of directions in order to achieve the stated goals. The 2021-2029 Housing Plan is the implementation program to achieve the goals and policies for the community and includes a timeline, projected housing production objectives, as well as anticipated funding sources. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Glendale. To this end, the Housing Plan focuses on:

- 1) Allowing for a wide range of housing types to meet the needs of current and future residents;
- 2) Maintaining the City's existing neighborhoods;
- 3) Increasing opportunities for affordable and special needs housing;
- 4) Addressing groups with special needs;
- 5) Ensuring equal housing opportunities for all persons; and
- 6) Promoting livable and sustainable housing options.

2 Goals and Policies

Goal 1: A city with a wide range of housing types to meet the needs of current and future residents.

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning. These sites must allow for the development of housing suitable to all income levels.

- Policy 1.1: Provide a variety of residential development opportunities in the City through the zoning of sufficient land with a range of densities.
- Policy 1.2: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period
- Policy 1.3: Promote the dispersion of affordable housing throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.
- Policy 1.4: Encourage higher-density residential development in proximity to public transportation, jobs, services, and activity centers.
- Policy 1.5: Recognize existing underdeveloped residential areas that can accommodate additional development within existing zoning standards.
- Policy 1.6: Promote the development of accessory dwelling units and junior accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community, with an emphasis on promoting their development in high opportunity areas.
- Policy 1.7: Continue to explore the feasibility of establishing additional housing trust funds as a means of developing additional affordable housing.
- Policy 1.8: Continue to promote the consolidation of smaller lots for residential development.
- Policy 1.9: Encourage flexibility in the Zoning Ordinance to promote a wide range of housing types.
- Policy 1.10: Consider innovative ways to accommodate new residential development at infill locations.
- Policy 1.11: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply).

Goal 2: A city with high quality residential neighborhoods that are attractive and well designed.

- Policy 2.1: Retain the positive characteristics of existing neighborhoods.
- Policy 2.2: Identify and improve neighborhoods in need of attention through focused neighborhood and community planning programs and prioritized investment strategies, as feasible.
- Policy 2.3: Monitor the effects of new development on existing neighborhoods and proactively identify ways to address potential areas of concerns.
- Policy 2.4: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.
- Policy 2.5: Continue existing multi-family residential rehabilitation programs which provide financial and technical assistance to property owners providing affordable units to low-income households.
- Policy 2.6: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.
- Policy 2.7: Encourage the preservation of historic resources in a manner sensitive to historic design and promote the development of historic districts through standards contained in the Historic Preservation Ordinance and by the activities of the Historic Preservation Commission.
- Policy 2.8: Ensure the variety and visual appeal of residential development in Glendale through the Design Review process.
- Policy 2.9: Respect scale, historic continuity, and a sense of community in new residential development.
- Policy 2.10: Consider "target areas" as a strategy to foster safe, sanitary and secure housing; to expand public open space; and to provide a catalyst for neighborhood improvement.

Goal 3: A city with increased opportunities for affordable and special needs housing development.

- Policy 3.1: Encourage both the private and public sectors to produce or assist in the production of affordable housing and housing for special needs groups such as persons with disabilities, the elderly, large families, single-parent households, and formerly homeless.
- Policy 3.2: Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus projects must be approved by the City and included in an affordable housing agreement.
- Policy 3.3: Provide direct financial assistance, leverage outside financial assistance, and facilitate private partnerships for affordable and special needs housing development.
- Policy 3.4: Maximize funding to increase home ownership such as through regional collaboration and by seeking additional Federal, State and private funding opportunities.
- Policy 3.5: Review Zoning Ordinance and Specific Plan standards to minimize barriers to affordable homeownership.
- Policy 3.6: To the extent feasible, make use of the tools available to the City to assemble land or sell land at a write-down for affordable housing.
- Policy 3.7: Support joint powers authorities and similar entities to further the preservation, protection, and production of workforce housing.
- Policy 3.8: Support the use of regulatory incentives, such as density bonuses, fee waivers and parking reductions, to offset the costs of affordable housing.
- Policy 3.9: Amend the Zoning Ordinance as appropriate to facilitate the development of housing for special needs groups and individuals, such as locating housing and populations near appropriate services.
- Policy 3.10: Review the Zoning Ordinance and local Building Code to offer incentives and/or remove restrictions to encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.
- Policy 3.11: Retain subsidized units which are at risk of conversion to market rate housing.
- Policy 3.12: Continue to monitor local, state and federal regulations, ordinances, departmental processing procedures and fees related to their impact on housing costs.

Goal 4: A city with housing services that address groups with special housing needs.

- Policy 4.1: Continue to provide and support Glendale organizations to receive outside funding to enable people to find or remain in affordable housing, such as individual Section 8 Housing Choice Vouchers and other rental assistance provided in the City (including project-based Section 8 rental assistance, HUD 811 rental assistance to disabled persons, HUD 202 rental assistance to senior citizens).
- Policy 4.2: Continue to offer housing and supportive services to special needs groups such as the elderly and the homeless to enable independent living.
- Policy 4.3: Coordinate with local social service providers through the Continuum of Care process to address the needs of the City's homeless population, including the development of service-enriched and affordable housing.
- Policy 4.4: Coordinate with social service and nonprofit organizations to assist homeowners who are at risk of losing their homes.
- Policy 4.5: Encourage the development of childcare facilities concurrent with new housing development, and consider the use of incentives.

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Goal 5: A city with equal housing opportunities for all persons.

- Policy 5.1: Promote nondiscrimination of housing by implementing the recommendations of Glendale's Fair Housing Analysis of Impediments to Housing Choice Plan and regularly update the Plan.
- Policy 5.2: Continue to contract with the Housing Rights Center or other fair housing service providers to assist in affirmatively furthering fair housing and facilitate access to services by residents seeking assistance.
- Policy 5.3: Continue to provide information to the public about housing rights, responsibilities, and opportunities including the provisions of the Glendale Just Cause Eviction Ordinance, which outlines the legal reasons for eviction, required lease terms, and any relocation assistance that may be due to tenants.
- Policy 5.4: Provide a regulatory environment in which housing opportunity is equal for all.
- Policy 5.5: Continue to solicit public input from all economic segments of the community in the City's housing policies and activities.

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Goal 6: A city with housing that is livable and sustainable.

- Policy 6.1: Plan for the provision of adequate community resources to accommodate future housing need.
- Policy 6.2: Facilitate community planning in neighborhoods to maintain or improve their character and quality.
- Policy 6.3: Implement the recommendations of the Open Space and Conservation Element and the Recreation Element of the General Plan to ensure an adequate amount of public open space and developed parkland for the needs of new and existing residential development.
- Policy 6.4: Implement zoning standards that require adequate on-site open space and recreational amenities in new developments, as feasible based on project size.
- Policy 6.5: Require residential projects to preserve major ridgelines, secondary ridgelines, blue line streams, indigenous trees and other significant environmental features.
- Policy 6.6: Practice neighborhood-based planning through meaningful public participation.
- Policy 6.7: Continue implementing the Glendale Water and Power's (GWP) energy and water savings programs for residents, which encourage conservation of nonrenewable resources in concert with the use of alternative energy sources and reduce housing costs.
- Policy 6.8: Continue providing brochures and technical assistance that promotes the use of energy conservation features in new and existing dwellings in consultation with GWP.
- Policy 6.9: Continue promoting energy and resource efficiency by implementing the City's residential recycling, bulk item collection, household hazardous waste, horse accounts, backyard composting, chopper rebates, Christmas Tree Recycling, electronics recycling, recycling drop-off and worm composting services/programs in consultation with Public Works Department.
- Policy 6.10: Encourage the use of sustainable building practices in residential developments.
- Policy 6.11: Provide opportunities for residential locations and design that encourage transit, pedestrian, bicycle, and other mobility options.

3 Cycle 6 Housing Element Programs

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units, lack of affordable housing for lower income groups, and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. The following nine comprehensive program strategies consist of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs:

- 1) Provision of Adequate Sites
- 2) Preservation and Enhancement of Existing Housing Stock
- 3) Production of Affordable Housing
- 4) Rental Assistance
- 5) Increased Homeownership
- 6) Housing Services
- 7) Fair Housing
- 8) Sustainability
- 9) Removal of Constraints

A series of specific programs are identified to implement each program strategy. This section provides a description of each housing program, program goals, funding source(s), responsible agency, and implementation time frame.

STRATEGY 1: ADEQUATE SITES

The City provides for a mix of new housing opportunities by designating a range of residential densities and promoting creative design and development of vacant land and reuse of developed land. By providing for the construction of a range of housing, the needs of all sectors of the community can be met.

Program 1A: Land Use Policy and Development Capacity

Program Description

The City of Glendale received a RHNA of 13,425 units for the 2021-2029 RHNA period. After credits for constructed units (3,437) and approved units (1,344) are taken into consideration, the City of Glendale has a remaining 2021-2029 RHNA of 8,644 units, including 3,028 extremely/very low-income, 1,728 low-income, 686 moderate income, and 3,202 above moderate-income units.

The residential sites inventory consists of approximately 31 acres of land designated for mixed-use development which is expected to yield at least 1,303 new units, 35 acres of land in the Downtown Specific Plan which is expected to yield at least 5,039 units, 167 acres of underdeveloped residential land which is expected to yield at least 2,706 units, 1.8 acres of vacant residential land which is expected to yield 54 units, and the potential to develop 1,272 accessory or junior accessory dwelling units. In addition to the resources described above, the City also has a number of proposed projects under consideration which are expected to yield at least 503 new units. Together, these resources have the capacity to accommodate at least 10,877 new units at all income levels. These sites can accommodate the remaining RHNA for all income levels through year 2029.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Program Goals

Ensure that the City of Glendale has sufficient land appropriately zoned to accommodate the City’s RHNA at all income levels for the duration of the planning period.

Responsible Agencies

Community Development Department

Funding Sources

General Fund

2021-2029 Objectives

Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request. Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed.

Timeframe

Ongoing implementation and annual reporting throughout the planning period.

Program 1B: Maintain Adequate Sites Throughout the Planning Period

Program Description The City will monitor the consumption of residential acreage, including review of proposed General Plan amendments, Zoning map amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a monitoring procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA, consistent with State law. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Program Goals Ensure that the City of Glendale has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element. If insufficient suitable sites remain at each income level, identify and, if necessary, rezone sufficient sites within 180 days.

Identify additional sites that may be required to be upzoned to meet "no net loss" requirements for Housing Element adoption in 2025. Any site identified to be upzoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Report as required through the HCD annual report process.

Timeframe Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period

Program 1C: Public Property Conversion to Housing Program

Program Description One of the challenges in building new affordable homes is acquiring land suitable for housing. In 2019, Governor Newsom signed AB 1486 (Ting, 2019) into law, which aimed to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development. This law made several changes to the requirements in the Surplus Land Act that local agencies must adhere to when disposing of surplus public land. Beginning January 1, 2021, local agencies are required to send, and HCD is required to review, negotiation summaries for each surplus land transaction in the state. HCD is also required to notify local agencies of violations and may notify the Attorney General and assess fines, as necessary.

Program Goals The City will maintain a list of surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status of and (surplus land or exempt surplus land). The City will work with non-profits and other public agencies to evaluate the feasibility of transferring surplus City-owned lands identified to be feasible for conversion to affordable housing and not committed to other City purposes for use in the development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the APR (Program 1A). Any disposition of surplus lands shall be conducted consistently with the requirements of Government Code Section 54220 et. seq.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Maintain an adequate inventory of surplus lands.
Report as required through the HCD annual report process.

Timeframe Ongoing implementation.

Program 1D: Replacement of Affordable Units

Program Description Existing housing options exist in the City that are affordable to lower income households, either through deed restrictions or affordable market rents (especially for smaller units). On October 9, 2019, Gov. Gavin Newsom signed the Housing Crisis Act of 2019 into law, commonly known as Senate Bill 330 (Chapter 654, Statutes of 2019) to respond to the California housing crisis. Effective January 1, 2020, SB330 aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. This new law makes a number of modifications to existing legislation, such as the Permit Streamlining Act and the Housing Accountability Act, and institutes the Housing Crisis Act of 2019. Many of the changes proposed last for a 5-year period and sunset on January 1, 2025.

Program Goals Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Maintain an adequate inventory of surplus lands.
Report as required through the HCD annual report process.

Timeframe Ongoing implementation.

Program 1E: Adaptive Reuse

Program Description Adaptive reuse is the process of taking an old building or site, and reusing it for a purpose other than it was designed. The City of Glendale is largely built-out, and there are limited opportunities for development at vacant sites. The majority of new development in Glendale will occur at infill locations where existing uses currently exist. It is possible that some of the City’s existing buildings may be suitable for adaptive reuse as residential projects. The viability of a building for adaptive reuse depends on a number of factors, including age, infrastructure, and environmental concerns.

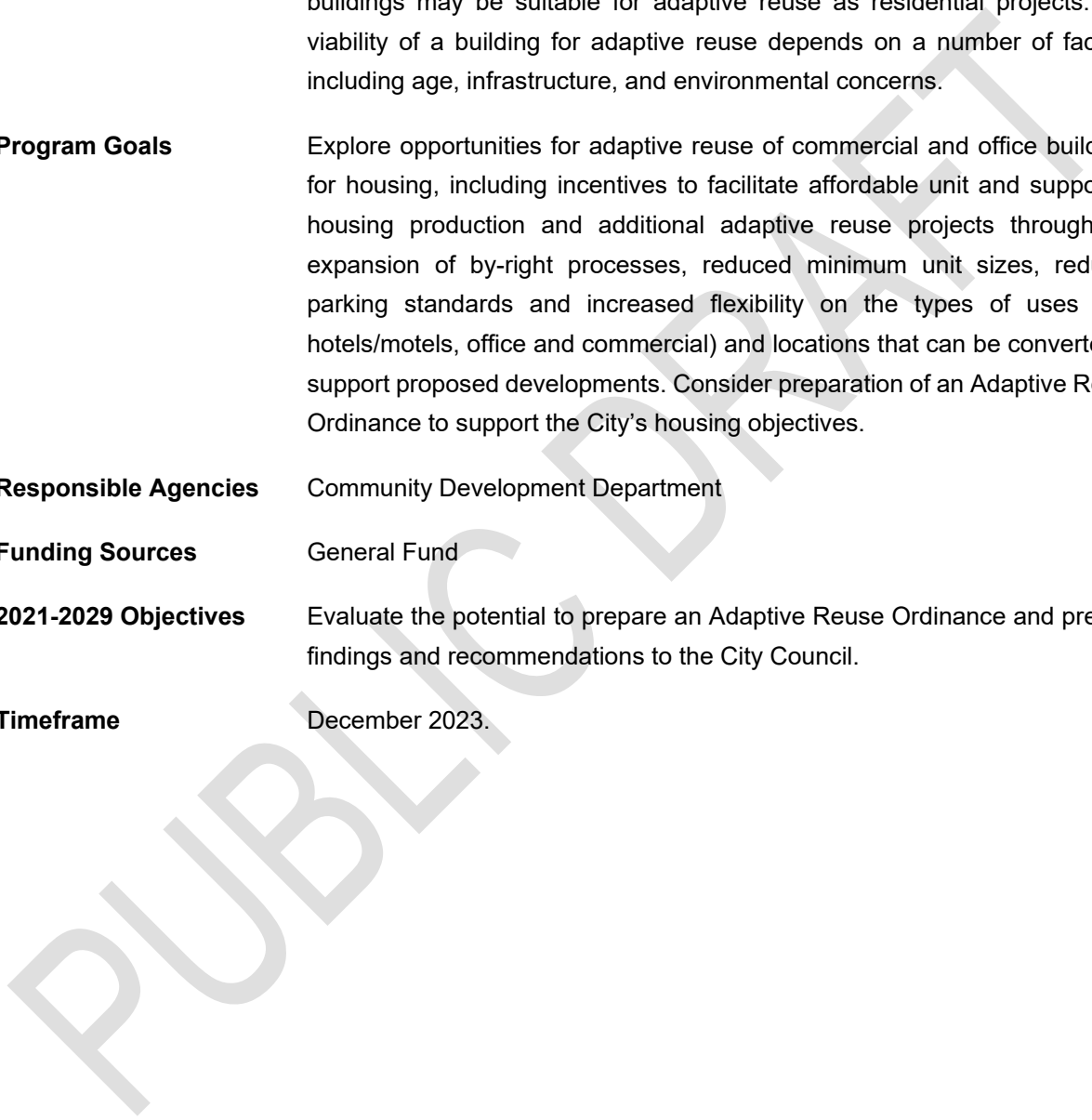
Program Goals Explore opportunities for adaptive reuse of commercial and office buildings for housing, including incentives to facilitate affordable unit and supportive housing production and additional adaptive reuse projects through the expansion of by-right processes, reduced minimum unit sizes, reduced parking standards and increased flexibility on the types of uses (e.g. hotels/motels, office and commercial) and locations that can be converted to support proposed developments. Consider preparation of an Adaptive Reuse Ordinance to support the City’s housing objectives.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Evaluate the potential to prepare an Adaptive Reuse Ordinance and present findings and recommendations to the City Council.

Timeframe December 2023.



Program 1F: Accessory Dwelling Units

Program Description Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City’s housing needs for all income levels and also provide a housing resource for seniors, students, and low and moderate income households throughout the entire Glendale community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of Glendale will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State Law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

Program Goals While the City will continue to promote the opportunity for residents to develop ADUs throughout Glendale, the City is especially focused on promoting the development of ADUs that are affordable to lower income and moderate income households and the development of ADUs in areas of opportunity. The City will conduct a survey of existing ADUs to determine if they are affordable to lower or moderate income households; moving forward the City will ask ADU applicants to voluntarily share the unit’s proposed rental rate to better track supply of affordable ADUs in the City. Additionally, by the end of 2023, the City will evaluate potential incentives available to encourage production of affordable ADUs as well as the production of ADUs in high resource areas and present the Planning Commission with potential strategies to implement those incentives during the planning period. To further strengthen the potential for ADU development in high opportunity areas, the City will conduct targeted outreach in these areas such as meeting with HOAs in high opportunity areas and posting educational social media advertisements.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Survey and evaluate a variety of potential methods and strategies to encourage ADU development affordable to lower and moderate income households and ADU development throughout the community including in high resource areas, and adopt appropriate procedures, policies, and regulatory provisions; beginning in 2022 and continuing for the duration of the planning period, provide hard copies of ADU Fact Sheet (English, Armenian. and Spanish) at City Hall and community facilities and share electronic

version on City social media accounts. Provide HOAs and other civic organizations with information related to development of ADUs and work proactively to educate the community regarding the role ADUs play in providing affordable housing options and affirmatively furthering fair housing goals, with a special emphasis on educating residents who live in high resource areas.

Timeframe

Survey existing ADUs to determine affordability and update ADU application to inquire about affordability level (2022); evaluate potential incentives available to encourage production of affordable ADUs (2022-2023) and present findings to the City's Planning Commission (2023); ongoing implementation and annual reporting throughout the RHNA period.

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STRATEGY 2: PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK

Housing rehabilitation includes major efforts to improve a property and alterations aimed at converting the type or number of units. The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value.

Glendale, unlike many older cities, does not have an extensive problem with housing deterioration. Less than three percent of the housing stock is defined as substandard. However, based on the age of the housing stock, the magnitude of units in need of rehabilitation could multiply if units are not continually maintained. The City’s Code Enforcement program, combined with available assistance programs, will work towards ensuring the maintenance of the housing stock.

Program 2A: Multi-family Acquisition/Rehabilitation Loan Program

Program Description

Assist nonprofit and for profit property owners to acquire and rehabilitate existing rental housing that may or may not currently serve extremely low, very low, and low income households. The City records covenants and/or deed restrictions requiring that the housing units be used to provide affordable housing for very low income households, including those with special needs such as homeless persons and persons with disabilities. Generally, these loans are substantial in nature and exceed 25% of the value of the structure. Therefore the affordability covenants are for 55 years or longer and are repaid through residual receipts of income generated by the acquired property.

There are new ways to preserve affordable housing that the City will explore during the planning period. This includes removing affordable housing from the private market and placing it into public ownership, relying on other partners to invest and leverage resources, and new SB 1079 (2020) requirements around foreclosed small multifamily properties.

Program Goals

Provide multifamily rental acquisition rehabilitation loans or work collaboratively with project sponsors to secure funding to improve approximately 100 rental housing units, with a commitment of 11.5% of projected affordable housing funds directly available to the City, over the 2021-2029 period. Those projects funded with certain Low Income Housing Tax Credit and Low and Moderate Income Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target a minimum of 20 - 30% of this funding for Extremely Low Income households as required by these funding sources and as financially feasible.

Responsible Agencies

Community Development Department

Funding Sources	Low Income Housing Tax Credit and Low and Moderate Income Housing Asset Funds
2021-2029 Objectives	Maintain quality of housing, particularly for extremely low, very low and low income households. 100 rehabilitated multi-family units.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

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Program 2B: Glendale Water & Power (GWP) Public Benefit Programs

Program Description

State law mandates that each local publicly owned electric utility shall establish a non-by passable, usage based charge on local distribution service of at least 2.85% of revenues to fund investments in one or more of the following areas:

- Cost-effective services to promote energy-efficiency and energy conservation
- New investment in renewable energy resource and technologies
- Research, development and demonstration programs
- Services provided for low-income electricity customers, including but not limited to, targeted energy efficiency service and rate discounts.

Glendale currently promotes various programs for residential efficiency and income-qualified electric discounts. These projects include the City's Solar Solutions Program and In-Home Display and Thermostat Program. Glendale Water & Power promotes its residential programs through its customer service center and online via the Department's website. Since everyone signing up for Glendale utility service must speak to customer service representatives to sign up or modify service, customers of every income level can learn about residential programs. Additionally, the City of Glendale website, brochures available at various public venues including the City Hall campus and libraries, welcome packets mailed to new customers, City online publications, and utility billing mailing inserts also promote available residential utility programs. Periodically, residential programs are promoted through advertisements in the Glendale News-Press. The City of Glendale also produces public service announcements that run on the City's public access cable TV channel which promote the availability of public assistance programs. Funding for public outreach is provided through energy efficiency programs as required by state mandate. The City has also introduced the My Connect app so all residents can monitor energy use on their cell phones. This will help all households, including lower-income ones, to reduce their energy consumption.

Program Goals

Promote a clean energy future. Continue to educate and advocate for the responsive use of natural resources and green energy sources. Support customers that want to also work towards a clean and green energy future by offering them a variety of programs and incentives to help them achieve these goals. The following are programs, partnerships, and investments GWP has developed and implemented.

Responsible Agencies	Glendale Water and Power Department
Funding Sources	Public Benefit Charge (earmarked on electric bills)
2021-2029 Objectives	Conserve energy and lessen home energy costs for low-income households through grid modernization and public benefits programs for low-income users. Provide information about available residential programs for all households in Glendale as they complete required registration for Glendale’s Smart Grid. Encourage users to use My Connect app to monitor electrical usage. Maintain capability to provide Smart Home Energy and Water Savings Surveys/Rebates; Smart Home Solar Solutions Program; Glendale Care program for low income, Guardian program for low income and Helping Hand program for low income.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

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Program 2C: Code Enforcement

Program Description

The objective of the City of Glendale's Code Enforcement program is to maintain compliance with City codes for the City's housing stock. This may mean bringing substandard properties back into compliance through a code enforcement process. The intent of Program 2C is to address housing stock citywide and the intent of Program 2E is to use Code Enforcement, as well as other activities, to target conservation of existing and future affordable units. Having housing stock compliant with City codes eliminates blight and preserves the high quality of life in Glendale's neighborhoods. To meet this objective, potential code violations are identified on a proactive and reactive basis. These violations are confirmed by trained, certified inspectors via on-site inspections. After these inspections are performed, a variety of enforcement tools are used to achieve compliance. These tools consist of verbal warnings, letter notifications, citations, office conferences, criminal prosecution, and abatement.

The letter notification process is the primary tool used to compel property owners to make the necessary corrections. During this notification process, the property owner is informed of potential assistance in the form of rehabilitation loans or grants that may be available to use toward making the necessary corrections. In most cases, property owners are given thirty (30) days to make the corrections, at which time a follow-up inspection is conducted.

If code violations remain, a series of violation letters are sent and a Notice of Substandard Building (in the form of a lien) is filed with the County Recorder's Office which then informs potential purchasers and lending institutions of substandard housing conditions on the property. For substandard housing which is not owner-occupied, a Notice of Non-Compliance can be filed with the State of California Franchise Tax Board which forfeits potential tax benefits derived from ownership of the property. Continued noncompliance leads to an office conference, prior to forwarding the enforcement case to the City Attorney's Office for possible legal action.

Code Enforcement and public outreach staff produce educational materials and programs to provide information on property owner responsibilities for unit maintenance and cleanliness, property owner responsibilities, and technical resources for specific property maintenance issues. These programs and classes support the code enforcement officer's efforts.

Program Goals

The program's goals are to:

- 1) Complete compliance on 1,400 residential properties.
- 2) Educate property owners and renters on their responsibility for basic unit maintenance and cleanliness;
- 3) Bring substandard housing/property into compliance with City Code;
- 4) Eliminate blight in Glendale's neighborhoods;
- 5) Ensure a high quality of life with regard to housing for Glendale residents; and
- 6) Conservation of Existing and Future Affordable Units as further outlined in Program 2E.

Responsible Agencies Community Development Department

Funding Sources HUD-CDBG; City General Fund

2021-2029 Objectives Improve the quality of existing housing and correct City code violations. Have the capability to perform 1,400 inspections annually; achieve 100% residential compliance.

Timeframe Ongoing implementation and annual reporting throughout the planning period.

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Program 2D: Neighborhood “Target Areas”

Program Description

Quality of life factors are a major issue considered by most potential residents when searching for a home. Quality of life factors include everything that influences a family’s day-to-day living in a neighborhood and community. Key factors include parks and open space, schools, neighborhood aesthetics, building density, and housing design. Creating walkable neighborhoods with attainable housing choices that take advantage of existing public transit opportunities will increase the quality of life in key areas of Glendale. Target area activities for revitalization include construction of affordable housing, parks and school improvements, continuation of residential and commercial code enforcement programs, and public education efforts with residents concerning neighborhood standards. Such projects require significant public involvement in planning and implementation of these efforts, such as preparation of Specific Plans, area plans, or community plans which focus on the unique needs and opportunities associated with different areas of the City, such as South or West Glendale.

The City adopted the Tropico Study Plan on July 31, 2018 as part of the actions taken on the South Glendale Community Plan project. This project included certification of the Final Environmental Impact Report (FEIR) for the South Glendale Community Plan and adoption of a Statement of Overriding Considerations (SOC). As part of the SOC, Council adopted FEIR Alternative 2, which included implementation of the Tropico Center Plan and up-zoning for the Tropico area where Glendale Memorial Hospital is located. A lawsuit was filed challenging the approvals of the South Glendale Community Plan project, including the Tropico Center Plan and is still pending. The City anticipates continuance of this program pending the outcome of the lawsuit.

The City has received funding to prepare a Community Plan for West Glendale. This project was initiated in 2019 and is expected to conclude by 2023.

Program Goals

The goal of neighborhood “target areas” is to improve the quality of life in throughout Glendale, with a focus on neighborhoods that contain lower income census tracts, such as South and West Glendale. The City intends to prepare and adopt a Community Plan for West Glendale to guide land use and transportation decisions in the area and encourage investment and revitalization in the project area.

Responsible Agencies

Community Development Department

Funding Sources

Project specific grant funding from the State of California, potential funding

from SCAG, City General Fund

2021-2029 Objectives

Improve quality of life for Glendale neighborhoods, with a special emphasis on neighborhoods with lower income census tracts in southern and western Glendale.

Timeframe

West Glendale Community Plan approved by December 2023

PUBLIC DRAFT

Program 2E: Conservation of Existing and Future Affordable Units**Program Description**

A community's existing affordable housing stock is a valuable resource which should be conserved, and if necessary, improved to meet habitability standards. The City of Glendale has assisted in the development or substantial rehabilitation of affordable housing units and has approved development of affordable units through density bonus provisions. These units receive funding from several programs through the federal Department of Housing and Urban Development (HUD), tax credit or bond financing, redevelopment set-aside funds and other governmental and private sources. The City has also provided short term financing (5-15 years) for rehabilitation of privately owned rental units that provide limited affordability for the term of the loan. Staff has reviewed the affordability expiration dates for all sources of funding for the City's existing affordable housing stock to determine the risk of conversion to market rate units; the City has identified eight projects totaling 241 units at high risk of conversion to market-rate housing during the planning period (i.e., where the earliest date of conversion is within the planning period).

As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is conserve at least 100 units through code enforcement and another 241 units through assistance efforts (reflecting the number of units at high-risk conversion). Units conserved include "red tag" units that have low income renters or affordable rents that are brought into code standard and extensions of the affordability period for another 55 years for multiple family affordable rental units. This program is on-going and is presently being implemented as shown through Glendale efforts discussed in the Background Report. This program is implemented by the Community Development Department.

The City will also continue to implement its Rental Rights Program, which expanded Glendale's Just Cause Eviction ordinance by adding two new programs - Right to Lease and Relocation Assistance - which are intended to address excessive rent increases being served to tenants in Glendale. The Rental Rights Program is designed to provide stability and mitigate the impact of displacement through guaranteed lease offerings and relocation assistance when moving because of a rent increase above 7%.

The City will also continue to consider and implement other creative solutions to assist in preserving the City's existing and future affordable housing stock. For example, during the past planning period, the City approved the Monthly Housing Subsidy Program, an \$8.4 million pilot program that will provide a \$300 monthly housing subsidy, for 24 months, to lower-income senior

Glendale renter households. The purpose of the program is to assist extremely low-income senior renter households being impacted by rising rental rates, particularly those of lower income, who are rent burdened and disabled. From 2021-2029 the City will continue evaluating creative solutions to address this important priority.

Program Goals

The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale. This will be accomplished by the following actions: 1) to monitor the expiration dates of affordability restrictions, meet 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; 2) to offer 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; 3) to file 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; and 5) to facilitated high quality portfolio management after project completion through annual monitoring of the physical, financial, and occupancy restrictions of development projects with affordability restrictions.

Responsible Agencies

Community Development Department

Funding Sources

Redevelopment set-aside as necessary and available.

2021-2029 Objectives

Provide for the continued affordability of the City's low and moderate income housing stock.

Timeframe

Ongoing implementation and annual reporting throughout the planning period.

STRATEGY 3: PRODUCTION OF AFFORDABLE AND SPECIAL NEEDS HOUSING

New construction is a major source of housing for prospective home owners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost effective means of providing affordable housing development and will be used to supplement and leverage limited funding resources available to the City. Public sector support for new construction includes the programs listed below for extremely low, very low, low and moderate income housing development as well as special needs housing options.

Glendale's Community Development Department will continue to be actively involved with developing and promoting other affordable housing programs and programs to develop housing for persons with special needs. The Department of Community Development will continue to promote the development and ongoing provision of affordable housing through the following activities:

- Develop local priority needs and specific objectives for effective, coordinated neighborhood and community development strategies in cooperation with residents, public and private agencies, social service agencies, City Departments, and private developers.
- Fund a wide range of activities by private and nonprofit developers to promote the development of and the preservation of affordable housing including purchasing, building, and/or rehabilitating affordable housing for rent or for homeownership.
- Publicize affordable housing and supportive programs by sending statements of interest for affordable housing to developers, property owners, service providers and non-profits when funding is available and issue requests for proposal for unique project development needs on specific sites of concern to the City.
- Provide an interdepartmental development team to assist affordable housing developers by streamlining the development process.
- Proactively seek partnerships with development-related non-profits such as Habitat for Humanity to create low-income and moderate income affordable housing.
- Proactively seek partnerships with development-related non-profits to supply special needs housing and services.
- Provide subsidy payments for extremely low, very low, low and moderate income households to obtain housing at an affordable cost in the private marketplace (i.e. rental subsidy payments.)
- Replace affordable housing that is displaced through redevelopment activity.
- Hold homeless fairs to connect homeless individuals with services available in the local community.
- Monitor ongoing affordable activities funded by the Housing Authority to ensure developments remain in good physical condition, contribute positively to the adjacent neighborhood, and are available to income eligible residents as required by agreements with developers.
- Maintain current housing information on the Community Development Department website.

Program 3A: Density Bonus Program

Program Description

The Density Bonus incentives are designed to make affordable housing (both privately and publicly sponsored) projects easier to develop. The Density Bonus Law mandates density bonuses and other regulatory incentives or concessions for projects that provide certain levels of affordable housing or senior citizen housing. Developers are entitled to incentives, based on the number of affordable units they provide unless the City proves the incentives are not necessary to make the project feasible. Density bonus laws also provide favorable parking incentives for affordable housing developers.

The City shall continue to implement its Density Bonus Program, including Density Bonus Incentives, in accordance with State law. Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels affordable to very low and low income tenants. Affordable rental units are subject to annual rent adjustments based upon changes in the County median income.

Program Goals

The City will continue to utilize density bonus incentives to encourage the development of affordable family housing as well as senior housing and other qualifying uses. Specifically, this includes:

- Maintain outreach materials highlighting the incentive/concessions offered under the Density Bonus. Density bonus brochure available on-line.
- Advertise density bonus opportunities on the Community Development Department’s webpage
- Continue to periodically evaluate the City’s Density Bonus Ordinance for compliance with State law and update as required.

Glendale’s goal is one density bonus project per year (without other public funding assistance), with a minimum of 8 units affordable to Very Low income households. This would provide for a total of 64 Very Low income units during the 2021-2029 planning period. However, this goal is dependent upon applications for this program.

Responsible Agencies

Community Development Department

Funding Sources

None necessary

2021-2029 Objectives

Continue to encourage development of housing for senior and low-income housing through promotion of density bonuses; 64 affordable to very low income.

Timeframe

Projects – ongoing (one per year)

Program 3B: Direct City Financial Assistance

Program Description

The City intends to facilitate the production of affordable housing serving a wide range of income groups through the investment of federal HOME and Low Moderate Income Housing Asset funds that are directly available to the City, and other leveraged and competitive funding sources.

During the 2014-2021 planning period, the City provided financial assistance that facilitated the production of affordable housing for a wide range of income groups. Specifically:

- The Glendale Housing Authority committed \$9.3M to fund a 66-unit affordable rental housing project serving low income seniors and developmentally disabled adults, which opened in 2019.
- In 2018, City Council pledged \$20 million in General Funds to identify future affordable housing projects. In 2019, the City authorized the acquisition of two Glendale properties that are designated to be developed as long term affordable housing for lower income residents by committing a combined \$25.5 million to acquire the 4.4 acres of land. The acquisitions represent the most significant and largest investment the City has made to date for affordable housing purposes. Once completed with master planning, the City will issue RFPs for development of the two sites for affordable housing.
- The City assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity, 6-unit homeownership project for low income first-time homebuyers.

The City will continue applying for other State and federal funds as they become available to local governments to promote affordable housing. Because federal funding availability may fluctuate over the eight year plan period, the City will monitor “Notices of Funding Availability” announcements, and maintain contact with housing development and technical assistance organizations in order to obtain advice and training on how to leverage funding for specific project areas. The City intends to actively and aggressively pursue outside resources available directly and through developers, as described above, and pursue new resources as they are identified to achieve a high level of leveraged funds for new housing production. The City will also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

The City also requires and assists developer partners to apply for available leveraged funding including the State Multi-Family Housing Program (MHP)

for low cost construction loans; Federal Home Loan Bank Affordable Housing Programs and WISH funds, private foundation grants, New Market Tax Credits, Los Angeles County affordable housing funds, State BEGIN/CalHome/CalHFA program funds, HUD 811 supportive housing grants, and State Multi-Family loan programs. There are three ways in which these monies will be made directly available for the production of affordable housing:

1. Land Assemblage and Write Down

The City plans to use available funds to purchase and assemble developable parcels of land and, if appropriate, write down the cost of land for the development of low and moderate income housing. The intent of this program is to assemble separate parcels of land in order to create a developable site for affordable housing. A ground lease or sale of the land to a well-qualified developer for an appropriate affordable housing project meeting the goals of the City's affordable housing strategy may also be pursued where feasible.

The land could be sold at a land cost reduced to the point that it could cover the affordability or feasibility gap of a desired affordable housing project. This has the potential for making an otherwise improbable project economically feasible for a private (usually not-for-profit) developer to build units affordable to extremely low, very low, low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

2. Below Market Interest Rate Loans

The City can provide construction and permanent financing to a project at below market interest rates using available funds. The need for such financing will be evaluated for each specific project. This program will be considered with other program incentives stated in this production strategy. Each project will be evaluated separately to determine the City assistance warranted to make the desired affordable housing project feasible. For home ownership development projects, loans may be converted to mortgage assistance loans held by the home buyers until they sell or transfer ownership of the affordable unit.

3. Grants or Deferred Payment, Forgivable Loans

The City can provide grants or forgivable loans to developers of affordable housing for off-site improvements, city fees, and certain project amenities consistent with the City's design standards, not paid by other funding sources.

Funds for First Time Home Buyer Loans provided through New Construction Home Ownership developments are typically provided through a shared equity upon resale and deferred payment loan forgiven upon completion of the 45 year loan term. The need for this financial assistance will be evaluated for each specific project.

Once a year (as funding is available), the City will encourage the development for housing of affordable housing by outreaching to developers to discuss the development of new housing through the Statement of Interest process described above. During such outreach, the City will encourage the development of special needs housing for those populations most difficult to serve that may require supportive services with housing units: including extremely low income, disabled (including those with developmental disabilities), and the frail elderly. As described above the City will provide financial or in-kind technical assistance, land write downs, expedited processing, identifying funding and grant opportunities, and provide below market rate loans and/or grant funds to encourage such development

Program Goals

The eight-year goal for financial assistance from the City to new construction of affordable units is a total of 400 new construction units with approximately 66% of funds directly available to the City committed to rental units and 22% committed to home ownership units.

Responsible Agencies

Community Development Department

Funding Sources

HUD-HOME, LMIHAF, Leveraged Affordable Housing Funds

2021-2029 Objectives

Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; provide construction and permanent financing for affordable housing projects and special needs housing projects including Extremely Low Income; provide funds for off-site improvements, city fees, and certain amenities to encourage development of affordable housing. Conduct outreach to developers when funds are available, once a year, through the Statement of Interest Process. 400 new construction units.

Timeframe

On-going with outreach to developers once a year.

Program 3C: Inclusionary Zoning

Program Description	The City will continue to implement its Inclusionary Zoning Ordinance (IZO), which is applicable Citywide to multi-family rental developments of eight (8) units or greater. Fifteen percent (15%) of the total units in an otherwise market-rate rental project must be affordable to lower income (60% AMI) individuals or families. Any fractional unit resulting from the 15% calculation will be rounded up. Inclusionary units will be deed restricted for a period of 55 years. Developers may meet their Inclusionary requirement by paying an In-Lieu Fee based on a fee schedule established by the City multiplied by the per gross floor area. Developer may meet Inclusionary requirement by any combination of building and/or paying the In-Lieu fee. It is noted that affordable units required under Density Bonus law must be built. There is no optional In-Lieu fee.
Program Goals	Continued implementation of the Inclusionary Zoning Ordinance throughout the planning period.
Responsible Agencies	Community Development Department
Funding Sources	In-Lieu
2021-2029 Objectives	Continue to implement zoning to require qualified developers to meet a housing project's inclusionary obligation through construction of affordable for-sale units or through in-lieu fees.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

Program 3D: Community Housing Development Organizations and other Nonprofit Housing Organizations

Program Description

Federal HOME funds require that at least 15% of a jurisdiction’s HOME allocation be designated for use by Community Housing Development Organizations (CHDOs). A CHDO is a nonprofit organization with either specific representation from a low income neighborhood or low income residents on the CHDO board. The City has used CHDO funds in the past. Unused CHDO funds accumulate with each annual HOME allocation. However, HUD requires that the City commit all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date. Two CHDOs have developed housing in the City—West Hollywood Community Housing Corporation and the Glendale Housing Corporation.

The City continues to work with and identify organizations that are interested and likely to be able to obtain status as a Community Housing Development Organization (CHDO). The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO requirements. Staff met with four developers in 2019 about possible CHDO status and are waiting for responses from them.

Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. However, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management for special needs populations or for neighborhood revitalization purposes. Annually, staff from the Community Development Department will meet with housing and other related nonprofit organizations from the community to identify needs, resources, potential development opportunities, and any at-risk affordable housing units or programs.

Program Goals

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.

Responsible Agencies

Community Development Department

Funding Sources

HUD-HOME; Project-specific grant funds

2021-2029 Objectives

Coordinate with local nonprofit groups to facilitate affordable housing development and improvements.

Timeframe

As requested.

Program 3E: Mixed Use Standards on Transportation Corridors

Program Description Glendale has been successful in creating and/or modifying zoning standards that encourage mixed-use development with high density residential housing components along the City’s corridors. For many years Glendale has also permitted mixed use developments with high density residential standards in the C1, C2 and C3 commercial zones throughout the City. These zones tend to be located along major and secondary arterials, commercial highways and signature streets where transit options may be available and where nearby goods and services encourage walking, rather than vehicle trips. Although zoning permits mixed residential-commercial development opportunities in these zones, relatively few privately funded mixed-use developments have been built in commercial zones. The objective of this program is to encourage development in transportation corridors by addressing constraints such as reducing private parking requirements and identifying area for public parking. The City will review of transportation corridor zoning, specifically in the C1, C2 and C3 zones, for barriers to mixed use and multi-family residential development. Any proposed amendments will be included in the upcoming multi-family and mixed-use design guidelines and standards project utilizing SB 2 award grant. This study will be completed by February 2023 and will be implemented by the Community Development Department.

Program Goals Review and modify mixed-use development standards on existing commercial corridors to encourage mixed-use development where appropriate.

Responsible Agencies Community Development Department

Funding Sources General Fund, SB 2 Funds

2021-2029 Objectives Review zoning standard constraints to developing residential and mixed-use projects in the C1, C2, and C3 zones.

Timeframe By February 2023

STRATEGY 4: RENTAL ASSISTANCE

Rental assistance is aimed at ensuring lower income tenants do not have to pay more than 30 percent of their gross income on rent or as otherwise limited by specific programs. The City of Glendale participates in the HUD-sponsored Section 8 Housing Choice Voucher Program which provides direct rental subsidies to lower income households. This is the largest source of affordable housing funds available to the City and total approximately \$24 million per year.

Program 4A: Section 8 Rental Housing Choice Voucher Payments

Program Description

The Section 8 Housing Choice Voucher Program provides direct rental subsidies to extremely low and very low income households. The subsidy amount equals the difference between 30 percent of the monthly household income and a fair market rent. Extremely Low Income households are served disproportionately by the program. The City continues to assist low income households through Section 8 Housing Choice Vouchers. As of February 2019, there were 1,333 Glendale and 1,399 “portable” Section 8 Housing Choice Vouchers administered by the Housing Authority. The City applied for and was awarded 14 new special-use Section 8 vouchers from the Department of Housing and Urban Development for very low income developmentally disabled, non-senior adults who are leaving institutional settings for independent living or at-risk of being homeless.

Due to Section 8 Housing Choice Voucher Program funding reductions at the federal level, future funding levels are uncertain and the number of vouchers provided may have to be reduced.

Program Goals

Continue to provide Section 8 vouchers to approximately 1,333 Glendale and 1,399 portable vouchers, which Glendale administers on behalf of other housing agencies, to extremely low and very low income households. The goals of the program give high priority to special needs populations including: Victims of retaliation, homeless persons, and Veterans. The next largest special needs groups served by Section 8 include those with multiple preferences such as: extremely low income, disabled, and a single person over 62. As a result of the preferences described above, those elderly, single, disabled persons of extremely low income would receive a higher preference than other households that may be on the Section 8 waiting list. The City will continue to place a high priority on serving Extremely Low Income household with these funds, by implementing its existing “points” preference system prioritizing those households given Section 8 Housing Choice Vouchers from the waiting list. This system provides a preference point for Extremely Low Income persons. It also provides a preference point for Disabled Persons, the majority of whom are Extremely Low Income. Finally, 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.

Responsible Agencies	Community Development Department
Funding Sources	HUD Section 8 Housing Choice Vouchers
2021-2029 Objectives	Continue rental subsidies to extremely low income and very low-income families and elderly. Continued subsidy to 1,300 Glendale and 1,300 other community (portable voucher) households. A minimum of 75% served are Extremely Low Income annually.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

PUBLIC DRAFT

STRATEGY 5: INCREASED OWNERSHIP OPPORTUNITIES

Attainable homeownership is an important factor in creative livable and equitable communities. Homeownership provides an opportunity to invest directly in ones community, supports neighborhood pride, and provides an avenue for economic growth. Glendale strives to have a balance of housing choices and tenancy options, including both increased ownership opportunities alongside affordable rental options.

Program 5A: New Types of Subdivision

Program Description This program will continue to evaluate the potential for allowing new innovative types of subdivisions within the multi-family zoned areas in Glendale. Nontraditional subdivisions like small lots are recognized by the State Department of Housing and Community Development as a best practice for creating homeownership opportunities that are more affordable than traditional single-family homes. New types of subdivisions can have high density and have an urban character, giving them the potential to be compatible in multi-family zones which tend to be walkable and where residential developments tend to be taller, with less open space and less on-street parking than traditional single-family neighborhoods.

Program Goals The goal of this housing program is to find options for promoting infill development within multi-family neighborhoods. Glendale provides a lot width density bonus in multi-family residential zones that reward developers that combine residential lots into larger multi-family projects. However, there are a number of stand alone “widow and orphan” lots in multiple family zones where combining lots is not an option. Costs of developing multi-family housing on single lots may not be cost effective for a small increase in density (generally one or two units). However, permitting small lot subdivisions of limited scale for the purpose of constructing new single-family homes within multi-family neighborhoods may be an option for increasing home ownership opportunities, replacing older housing stock and increasing neighborhood investment.

Responsible Agencies Community Development Department

Funding Sources None

2021-2029 Objectives Consider standards to allow small lot subdivisions as infill projects in multi-family neighborhood.

Timeframe December 2023

Program 5B: Tenant/Community Opportunity to Purchase

Program Description Tenant Opportunity to Purchase (TOPA) or Community Opportunity to Purpose (COPA) policies provide tenants living in multi-family buildings with advance notice that the landlord is planning to sell their building and an opportunity for them to collectively purchase the building. TOPA/COPA is an emerging anti-displacement tool that can be used to preserve affordable rental housing stock, empower tenants, and stabilize low-income households.

Program Goals Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Provide to City Council an analysis on the feasibility of implementing a TOPA/COPA ordinance in the City.

Timeframe December 2023

STRATEGY 6: HOUSING SERVICES

In addition to programs designed to increase the availability and adequacy of the City’s affordable housing stock, it is important that services are available that ensure the efficient utilization of the housing stock. The City currently offers housing services targeted at Glendale’s largest special needs group, the elderly. The proposed set of programs expands this focus to include housing services for lower income households and the homeless.

Program 6A: Care Management Services

Program Description The City, through the Community Services and Parks Department, provides case management services to elderly residents in their homes and at the City’s Adult Recreation Center. The purpose of case management services is to allow seniors to remain independent in the community as an alternative to institutionalization. Staff at the Center helps to coordinate housing services for seniors, such as in-home care and relocation assistance. Seniors are matched with the appropriate agencies in the community to receive needed assistance, such as the County for special circumstance relocation assistance. The City provides case management services to 120 seniors each year. In addition, the Elderly Nutrition Program serves 300 unduplicated seniors annually through the Congregate Meal and Home Delivered Meals Program and Telephone Reassurance Program. This grant has a minimum match requirement of 15% from the City.

Case management is currently funded through federal CDBG funds and City General Funds.

Program Goals Continue to provide case management services to 120 seniors annually and to serve 300 seniors annually through the Elderly Nutrition Program.

Responsible Agencies Community Services and Parks Department and Los Angeles County

Funding Sources CDBG, City General Fund

2021-2029 Objectives Continue to provide referral assistance to senior citizens to link them with services, enabling them to remain in their homes. Provide case management assistance to 120 individuals annually and serve 300 individuals annually through the Elderly Nutrition Program.

Timeframe Ongoing implementation and annual reporting throughout the planning period.

Program 6B: Homeless Services

Program Description

The City of Glendale has estimated in the 2020 count that there are 169 homeless persons in Glendale on any given night. Many of these are individuals and families with special needs requiring attention, such as substance abuse, mental illness, physical disabilities or domestic violence.

The Continuum of Care is comprised of outreach and assessment, emergency, transitional and permanent housing, and homeless prevention activities. In addition, a variety of supportive services are linked to housing programs that address the problems that contribute to homelessness: domestic violence, substance abuse, physical and mental health. Supportive services designed to provide enhanced employment opportunities, to assist veterans, and to facilitate placement in, and maintenance of, permanent housing are also offered.

With the City's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs, and through the aggressive pursuit of competitive funding opportunities provided by HUD, including the Supportive Housing Program (SHP), many components of the continuum of care are in place.

Program Goals

Continue to work with the Glendale Homeless Coalition on an ongoing basis for the Plan period to support existing programs that have demonstrated effectiveness. And, as funding is available, work to expand these services and facilities.

Emergency Shelters

- Provide 45 year round emergency shelter beds and 16 year round domestic violence crisis shelter beds and serve a combined total of 300 persons annually (2,550 for the 8 year period).

Transitional Shelters

- Provide transitional housing through 116 beds for persons in families, serving 122 persons annually (976 persons over the 8 year period.)

Permanent Supportive Housing

- Provide access to permanent supportive housing to 50 homeless households with disabilities through the Shelter plus Care Program.
- Provide stable housing for persons with special needs through permanent supportive housing. Continue to provide 22 slots for unaccompanied adults.

- Provide stable housing for families with special needs through Chester Street Permanent Supportive Housing Program. Continue to provide 18 beds for persons in families.

Case Management and Supportive Services

- Continue implementation of the Homeless Management Information System (HMIS) program. All funded agencies are using HMIS on a 100% basis.

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 250 families annually (2,000 for the 8 year period.)

Street Outreach

- Provide street outreach services to the chronically homeless street population in Glendale and connect clients to the Continuum of Care.

Domestic Violence Programs

- Provide safe emergency housing as part of a year round 16 bed domestic violence shelter and serve a combined total of 96 persons annually (768 for the 8 year period.)

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.

Responsible Agencies Community Services and Parks Department

Funding Sources HUD-HOME Continuum of Care Program; Shelter Plus Care; Emergency Solutions Grant, other private and agency resources.

2021-2029 Objectives Provide services in the following areas on an ongoing basis:

- Emergency Shelter: 2,500 persons
- Transitional Shelter: 976 beds for persons
- Permanent Supportive Housing: 720 persons
- Case Management and Supportive Services: 9,600 persons

- Homeless Prevention Services: 2,000 persons
- Street Outreach: 2,550 unduplicated clients served
- Domestic Violence Programs: 768 persons
- Supportive Services: 20,000 unduplicated clients served

Timeframe

Ongoing implementation and annual reporting throughout the planning period.

PUBLIC DRAFT

Program 6C: Developmental Disabilities Housing Services

Program Description	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. Continue to provide housing-related training for individuals/families through workshops and other identified outreach methods
Program Goals	Work with nonprofit groups serving persons with developmental disabilities in the Glendale area and with the Lanterman Regional Center to educate, inform, and assist disabled person in locating and maintaining housing in Glendale.
Responsible Agencies	Community Development Department
Funding Sources	HOME and LMIHAF Administration, General Funds
2021-2029 Objectives	Continued outreach to developmental disabilities community to educate, inform, and assist disabled persons in locating and maintaining housing.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

PUBLIC DRAFT

STRATEGY 7: FAIR HOUSING

The City of Glendale worked to implement a fair housing strategy consistent with State and Federal law. Since 1982, the City made a commitment to develop and update a Fair Housing Plan that insures equal housing opportunities for all residents, regardless of age, race, religion, national origin, physical condition, marital status, or sex. In 2021, the (2020-2025) was updated. Furthermore, the City contracts annually with a fair housing provider for fair housing services to Glendale residents.

Program 7A: Fair Housing Plan

Program Description The City’s Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for both renters and rental property owners. The City coordinates semiannual community fair housing workshops. The workshops are made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents are also referred to the Council to get information and assistance with their discrimination claim. Services through the Housing Rights Center are available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others.

Program Goals Continue to implement the 2020-2025 Analysis of Impediments to Fair Housing Choice (AI) and implement its recommendations. Continue to contract with a fair housing service provider for multi-language fair housing and landlord/tenant services to an average annual 500 Glendale residents per year. Services include: discrimination complaint education, enforcement and legal services, landlord/tenant counseling, and education/outreach. Update Policies and Procedures for Fair Housing as required.

Responsible Agencies Community Services and Parks Department

Funding Sources HUD-CDBG, HOME, Section 8

2021-2029 Objectives Continue to promote and update a Fair Housing Strategy consistent with State and Federal law. Continue to contract with a fair housing provider to meet annual goals: educational; tenant/landlord services; and discrimination services. Implement current 2020-2025 Analysis of Impediments (AI); Update the AI as necessary. Implement future federal Fair Housing Rule for Grantees when adopted.

Timeframe Ongoing implementation and annual reporting throughout the planning period.

Program 7B: Anti-Displacement Evaluation

Program Description The most common problem people associate with gentrification is the displacement of residents from a neighborhood experiencing redevelopment. Displacement happens in various ways. “Direct displacement” is when residents are forced to move because of rent increases and/or building renovations. “Exclusionary displacement” is when housing choices for low-income residents are limited. “Displacement pressures” are when supports and services that low-income families rely on disappear from the neighborhood.

Program Goals The City of Glendale can reduce the impact of displacement when it occurs by preventing practices that increase or enable displacement. To determine if market force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct a study to determine if individuals and families are being displaced and to evaluate local conditions that may contribute to displacement. The study will analyze gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is occurring, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agencies Community Development Department

Funding Sources General Plan

2021-2029 Objectives Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results. Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as fair housing service providers. Annually monitor program effectiveness.

Timeframe Conduct study by August 1, 2023 and begin to establish resulting programs by December 31, 2023. Ongoing implementation and annual reporting throughout the planning period.

Program 7C: Affirmatively Furthering Air Housing (AFFH) Program

Program Description

The City of Glendale is committed to doing its part to affirmatively further fair housing. Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

Program Goals

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

Education and Outreach

- Providing public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the City’s website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
- City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer discrimination complaints to the City’s fair housing service provider.
- Annual training of City staff, including through coordination with local advocacy groups, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are

actively enforced.

- Biennial fair housing update to the Planning Commission and to City Council.
- Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast).
- Providing fair housing literature to schools, libraries, and post offices. This information is available via the City's fair housing service provider and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.

Integration/Segregation

- Working with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Access to Opportunity

- Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- On an ongoing basis, actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Responsible Agencies Community Development Department

Funding Sources	General Plan
2021-2029 Objectives	Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.
Timeframe	Ongoing outreach and coordination, beginning immediately; annual review of fair housing brochure and posters to ensure that the most recent information provided by the City’s fair housing service provider is being disseminated; annual presentations and media outreach.

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STRATEGY 8: SUSTAINABILITY

The State passed AB32 in 2006 and SB375 in 2007 to reduce greenhouse gas (GHG) emissions through a variety of methods, including local long-term planning. The State identified guidelines for local government compliance. As a result, the Southern California Association of Governments (SCAG) prepared a combined Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) to provide coordinated transportation and housing with GHG reduction targets for the SCAG region. To comply with AB32 and SB375 State mandates, Glendale received a grant and prepared the three-part Greener Glendale Plan consisting of the following:

- Greener Glendale 2010 Report identifying the status of Glendale GHG reduction efforts;
- Greener Glendale Plan for Municipal Operations identifying GHG emissions, programs, strategies and targets for GHG reduction for actions under the direct control of the City of Glendale; and,
- Greener Glendale Plan for Community Activities identifying programs, strategies and targets for GHG reductions for activities occurring within the City of Glendale, but outside control of the municipality.

The Greener Glendale Plan was completed in 2012 and provides the basis for the following housing-related programs which further Glendale’s sustainability efforts. These programs, along with a variety of other programs included in this Housing Plan (see Programs 2B, 2D, and 3D) are consistent with Greener Glendale Plan policies for increasing efficiencies in government operations and furthering green community efforts related to urban design, energy, water, urban nature and transportation.

Program 8A: Community Plans

Program Description

This program includes a review of existing neighborhoods, identification of areas to maintain, enhance and transform and an identification of changes necessary to implement community plans in Glendale. A necessary and integral part of developing the South Glendale Community Plan is the preparation of an environmental impact report at a program level. The South Glendale Community Plan Final EIR was adopted by the City Council on July 31, 2018, but is now on hold due to pending litigation. The West Glendale Community Plan is currently under preparation and is expected to be adopted by 2023.

Program Goals

Continue with the realignment of Glendale’s General Plan Land Use Element from a citywide view of land uses to a community focus on land uses within neighborhoods. In November 2011, Glendale adopted the North Glendale Community Plan, the first of several community plans, to focus future land use planning to reflect individual neighborhood character. This program to prepare Community Plans to reflect neighborhood characteristics will continue, with the creation of other Community Plans, including for South and West Glendale. In addition, the City will update its Land Use Element to better align with the goals, policies, and programs necessary to support the

implementation of adopted Community Plans.

Responsible Agencies

Citywide

Funding Sources

General Fund

2021-2029 Objectives

Continue to prepare and adopt the West Glendale Community Plan.

Timeframe

By 2023, as allowable based on environmental review funding

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Program 8B: Permit Streamlining

Program Description	This program includes a review of Glendale’s entitlement processes for the purpose of identifying opportunities to reduce or eliminate redundant review processes. This program includes the potential for changes to development codes and the General Plan to increase the number of projects subject to approval by staff and the Director of Community Development and to reduce the number and need for public hearings where other opportunities are provided for public input into the decision-making process. This program is on-going.
Program Goals	Identify additional opportunities beyond those already provided to enable permit streamlining to increase the production of housing in Glendale, with a focus on housing affordable to lower income households.
Responsible Agencies	Community Development Department
Funding Sources	Unknown
2021-2029 Objectives	Reduce barriers and processing times for entitlement approval, including entitlement approval related to housing development.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

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Program 8C: Multimodal Development Housing Standards

Program Description This program includes continuation of the West Glendale Community Plan and implementation of appropriate multimodal development recommendations related to housing. Appropriate policy recommendations would be incorporated into the West Glendale Community Plan to ensure transit-oriented policies become part of Glendale’s General Plan. Zoning standards would also be reviewed to encourage higher density housing. This program is on-going and will be implemented following approval of environmental review for the West Glendale Community Plan.

The South Glendale Community Plan was approved in July 2018, and included Transit Oriented Development Policies. The City is currently proceeding to draft new zoning standards to implement the TOD policies and will be utilizing SB 2 grant funding to have consultants prepare the final language and objective design criteria for the TOD area.

Program Goals Complete the existing study of the grant-funded West Glendale Community Plan, implement the policies and programs to create a multimodal neighborhood. Review and implement transit-oriented development (TOD) study recommendations in the South Glendale Community Plan, pending the results of current litigation, and in the zoning code as they relate to zoning locations and standards for residential development.

Responsible Agencies Citywide

Funding Sources Unknown

2021-2029 Objectives Following the West Glendale Community Plan, allow for increased development potential in the project area; implement the South Glendale Community Plan, is possible, based on the results of ongoing litigation.

Timeframe Implement by 2023

Program 8D: Greener Glendale Climate Adaptation Plan

Program Description	This program is the monitoring governmental required for the preparation of Climate Adaptation Plans. The City will continue to monitor climate adaptation plan regulations. If required by the state or federal government, Glendale will seek outside funding to prepare a Climate Adaptation Plan as a fourth segment of the Greener Glendale Plan. The first three segments of the Greener Glendale Plan are described above in the preamble for Strategy 8: Sustainability.
Program Goals	Monitor state and federal regulations regarding climate adaptation.
Responsible Agencies	Citywide
Funding Sources	Unknown
2021-2029 Objectives	Monitor state law regarding Climate Adaption Plan requirements.
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

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STRATEGY 9: REMOVE CONSTRAINTS

Under state law, the Glendale Housing Element must address, and where appropriate and legally possible remove, governmental constraints to the maintenance, improvement, and development of housing. The City must also consider the role of nongovernmental constraints to housing development and, to the extent feasible, develop programs to reduce the impacts of nongovernmental constraints. The following programs are designed to lessen constraints to housing development.

Program 9A: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Program Description

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Program 9B addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and promote affirmatively furthering fair housing.

The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and the promotion of affirmatively furthering fair housing.

Program Goals

Monitor state and federal regulations related to housing, planning, and zoning.

Responsible Agencies

Community Development Department

Funding Sources

General Fund

2021-2029 Objectives

Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.

Timeframe

Ongoing implementation and annual reporting throughout the planning period.

Program 9B: Zoning Code Amendments – Housing Constraints

Program Description

The City shall update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

- A. **Low barrier navigation centers:** The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- B. **Transitional and supportive housing:** The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in any zone subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Employee housing:** The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure and shall be subject to the same standards for a single family residence in the same zone.
- D. **Agricultural worker housing:** The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- E. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design

standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”

- F. **Emergency shelter parking:** The Zoning Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

Program Goals	Maintain a Zoning Code that is in compliance with State Housing Law.
Responsible Agencies	Community Development Department
Funding Sources	General Fund
2021-2029 Objectives	Ensure that the City’s Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.
Timeframe	Zoning Code Amendments adopted by December 2022.

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4 Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City’s quantified objectives are described under each program, and represent the City’s best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City’s housing goals.

The new construction objectives shown in the table below represent a portion of the City’s overall RHNA for the 2021-2029 planning period for all income levels. The objective identified for each income level is based on historic trends and patterns of development; units affordable to lower-income households are historically more difficult to develop due to extremely limited available funding for affordable housing projects. Moderate- and above-moderate income units are more likely to be developed by the private market. The City does not build housing and is not in direct control of the number of units that are constructed during the planning period; the private market is responsible for developing new projects in Glendale. Rehabilitation and conservation objectives are based on specific program targets.

The table below summarizes the City’s quantified objectives for housing during the 2021-2029 planning period.

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	260	20	373
Very Low	345	40	
Low	430	40	
Moderate	1,125	-	-
Above Moderate	3,350	-	-
Total	5,510	100	373



PART 2: BACKGROUND REPORT

Public Draft
November 2021

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1. Introduction

The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles with a current population of approximately 204,392 people (California Department of Finance). Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts. Glendale continues to be attractive to new residents and businesses with its central location near downtown Los Angeles, a major airport, four major freeways, three hospitals and an excellent school system.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the City’s 2014-2021 Housing Element (5th Cycle), adopted in January 28, 2014.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality’s share of the regional housing need.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of Glendale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element, statutory changes have occurred that must be included in the 2021-2029 Glendale Housing Element (6th Cycle). These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

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2. Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City’s progress in implementing the 2014 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2014 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2014 Housing Element

The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate sites, encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2014 Housing Element identified the following goals:

- Goal 1: A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents
- Goal 2: A City with High Quality Residential Neighborhoods that are Attractive and Well Designed
- Goal 3: A City with Increased Opportunities for Affordable Housing
- Goal 4: A City with Housing Services that Address Groups with Special Housing Needs
- Goal 5: A City with Equal Housing Opportunities for All Persons
- Goal 6: A City with Housing that is Livable and Sustainable

2B. Housing Production During 5th Cycle RHNA Period

The City’s 5th Cycle Housing Element specifically addressed housing needs for Glendale from October 15, 2013 through October 15, 2021. Note, however, that the 5th Cycle Regional Housing Needs Allocation (RHNA) projection period adopted by the Southern California Association of Governments (SCAG) began on January 1, 2014 and concluded on October 1, 2021. Hence, there was a slight offset between the 5th Cycle Housing Element planning period and the 5th Cycle RHNA projection period.

Table 2-1 shows the total number of housing units built in the City during the 5th Cycle RHNA period based on the City’s 2020 General Plan Annual Progress Report and compares this number with the units required to be accommodated under the Regional Housing Needs Allocation. Housing development in Glendale during the 5th Cycle surpassed the City’s RHNA allocation in terms of total units; however, housing production was primarily for above moderate-income, market-rate housing.

During the 2014-2021 RHNA period, 4,493 units were constructed in the City, including 4,131 above moderate market-rate homes, 19 moderate-income units, and 343 lower income units as shown in Table 1.

Table 1: Regional Housing Needs Allocation – 5th Cycle Progress

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	254	254	310	337	862	2,017
Built	0	125	218	19	4,131	4,493
Remaining Allocation	254	129	92	318	0	793

Sources: City of Glendale 2014-2021 Housing Element; 2020 General Plan Annual Progress Report

2C. Appropriateness and Effectiveness of 2014 Housing Element

The overarching goals and policies of the 2014 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2, the majority of housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing, the experience of Glendale and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. All cities, including Glendale, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

Table 2: Evaluation of the 2014 Glendale Housing Element Programs

Program	Accomplishments
Strategy 1: Preservation and Enhancement of Existing Housing Stock	
<p>Program 1a. Multifamily Rehabilitation Loan Program: The City administers a Multifamily Rental Rehabilitation Loan Program. This program is designed to assist nonprofit and private property owners to make repairs to multi-family rental housing to bring them up to safe, sanitary and secure standards, and to encourage rental property owners to continue to provide good quality affordable housing. Eligible work includes roof, plumbing, electrical, heating, safety improvements, exterior repairs/upkeep, and seismic repairs.</p> <p>The City offers forgivable low-interest housing rehabilitation loans to multifamily rental property owners who provide affordable housing. The loans provide property owners of substandard rental housing units an opportunity to rehabilitate their units with financial assistance from the City. Loans of up to \$10,000 per unit (maximum \$100,000 per project) are available. In neighborhood target areas funds are provided up to \$14,500 per unit. This is a minor rehabilitation program as rehab does not exceed 25% of the market value of the structure.</p> <p>In return for the loans, the City requires that rehabilitated units be rented to low-income households at affordable rental rates prescribed by the City for a period not exceeding 5 years (7 years if the owner chooses a higher investment per unit). To ensure compliance with the loan terms, the City records covenants and/or deed restrictions and performs annual monitoring. In addition, the City forgives annual loan repayments in any year that the property is in compliance with the loan terms regarding tenant income, rental rates, and property maintenance.</p> <p>Because of rising rents in the current housing market, it is expected that the majority of multifamily rehabilitation loans projected for the housing plan period will be with nonprofit organizations with a mission based interest in serving extremely low, very low, and low income households. Due to the difficult economics of serving Extremely Low income households, it is anticipated that the majority of these units will be Very Low income (90%) and Low income (10%) households.</p>	<p>Result/Evaluation: The Multifamily Rehabilitation Loan Program was phased out when the State eliminated redevelopment and funding for affordable housing. The City may continue this program once a funding source has been secured.</p> <p>Continue/Modify/Delete: Modify to direct the City to continue monitoring available funding sources to restart this program, if feasible.</p>

<p>Program 1b. Multi-family Acquisition/Rehabilitation Loan Program: Assist nonprofit and for profit property owners to acquire and rehabilitate existing rental housing that may or may not currently serve extremely low, very low, and low income households. The City records covenants and/or deed restrictions requiring that the housing units be used to provide affordable housing for very low income households, including those with special needs such as homeless persons and persons with disabilities. Generally, these loans are substantial in nature and exceed 25% of the value of the structure. Therefore the affordability covenants are for 55 years or longer and are repaid through residual receipts of income generated by the acquired property.</p>	<p>Result/Evaluation: Through a collaboration with the project sponsor, the City assisted in securing \$35 million in funding for a major rehabilitation and restructuring of Park Paseo, a 98-unit affordable rental project for low-income seniors 62 or older and/or disabled adults over the age of 18.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 1c. GWP Public Benefit Programs: State law mandates that each local publicly owned electric utility shall establish a non-by passable, usage based charge on local distribution service of at least 2.85% of revenues to fund investments in one or more of the following areas:</p> <ul style="list-style-type: none"> • Cost-effective services to promote energy-efficiency and energy conservation • New investment in renewable energy resource and technologies • Research, development and demonstration programs • Services provided for low-income electricity customers, including but not limited to, targeted energy efficiency service and rate discounts. <p>Glendale promotes 12 programs for residential efficiency and income-qualified electric discounts. Residential energy savings programs include: Smart Home Energy and Water Savings Survey; Smart Home Energy and Water Savings Rebates; Smart Home Solar Solutions Program; Tree Power which provides free shade trees for natural home cooling; Peak Hogs which provides incentives to apartment owners to replace old refrigerators with energy efficient models; and, Smart Home refrigerator recycling. Income qualified programs include: Senior Care program available to those 62 and over; Cool Care to receive an Energy Star refrigerator; Guardian for medical equipment and space conditioning needs; and, Helping Hand to serve those with a temporary financial emergency.</p> <p>Glendale Water and Power promotes its residential programs through its customer service center. Since everyone signing up for Glendale utility service must speak to customer service representatives to sign up or modify service, customers of every income level can learn about residential programs. Additionally, the City of Glendale website, brochures available at various public venues including the City Hall campus and</p>	<p>Result/Evaluation: The City added the My Connect app so all residents can monitor energy use on their cell phones. This will help all households, including lower-income ones to reduce their energy consumption. The City continues to promote residential programs through various avenues including the City of Glendale website, brochures, etc.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

<p>libraries, city publications such as the City Views newsletter which is distributed to each household in the City four times a year, and utility billing mailing inserts also promote available residential utility programs. Periodically, residential programs are promoted through advertisements in the Glendale News-Press. The City of Glendale also produces public service announcements that run on the City's public access cable TV channel which promote the availability of public assistance programs. Funding for public outreach is provided through energy efficiency programs as required by state mandate.</p>	
<p>Program 1d. Code Enforcement: The objective of the City of Glendale's Code Enforcement program is to maintain compliance with City codes for the City's housing stock. This may mean bringing substandard properties back into compliance through a code enforcement process. The intent of Program 1d is to address housing stock citywide and the intent of Program 1f is to use Code Enforcement, as well as other activities, to target conservation of existing and future affordable units. Having housing stock compliant with City codes eliminates blight and preserves the high quality of life in Glendale's neighborhoods. To meet this objective, potential code violations are identified on a proactive and reactive basis. These violations are confirmed by trained, certified inspectors via on-site inspections. After these inspections are performed, a variety of enforcement tools are used to achieve compliance. These tools consist of verbal warnings, letter notifications, citations, office conferences, criminal prosecution, and abatement.</p> <p>The letter notification process is the primary tool used to compel property owners to make the necessary corrections. During this notification process, the property owner is informed of potential assistance in the form of rehabilitation loans or grants that may be available to use toward making the necessary corrections. In most cases, property owners are given thirty (30) days to make the corrections, at which time a follow-up inspection is conducted.</p> <p>If code violations remain, a series of violation letters are sent and a Notice of Substandard Building (in the form of a lien) is filed with the County Recorder's Office which then informs potential purchasers and lending institutions of substandard housing conditions on the property. For substandard housing which is not owner-occupied, a Notice of Noncompliance can be filed with the State of California Franchise Tax Board which forfeits potential tax benefits derived from ownership of the property. Continued noncompliance leads to an office conference, prior to forwarding the enforcement case to the City Attorney's Office for possible legal action.</p> <p>Code Enforcement and public outreach staff produce</p>	<p>Result/Evaluation: During the planning period, the City's Code Enforcement received over 14,661 calls for service and actively responds to code enforcement complaints. The City continues to work with Code Enforcement and public outreach staff to produce educational materials and programs to provide information on property owner responsibilities for unit maintenance and cleanliness, property owner responsibilities, and technical resources for specific property maintenance issues.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

<p>educational materials and programs to provide information on property owner responsibilities for unit maintenance and cleanliness, property owner responsibilities, and technical resources for specific property maintenance issues. These programs and classes support the code enforcement officer's efforts.</p>	
<p>Program 1e. Neighborhood "Target Areas": Quality of life factors are a major issue considered by most potential residents when searching for a home. Quality of life factors include everything that influences a family's day to-day living in a neighborhood and community. Key factors include parks and open space, schools, neighborhood aesthetics, building density, and housing design. Creating walkable, working-class neighborhoods that take advantage of existing public transit opportunities, such as the Glendale Metrolink Station in the Tropic neighborhood (known as Tropic Station) and high-capacity bus lines, will increase the quality of life in South Glendale. Target area activities for revitalization include construction of affordable housing, parks and school improvements, continuation of residential and commercial code enforcement programs, and public education efforts with residents concerning neighborhood standards. Such projects require significant public involvement in planning and implementation of these efforts. In 2011, Glendale received a Metro Grant for the purpose of studying opportunities for creating a transit-oriented development district around the Glendale Metrolink Station in the Tropic neighborhood of Glendale. This study includes looking at a variety of policy, public improvement and code changes that could be implemented to encourage development and increase the quality of life for residents of this area. Milestones include the completion of the study and environmental review in 2015, with implementation of code changes to implement transit-oriented development policy to follow.</p>	<p>Result/Evaluation: The City adopted the Tropic Study Plan on July 31, 2018 as part of the actions taken on the South Glendale Community Plan project. This project included certification of the Final Environmental Impact Report (FEIR) for the South Glendale Community Plan and adoption of a Statement of Overriding Considerations (SOC). As part of the SOC, Council adopted FEIR Alternative 2, which included implementation of the Tropic Center Plan and up-zoning for the Tropic area where Glendale Memorial Hospital is located. A lawsuit was filed challenging the approvals of the South Glendale Community Plan project, including the Tropic Center Plan and is still pending. The City anticipates continuance of this program pending the outcome of the lawsuit.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 1f. Conservation of Existing and Future Affordable Units: A community's existing affordable housing stock is a valuable resource which should be conserved, and if necessary, improved to meet habitability standards. The City of Glendale has assisted in the development or substantial rehabilitation of 1,116 affordable housing units and has approved development of 127 affordable units through density bonus provisions. These units receive funding from several programs through the federal Department of Housing and Urban Development (HUD), tax credit or bond financing, redevelopment setaside funds and other governmental and private sources. The City has also provided short term financing (5-15 years) for rehabilitation of privately owned rental units that provide limited affordability for the term of the loan. Staff has reviewed the affordability expiration dates for all sources of funding for the 26 operating rental developments</p>	<p>Result/Evaluation: The City continues to annually monitor the expiration dates of affordability restrictions on affordable housing units.</p> <p>The City adopted and implemented a Rental Rights Program in response to rising rental rates in the region. The program expands Glendale's existing Just Cause Eviction ordinance by adding two new programs - Right to Lease and Relocation Assistance - which are intended to address excessive rent increases being served to tenants in Glendale. The Rental Rights Program is designed to provide stability and mitigate the impact of displacement through guaranteed lease offerings and relocation assistance when moving because of a rent increase above 7%.</p> <p>State housing bill AB 1110, which was passed into law on January 1, 2020, increases the rent noticing periods for approximately 5.8 million renter households in the state from 60 day notices to a new 90 notice for rent increases above 10%.</p>

<p>and the remaining 8 multi-family rental rehabilitation loans to determine the risk of conversion to market rate units. The results of this review are found in Chapter 4.5 Preservation of Assisted Units.</p> <p>As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale’s goal is conserve at least 25 units through code enforcement and other assistance efforts. Units conserved include “red tag” units that have low income renters or affordable rents that are brought into code standard and extensions of the affordability period for another 55 years for multiple family affordable rental units. This program is on-going and is presently being implemented as shown through Glendale efforts discussed in Chapter 4.1. This program is implemented by the Community Development Department.</p>	<p>The City approved the Monthly Housing Subsidy Program, an \$8.4 million pilot program that will provide a \$300 monthly housing subsidy for 24 months to lower income senior Glendale renter households. The purpose of the program is to assist extremely low-income senior renter households being impacted by rising rental rates, particularly those of lower income, who are rent burdened and disabled.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Strategy 2: Production of Affordable Housing</p>	
<p>Program 2a. Density Bonus Program: The Density Bonus incentives are designed to make affordable housing (both privately and publicly sponsored) projects easier to develop. The Density Bonus Law mandates density bonuses and other regulatory incentives or concessions for projects that provide certain levels of affordable housing or senior citizen housing. Developers are entitled to incentives, based on the number of affordable units they provide unless the City proves the incentives are not necessary to make the project feasible. Density bonus laws also provide favorable parking incentives for affordable housing developers.</p> <p>Additionally, Glendale offers a density bonus incentive for lot consolidation projects where lot widths are 90 feet or greater. The density bonus incentive for lot consolidation is considered “by right” density and serves as the base density for the Density Bonus Program incentive program for affordable housing. The amount of Density Bonus for affordable housing is based on the amount by which the percentage of affordable units exceeds the percentage established by housing type up to a 35% density bonus (See Table 3.36-A of the Glendale Municipal Code). For example, a 20,000 square foot lot in the R-1250 Zone with at least 90 feet of lot width would be eligible for 20 units or a “by right” density of 1 unit per 1,000 square feet of lot area, rather than the 16 units or 1 unit per 1,250 square feet per lot area for similarly zoned lots with less width. If each of these projects proposed to provide 10% of the units as affordable to lower income households, then each would be eligible for a 20% density bonus. Therefore, the project with the lot density bonus would be eligible for a total of 24 units, with 10% or 2 units affordable to low income residents. The project without the lot density bonus would be eligible for a total of 19 units, with 10% or 2 units affordable to low income</p>	<p>Result/Evaluation: During the planning period, the City met the program goals in the following manner:</p> <ul style="list-style-type: none"> • The City issued building permits for 103 very low-income units, 76 low-income units, and 9 moderate-income units. • The City conducted an affordable housing lottery for 31 units created under the City’s Density Bonus ordinance. Over 18,414 applied for the Density Bonus lottery. • Periodically evaluated the City’s Density Bonus Ordinance for compliance with State law. The City updated its Density Bonus provisions to match state law in Fall 2018. <p>The City will continue to implement the density bonus policy.</p> <p>Continue/Modify/Delete: This program is modified for the 2021-2029 Housing Element to amend based on 2020-2021 changes to the state’s Density Bonus Law.</p>

<p>residents. Appendix D shows lots in the R-1250 and R-1650 zones which may be suitable for lot consolidation density bonus.</p> <p>Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels affordable to very low and low income tenants. Affordable rental units are subject to annual rent adjustments based upon changes in the County median income.</p> <p>Over 25 new residential affordable housing projects, private as well as publicly-sponsored, have been approved with affordable units as a result of the Density Bonus Ordinance which was adopted in 2006. The City agrees to continue ongoing Community Development affordable housing development activities outlined in this program which support use of density bonus provisions, as well as promote other opportunities for creating affordable housing.</p>	
<p>Program 2b. Direct City Financial Assistance: The City intends to facilitate the production of affordable housing serving a wide range of income groups through the investment of federal HOME and Low Moderate Income Housing Asset funds that are directly available to the City, and other leveraged and competitive funding sources. It is anticipated that approximately \$1.4 million per year will be available from these sources, although funding levels are uncertain due to the requirement that repayment of the City loan by the Successor Agency must be approved by the State Department of Finance in the next year and due to the uncertainty of federal spending levels in light of sequester and deficit reduction policies over the next several years.</p> <p>The type of affordable housing units produced in the later years of the plan, from 2017-2021, will depend upon funding available directly to the City (HOME, LMIHAF, etc.), land availability, construction costs, private and other leveraged financing available, as well as State and federal government policies for tax credit project priorities for rental and owner new construction affordable housing which are difficult to predict at this time.</p> <p>If these components of the market remain as they are today it can be expected that the bulk of affordable rental housing assisted by the City in those later years will be targeted to Extremely Low (0 – 30%) and Very Low Income households (31– 50% AMI). Production of units may vary based upon the opportunity to partner with special needs nonprofit developers who provide supportive services “rich” rental units for Extremely Low Income residents. Home ownership construction production will target Low Income level households as they are best able to maintain their homes over</p>	<p>Result/Evaluation: During the planning period, the City provided financial assistance that facilitated the production of affordable housing for a wide range of income groups. Specifically:</p> <ul style="list-style-type: none"> • The Glendale Housing Authority committed \$9.3M to fund a 66-unit affordable rental housing project serving low-income seniors and developmentally disabled adults, which opened in 2019. • In 2018, City Council pledged \$20 million in General Funds to identify future affordable housing projects. In 2019, the City authorized the acquisition of two Glendale properties that are designated to be developed as long-term affordable housing for lower income residents by committing a combined \$25.5 million to acquire the 4.4 acres of land. The acquisitions represent the most significant and largest investment the City has made to date for affordable housing purposes. Once completed with master planning, the City will issue RFPs for development of the two sites for affordable housing. • The City partnered with Meta Housing Corporation on the construction of ACE/121, an artist community built to improve the living conditions and creative opportunities of low-income working artists and their families. The 70-unit (69 affordable) project was completed in 2017. • The City assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity, 6-unit homeownership project for low-income first-time homebuyers. <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

the long term. Those projects funded with Low Income Housing Tax Credit and Low Moderate Income Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target a minimum of 20 - 30% of this funding for Extremely Low Income households, as is required by these funding sources and is financially feasible.

The City will be applying for other State and federal funds as they become available to local governments to promote affordable housing. Because federal funding availability may fluctuate over the eight year plan period, the City will monitor "Notices of Funding Availability" announcements, and maintain contact with housing development and technical assistance organizations in order to obtain advice and training on how to leverage funding for specific project areas. The City intends to actively and aggressively pursue outside resources available directly and through developers, as described above, and pursue new resources as they are identified to achieve a high level of leveraged funds for new housing production. These include the Residential Development Loan Program (RDLP); the Building Equity and Growth in Neighborhoods (BEGIN) program; the CalHome mortgage assistance program; as well as transportation/housing and transit center development related funds from the State and federal government. The City will also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

The City also requires and assists developer partners to apply for available leveraged funding including the State Multi-Family Housing Program (MHP) for low cost construction loans; Federal Home Loan Bank Affordable Housing Programs and WISH funds, private foundation grants, New Market Tax Credits, Los Angeles County affordable housing funds, State BEGIN/CalHome/CalHFA program funds, HUD 811 supportive housing grants, and State Multi-Family loan programs. There are three ways in which these monies will be made directly available for the production of affordable housing:

1. Land Assemblage and Write Down. The City plans to use available funds to purchase and assemble developable parcels of land and, if appropriate, write down the cost of land for the development of low and moderate income housing. The intent of this program is to assemble separate parcels of land in order to create a developable site for affordable housing. A ground lease or sale of the land to a well-qualified developer for an appropriate affordable housing project meeting the goals of the City's affordable housing strategy may also be pursued where feasible.

The land could be sold at a land cost reduced to the

point that it could cover the affordability or feasibility gap of a desired affordable housing project. This has the potential for making an otherwise improbable project economically feasible for a private (usually not-for-profit) developer to build units affordable to extremely low, very low, low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

2. Below Market Interest Rate Loans. The City can provide construction and permanent financing to a project at below market interest rates using available funds. The need for such financing will be evaluated for each specific project. This program will be considered with other program incentives stated in this production strategy. Each project will be evaluated separately to determine the City assistance warranted to make the desired affordable housing project feasible. For home ownership development projects, loans may be converted to mortgage assistance loans held by the home buyers until they sell or transfer ownership of the affordable unit.
3. Grants or Deferred Payment, Forgivable Loans. The City can provide grants or forgivable loans to developers of affordable housing for offsite improvements, city fees, and certain project amenities consistent with the City's design standards, not paid by other funding sources. Funds for First Time Home Buyer Loans provided through New Construction Home Ownership developments are typically provided through a shared equity upon resale and deferred payment loan forgiven upon completion of the 45 year loan term. The need for this financial assistance will be evaluated for each specific project.

Once a year (as funding is available), the City will encourage the development for housing of affordable housing by outreaching to developers to discuss the development of new housing through the Statement of Interest process described above. During such outreach, the City will encourage the development of special needs housing for those populations most difficult to serve that may require supportive services with housing units: including extremely low income, disabled (including those with developmental disabilities), and the frail elderly. As described above the City will provide financial or in-kind technical assistance, land write downs,



<p>expedited processing, identifying funding and grant opportunities, and provide below market rate loans and/or grant funds to encourage such development.</p>	
<p>Program 2c. Inclusionary Zoning: Concurrent with the zoning changes, the City Council, Glendale Redevelopment Agency and Housing Authority approved a policy with regard to the state-mandated inclusionary housing requirement in the SFRCRPA. The policy requires that the inclusionary requirement could be met through the following: on-site; off-site and inside the project area; off-site and outside the project area; or by paying a fee in-lieu of building the units.</p> <p>In cases where the in-lieu fee is paid, the Housing Authority will use the funds to develop the requisite affordable inclusionary units. This policy will ensure that the SFRCRPA inclusionary requirement can be satisfied within the time period specified by state law.</p> <p>However, due to the California Superior Court decision, which was upheld by the California Court of Appeals, <i>Palmer vs. City of Los Angeles</i>, 175 CAL App. 4th 1396 (2009) it was determined that inclusionary zoning for rental units (even within Redevelopment Project areas) was not enforceable without further action by the State legislature.</p> <p>There is one proposed homeownership development in the SFRCRPA that would provide one moderate income homeownership unit as a condition of meeting the inclusionary housing requirement, but that project has not yet received entitlements and so is not included in any projected production at this time.</p>	<p>Result/Evaluation: State law clarified that inclusionary housing applies to rental projects, reversing the Palmer decision. Accordingly, in 2019, the City approved a new citywide Inclusionary Zoning Ordinance (IZO) that requires affordable units as part of any new market-rate residential project. The IZO is applied to rental projects with eight or more units. It requires that 15% of the total units in an otherwise market-rate rental project be affordable to low-income households. Further, the City Implemented a Commercial Development Impact Fee, a one-time fee charged to new commercial developments (\$4 per square foot with a threshold of 1,250 square feet) that will be designated for affordable housing – one of only five agencies in Southern California to do so.</p> <p>At least one Inclusionary Housing Plan was approved to pay in-lieu fees for inclusionary housing in 2016 (project is located at 800 West Doran).</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 2d. Community Housing Development Organizations and other Nonprofit Housing Organizations: Federal HOME funds require that at least 15% of a jurisdiction’s HOME allocation be designated for use by Community Housing Development Organizations (CHDOs). A CHDO is a nonprofit organization with either specific representation from a low income neighborhood or low income residents on the CHDO board. The City has used CHDO funds in the past. Unused CHDO funds accumulate with each annual HOME allocation. However, HUD requires that the City commit all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date. Two CHDOs have developed housing in the City—West Hollywood Community Housing Corporation and the Glendale Housing Corporation.</p> <p>The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO</p>	<p>Result/Evaluation: The City continues to work with and identify organizations that are interested and likely to be able to obtain status as a Community Housing Development Organization (CHDO). Staff met with four developers in 2019 about possible CHDO status and are waiting for responses from them. Prior to 2019, one "all affordable" housing project, located at 634-700 E Lomita Street, received a building permit in partnership with a non-profit partner, San Gabriel Valley Habitat for Humanity. Habitat for Humanity is not a CHDO, but is considering applying for a CHDO designation.</p> <p>The City continues to provide technical assistance to local nonprofit agencies interested in affordable housing development.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

<p>requirements.</p> <p>Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. However, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management for special needs populations or for neighborhood revitalization purposes.</p> <p>Annually, staff from the Community Development Department will meet with housing and other related nonprofit organizations from the community to identify needs, resources, potential development opportunities, and any at-risk affordable housing units or programs.</p>	
<p>Program 2e. Mixed Use Standards on Transportation Corridors: Glendale has been successful in creating and/or modifying zoning standards that encourage mixed-use development with high density residential housing components in Glendale’s Downtown Specific Plan (DSP) area and along the San Fernando Road corridor. For many years Glendale has also permitted mixed use developments with high density residential standards in the C1, C2 and C3 commercial zones throughout the City. These zones tend to be located along major and secondary arterials, commercial highways and signature streets where transit options may be available and where nearby goods and services encourage walking, rather than vehicle trips. Although zoning permits mixed residential-commercial development opportunities in these zones, relatively few privately funded mixed-use developments are built in commercial zones. The objective of this program is to encourage development in transportation corridors by addressing constraints such as reducing private parking requirements and identifying area for public parking. Current zoning standards for mixed-use developments in the C1, C2 and C3 zones will be reviewed to determine if there are zoning standards that inhibit the addition of small scale mixed-use residential-commercial developments in these zones. Depending on the results of the zoning review, standards in the C1, C2 and/or C3 zones may be revised or new mixed-use zones may be proposed. This program will be implemented by June 2017 and will be implemented by the Community Development Department.</p>	<p>Result/Evaluation: The City continues to encourage development along transportation corridors by addressing constraints. During the planning period, the City began a review of transportation corridor zoning, specifically in the C1, C2 and C3 zones, for barriers to mixed use and multi-family residential development. Any proposed amendments will be included in the upcoming multi-family and mixed-use design guidelines and standards project utilizing an SB 2 award grant. Additionally, mixed-use zoning along transportation corridors is being considered as part of the South Glendale Community Plan, which is currently pending.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

<p>Strategy 3: Rental Assistance</p>	
<p>Program 3a. Section 8 Rental Housing Choice Voucher Payments: The Section 8 Housing Choice Voucher Program provides direct rental subsidies to extremely low and very low income households. The subsidy amount equals the difference between 30 percent of the monthly household income and a fair market rent. Extremely Low Income households are served disproportionately by the program. Currently the income breakdown of those provided Section 8 Housing Choice Vouchers is as follows:</p> <ul style="list-style-type: none"> • 91% Extremely Low Income (from 0 – 30% of AMI), • 8% Very Low Income (from 31% to 50% of AMI), and • 1% Low Income (from 51% to 80% of AMI). <p>There are 4,868 assisted persons in households with Section 8 Housing Choice Vouchers. The elderly are served disproportionately by the program. The age breakdown for these persons is as follows:</p> <ul style="list-style-type: none"> • 36% Non Elderly Household Members, and • 64% Elderly Household Members. <p>Due to Section 8 Housing Choice Voucher Program funding reductions at the federal level, future funding levels are uncertain and the number of vouchers provided may have to be reduced.</p>	<p>Result/Evaluation: The City continues to assist low-income households through Section 8 Housing Choice Vouchers. As of February 2019, there were 1,333 Glendale and 1,399 “portable” Section 8 Housing Choice Vouchers administered by the Housing Authority. The City applied for and was awarded 14 new special-use Section 8 vouchers from the Department of Housing and Urban Development for very low-income developmentally disabled, non-senior adults who are leaving institutional settings for independent living or at-risk of being homeless.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Strategy 4: Increase Homeownership Opportunities</p>	
<p>Program 4a. Small Lot Subdivision: This program will evaluate the potential for allowing small lot development within the multifamily zoned areas in Glendale. The program would include reviewing and amending the City’s Subdivision Ordinance (Title 16) and Zoning Ordinance (Title 30) to allow the creation of small lots for single-family home development within multi-family zones. Small lot subdivisions are recognized by the State Department of Housing and Community Development as a best practice for creating homeownership opportunities that are more affordable than traditional single-family homes. Small lot developments are high density and have an urban character, giving them the potential to be compatible in multi-family zones which tend to be walkable and where residential developments tend to be taller, with less open space and less on-street parking than traditional single-family neighborhoods. Glendale will begin study of small lot development in 2013, with implementation to follow.</p>	<p>Result/Evaluation: The City attempted but was ultimately unable to implement this program during the planning period. Small lot subdivisions were introduced at Council and authorized for study on June 1, 2017. Subsequently, City Management put this item on hold to await the outcome of the City of Los Angeles Revision of their small lot ordinance. Glendale’s environmental review for small lots was included as part of the review for the South Glendale Community Plan. The adoption of a small lot ordinance was timed to follow the South Glendale Community Plan because the vast majority of multifamily zoning is located in South Glendale. The South Glendale Community Plan EIR was certified by City Council in August 2018 and implementation of the South Glendale Community Plan began; however, the South Glendale Community Plan and EIR (including environmental review to adopt a small lot ordinance) was placed on hold due to a lawsuit. At this time the City is defending a CEQA lawsuit so a small lot ordinance cannot proceed.</p> <p>Continue/Modify/Delete: The program may be revisited during the planning period; however, it is being deleted from the 2021-2029 housing program in light of ongoing litigation.</p>

Strategy 5: Housing Services	
<p>Program 5a. Care Management Services: The City, through the Community Services and Parks Department, provides case management services to elderly residents in their homes and at the City's Adult Recreation Center. The purpose of case management services is to allow seniors to remain independent in the community as an alternative to institutionalization. Staff at the Center helps to coordinate housing services for seniors, such as in-home care and relocation assistance. Seniors are matched with the appropriate agencies in the community to receive needed assistance, such as the County for special circumstance relocation assistance. The City provides case management services to 160 seniors each year. Case management is currently funded through federal CDBG funds and City General Funds.</p>	<p>Result/Evaluation: The City continues to provide care management services and support to other senior service programs. Through the Supportive Services Program, also known as Senior Case Management, the City serves an unduplicated 120 seniors annually. In addition, the Elderly Nutrition Program serves 300 unduplicated seniors annually through the Congregate Meal and Home Delivered Meals Program and Telephone Reassurance Program. This grant has a minimum match requirement of 15% from the City.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 5b. Homeless Services: The City of Glendale has estimated in the January 2013 count that there are 299 homeless persons in Glendale on any given night. Many of these are individuals and families with special needs requiring attention, such as substance abuse, mental illness, physical disabilities or domestic violence. The Continuum of Care is comprised of outreach and assessment, emergency, transitional and permanent housing, and homeless prevention activities. In addition, a variety of supportive services are linked to housing programs that address the problems that contribute to homelessness: domestic violence, substance abuse, physical and mental health. Supportive services designed to provide enhanced employment opportunities, to assist veterans, and to facilitate placement in, and maintenance of, permanent housing are also offered. With the City's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs, and through the aggressive pursuit of competitive funding opportunities provided by HUD, including the Supportive Housing Program (SHP), many components of the continuum of care are in place.</p>	<p>Result/Evaluation: The City has continued to provide supportive services for homeless persons.</p> <ul style="list-style-type: none"> • Emergency shelters: During the planning period, the number of year round emergency shelter beds at Ascencia has increased from 40 to 45, and the number of year round domestic violence crisis shelter beds at YWCA has increased from 10 to 16. • Transitional Housing: Due to changes in federal funding priorities and conversion of some transitional housing into permanent, supportive housing, the number of transitional housing units has been reduced. This includes the Scattered Family Transitional Housing Program (six families plus four beds) and Euclid Villa (seven families, 20 beds). During the planning period, Hamilton Court provided transitional housing for survivors of domestic violence and homeless families (13 families, 40 to 41 beds). The transitional housing program was phased out of Continuum of Care funding in October 2017. Both Nancy Painter and Door of Hope Transitional Housing Programs are funded privately, yet integrated with the Continuum of Care. During 2018 to 2019, the agencies provided housing and services to over 57 families. • Permanent Supportive Housing: The Continuum of Care (CoC) Rental Assistance Program (formerly known as Shelter Plus Care Program) served 55 homeless households with disabilities in 2019-2020, 57 homeless households with disabilities in 2016-2017, 57 homeless households with disabilities in 2015-2016, and 53 homeless households with disabilities in 2014-15. For 2019-2020, eight disabled homeless individuals were provided with permanent supportive housing through the Next Step Permanent Supportive Housing Project and 15 were provided for through the Ascencia Housing Now Program; the Scattered Site housing provided a total of 12 units for families and individuals; Family Promise of Verdugos

	<p>provided six units of housing for homeless families. In 2019-2020, Ascencia Scattered Site Housing Program provided 23 permanent supportive housing beds for unaccompanied adults. In 2019-2020 Chester Village continued to provide 16 beds (four units) of permanent supportive housing for families. Additional housing programs such as 1991 Gardena, Orange Grove and Veteran Village also provide housing and supportive services.</p> <ul style="list-style-type: none"> • Case Management and Supportive Services: As of 2019-2020, all funded or non-funded agencies are using HMIS including the Coordinated Entry Assessment on a 100% basis, with exemptions for domestic violence service providers with privacy concerns. The CES program and access center served over 1,500 persons through the Ascencia's CES System. The HMIS system has over 60 case management users, over 20 agencies and over 50 programs. A total of 350 homeless persons were served with outreach and housing navigation served funded by Measure H. • Homeless Prevention Services: In FY 2018-2019, a total of 598 at risk homeless persons were served through Homeless Prevention Programming and financial assistance and eviction prevention. In FY 2019-2020, a total of 600 at risk homeless persons were served through Homeless Prevention Programming and financial assistance and eviction prevention. • Street Outreach, Domestic Violence Programs, and Support Services: In FY 2019-2020, Ascencia Street outreach program provided outreach services to over 200 unduplicated people. The Measure H program provides outreach in SPA 2 of the CoC. The YWCA of Glendale provides domestic violence services, including 16 shelter beds, to persons feeling or at risk. During FY 2019-2020, the YWCA of Glendale provided services to 100 unduplicated persons and continues to provide emergency shelter, prevention and housing navigation and services to those at risk of becoming homeless. Additionally, Glendale Adventist Medical Center (GAMC) continues to be committed to provide discharge and coordination for the frequent hospital utilizers and integrate with Continuum of care supportive services programs. In FY 2019-2020, GAMC committed to serve over 100 persons and to date they have served 38 homeless participants. <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>5c. Medical Services (MS) Zone: The City of Glendale has three hospitals which greatly influence the character of the neighborhoods in which they are located. Currently, all hospitals are zoned for C3- Commercial Services, a zone aimed at providing for general commercial activities. Hospitals, however, share characteristics that are not typical of general commercial activities, and could benefit from having distinct</p>	<p>Result/Evaluation: The City established a Medical Services (MS) Zone in the Zoning Code in 2014. Such zoning is implemented around Glendale Adventist Hospital. This program has been completed.</p> <p>Continue/Modify/Delete: Delete.</p>

<p>standards. In addition, the presence of a hospital often creates demand for housing related to hospital workers including nursing students and visiting doctors. There is often a demand for special-needs housing, convalescent homes, senior housing, temporary housing for patient families (Ronald McDonald house) and housing with supportive services in areas nearby hospitals. The City will adopt a Medical Services (MS) zone to accommodate a variety of commercial and residential activities that support hospitals.</p>	
<p>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. This program will be implemented by the Community Development Department Housing Division by June 2015.</p>	<p>Result/Evaluation: The City continues to perform outreach to provide information on City and other agency housing and supportive services for the developmental disabilities community and to provide housing-related training through workshops and other outreach methods. In July 2017, the Housing Division provided outreach materials and referrals to interested attendees at a Services Fair for Disabled Persons at the Vergudo Job Center. This information remains available to the public. In April 2019, the Housing Division conducted housing outreach to Foothill Special Education Local Plan Area and provided materials, information, and referrals to interested attendees of affordable housing projects and services for developmentally disabled.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Strategy 6: Fair Housing</p>	
<p>6a. Fair Housing Plan: The City's Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for both renters and rental property owners. The City coordinates semiannual community fair housing workshops. The workshops are made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents are also referred to the Center to get information and assistance with their discrimination claim. Services through the Housing Rights Center are available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others.</p>	<p>Result/Evaluation: During the planning period, the Housing Rights Center has served over 1,942 Glendale residents with landlord/tenant concerns and addressed inquiries from over 104 residents regarding housing discrimination questions. Two workshops, one for tenants and one for property owners, were held to address fair housing questions. In 2019, the Housing Rights Center opened and conciliated four housing discrimination cases for Glendale residents. The City continues to address actions to affirmatively further fair housing.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

Strategy 7: Sustainability	
<p>7a. South Glendale Community Plan: This program includes a review of existing neighborhoods, identification of areas to maintain, enhance and transform and an identification of changes necessary to implement the plan. A necessary and integral part of developing the South Glendale Community Plan is the preparation of an environmental impact report at a program level. The South Glendale Community Plan area includes the neighborhood “target area” Tropic Station neighborhood, and one purpose of this program will be to incorporate transit-oriented development principles (See Program Strategy #1, Target Areas) into the South Glendale Community Plan. The South Glendale Community Plan is presently under preparation and will be adopted in 2015 as funding allows.</p>	<p>Result/Evaluation: This program is ongoing. The South Glendale Community Plan Final EIR was adopted by the City Council on July 31, 2018, but is currently on hold due to litigation that is in process (appealed). City staff is also working on the Tropic neighborhood in the SGCP to develop standards consistent with direction from the City Council.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 7b. Permit Streamlining: This program includes a review of Glendale’s entitlement processes for the purpose of identifying opportunities to reduce or eliminate redundant review processes. This program includes the potential for changes to development codes and the General Plan to increase the number of projects subject to approval by staff and the Director of Community Development and to reduce the number and need for public hearings where other opportunities are provided for public input into the decision-making process. This program is on-going.</p>	<p>Result/Evaluation: The City adopted permit streamlining in 2014 and continues to review opportunities to streamline permitting processes. In October 2017, the City Council adopted updates to the Density Bonus Ordinance to streamline approvals of density bonus projects. In February 2017, the City Council adopted interim standards to permit accessory dwelling units (ADUs) on lots in all residential zones in the City that are developed with a single family residence. In December 2020, City Council adopted standards and ministerial processes for reviewing and approving ADUs and junior ADUs.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
<p>Program 7c. Transit-Oriented Development Housing Standards: This program includes continuation of the Tropic Study and implementation of appropriate transit-oriented development recommendations related to housing. Appropriate policy recommendations would be incorporated into the South Glendale Community Plan to ensure transit-oriented policies become part of Glendale’s General Plan. Zoning standards would also be reviewed to encourage transit-oriented development, including housing, based upon recommendations of the Tropic Study. This program is on-going and will be implemented following approval of environmental review for the South Glendale Community Plan.</p>	<p>Result/Evaluation: This program is ongoing. During the planning period staff received direction from the City Council on changes to transit-oriented development (TOD) policies. Staff is currently drafting new zoning standards to implement the TOD policies in the Tropic Neighborhood within the South Glendale Community Plan. SB 2 grant funding will be utilized to have a planning consultant prepare the final language and objective design criteria for the TOD area.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>

<p>Program 7d. Greener Glendale Climate Adaptation Plan: This program is the monitoring governmental required for the preparation of Climate Adaptation Plans. Governor Brown has stated that a challenge facing the state is preparation for climate change and climate adaptation. While not mandated at this time, the City will continue to monitor climate adaptation plan regulations. If required by the state or federal government, Glendale will seek outside funding to prepare a Climate Adaptation Plan as a fourth segment of the Greener Glendale Plan. The first three segments of the Greener Glendale Plan are described above in the preamble for Strategy 7: Sustainability.</p>	<p>Result/Evaluation: This program is on hold until the City is able to secure funding for the Greener Glendale Plan for Climate Adaptation. However, the City Council did establish the Sustainability Commission with the role to make advisory recommendations to the City Council on how to promote progress toward sustainability in the Greener Glendale Plan, Climate Action Plans, and on issues relating to the environment, and to recommend priorities to promote regional leadership in sustainability.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p>
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PUBLIC DRAFT

3. Housing Needs Assessment

3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Glendale, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Glendale in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of Glendale developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Other sources of economic data such as information from the website rental listings, multiple listing service, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Countywide data and resources, including the Los Angeles Homeless Services Authority's Greater Los Angeles Point-in-Time Homeless Count.

3B. Population Trends and Characteristics

POPULATION GROWTH

Table 3 shows population growth for Glendale and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of Glendale in 2020 was 204,392 persons, an increase of approximately 6.6% since 2010. Glendale's growth has outpaced Countywide growth, with Los Angeles County experiencing significantly lower population growth rates during the 2010 to 2020 period (3.2%), as shown in Table 3. Glendale had both the greatest numeric change in population (12,673 persons), and largest percentage change in population (6.6%) of neighboring jurisdictions.

Table 3: Population Trends - Neighboring Jurisdictions

Jurisdiction	2010	2020	Change	% Change
Glendale	191,719	204,392	12,673	6.6%
Burbank	103,340	104,535	1,195	1.2%
La Cañada Flintridge	20,246	20,352	106	0.5%
Pasadena	137,122	145,061	7,939	5.8%
South Pasadena	25,619	25,853	234	0.9%
Los Angeles County	9,818,605	10,135,614	317,009	3.2%

Source: DOF 2010, 2020

AGE

Changes in the age groups can indicate future housing needs. Table 4 compares age group sizes in 2019 for Glendale. Children under fifteen years of age comprise 14.8% of the City’s population, teens and young adults (15 to 24) represent 10.1%, and adults in family-forming age groups (25 – 44) comprise 29.0%. Adults aged 45 to 64 represent 21.8% of the population and seniors (65 and over) comprise 21.7%. In 2019, the median age in Glendale (41.9 years) was higher than that of Los Angeles County, 37.0 years, and the Statewide median age of 37.0 years.

Table 4: Population by Age

Age	Glendale		Los Angeles County	
	Number	Percent	Number	Percent
Under 5 Years	9,814	4.9%	611,485	6.1%
5 to 9	9,688	4.8%	596,485	5.9%
10 to 14	10,071	5.0%	627,199	6.2%
15 to 19	9,622	4.8%	641,814	6.4%
20 to 24	10,640	5.3%	717,692	7.1%
25 to 34	31,290	15.6%	1,623,246	16.1%
35 to 44	26,735	13.4%	1,379,814	13.7%
45 to 54	29,136	14.6%	1,355,625	13.4%
55 to 64	14,448	7.2%	629,508	6.2%
65 to 74	13,645	6.8%	562,724	5.6%
75 to 84	18,206	9.1%	758,833	7.5%
85 and Over	11,666	5.8%	393,364	3.9%
TOTAL	200,232	100%	10,081,570	100%

Source: US Census, 2015-2019 ACS

RACE/ETHNICITY

Table 5 shows the ethnic composition of Glendale’s population. A majority of the City’s population identify as White (74.1%). The next largest racial group is Asian (16.2%), followed by “other race” (4.1%), “two or more races” (3.4%), Black and African American (1.8%), American Indian and Alaskan Native (0.2%) and Native Hawaiian and Pacific Islander (0.1%). Just under a fifth of the population (17.5%) is of Hispanic origin.

Table 5: Race and Ethnicity

Race/Ethnicity	Glendale		Los Angeles County	
	Number	Percent	Number	Percent
White	148,464	74.1%	5,168,443	51.3%
Black and African American	3,613	1.8%	820,478	8.1%
American Indian and Alaskan Native	407	0.2%	73,393	0.7%
Asian	32,415	16.2%	1,473,221	14.6%
Native Hawaiian and Pacific Islander	281	0.1%	27,720	0.3%
Some Other Race	8,235	4.1%	2,115,548	21.0%
Two or More Races	6,817	3.4%	402,767	4.0%
TOTAL	200,232	100%	10,081,570	100%
Hispanic Origin (of any race)	35,011	17.5%	4,888,434	48.5%

Source: US Census ACS, 2015-2019

EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 6 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2019. In 2019, ACS data indicated that the unemployment rate in Glendale was approximately 6.5%, a decrease from 8.0% in 2010. According to the labor report data compiled by the California EDD, Glendale’s average annual unemployment rate in 2020 was estimated at 4.1%, while Los Angeles County’s rate was 4.4%, and California’s was 7.9%.

Table 6: Job Growth and Employment Status

	2010		2019	
	Number	Percent	Number	Percent
Total Persons in Labor Force	101,668	100%	104,884	100%
Employed	93,509	92.0%	98,098	93.5%
Unemployed	8,159	8.0%	6,786	6.5%

Source: US Census, 2006-2010 ACS and 2015-2019 ACS

INDUSTRY AND OCCUPATION

The 2015-2019 ACS data identified 97,917 civilian employed persons in the Glendale labor force. Table 7 shows 2019 employment by industry for the City. Of Glendale’s employed residents, the “Arts, entertainment, recreation, and services” industry employed the most people at 25.7%. The second largest employment sector was the “Educational, health and social services” industry, which had 14.1% of the total employed persons in Glendale. The City’s workforce holds a variety of types of jobs as shown in Table 8, with the largest sector (46.0%) working in management, business, science, and arts occupations, followed by 23.6% in the sales and office occupations.

Table 7: Jobs by Industry (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	191	0.2%
Construction	4,388	4.5%
Manufacturing	5,709	5.8%
Wholesale trade	2,537	2.6%
Retail trade	9,654	9.9%
Transportation, warehousing, and utilities	5,367	5.5%
Information, finance, insurance, real estate, rental and leasing	5,710	5.8%
Professional, scientific, management, administration	6,748	6.9%
Educational, health and social services	13,805	14.1%
Arts, entertainment, recreation, and services	25,155	25.7%
Other services	8,892	9.1%
Public administration	5,803	5.9%
TOTAL (Civilian Labor Force)	97,917	100%
Armed Forces	181	100%

Source: US Census, 2015-2019 ACS

Table 8: Jobs by Occupation (2019)

	Number of Jobs	Percent	Median Earnings*
Management, business, science, and arts occupations	45,057	46.0%	\$66,367
Service occupations	15,167	15.5%	\$20,486
Sales and office occupations	23,141	23.6%	\$35,726
Natural resources, construction, and maintenance	5,703	5.8%	\$41,896
Production, transportation, and material moving	8,849	9.0%	\$27,214

*Median earnings in previous 12 months prior to survey

Source: US Census, 2015-2019 ACS

3C. Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 9 below identifies the ages of householders in Los Angeles County in 2019 based on ACS data from 2015-2019. In the City of Glendale, homeowner households are generally headed by younger residents, with 52.4% of households headed by a resident under 60 years of age. Households who rent their homes are generally younger as well; only about 28.7% of renter households are headed by a person over the age of 60.

Table 9: Household by Tenure (2019)

	Glendale		Los Angeles County	
	Number	%	Number	%
Total:	74,197	--	3,316,795	--
Owner Occupied:	24,018	32.4%	1,519,516	45.8%
15 to 24 years	0	0.0%	6,614	0.4%
25 to 34 years	902	3.8%	97,029	6.4%
35 to 44 years	4,197	17.5%	234,281	15.4%
45 to 54 years	4,997	20.8%	338,212	22.3%
55 to 59 years	2,477	10.3%	188,854	12.4%
60 to 64 years	2,615	10.9%	178,657	11.8%
65 to 74 years	5,026	20.9%	267,673	17.6%
75 to 84 years	3,245	13.5%	142,275	9.4%
85 years and over	559	2.3%	65,921	4.3%
Renter Occupied:	50,179	67.6%	1,797,279	54.2%
15 to 24 years	2,014	4.0%	78,541	4.4%
25 to 34 years	9,472	18.9%	431,854	24.0%
35 to 44 years	11,096	22.1%	412,986	23.0%
45 to 54 years	8,626	17.2%	356,065	19.8%
55 to 59 years	4,635	9.2%	139,565	7.8%
60 to 64 years	3,693	7.4%	117,733	6.6%
65 to 74 years	5,495	11.0%	148,435	8.3%
75 to 84 years	4,065	8.1%	75,593	4.2%
85 years and over	1,083	2.2%	36,507	2.0%

Source: US Census ACS 2015-2019

3D. Income

HOUSEHOLD INCOME

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

From 2010 to 2019, after adjusting for inflation, the median household income increased by approximately 21% and the per capita income increased by 23.5%. Table 10 identifies the per capita and median household income.

Table 10: Median Household and Per Capita Income

	2010	2019
Median Household Income	\$ 54,677	\$66,130
Per Capita Income	\$ 29,823	\$ 36,857

Source: US Census, 2015-2019 ACS

In 2019, the majority (60.2%) of Glendale’s households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was higher among renter households (38.8%) than owner households (12.8%). Table 11 identifies household income by tenure. As shown in Table 11, the average income of owner households is just over \$66,000 more than renter households.

Table 11: Household Income for All Households and by Tenure (2019)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	1,992	2.7%	557	2.3%	1,435	2.9%
\$5,000 to \$9,999	1,980	2.7%	241	1.0%	1,739	3.5%
\$10,000 to \$14,999	5,372	7.2%	433	1.8%	4,939	9.9%
\$15,000 to \$19,999	3,992	5.3%	553	2.2%	3,439	6.9%
\$20,000 to \$24,999	3,639	4.9%	461	1.9%	3,178	6.3%
\$25,000 to \$34,999	5,587	7.5%	911	3.7%	4,676	9.3%
\$35,000 to \$49,999	7,201	9.6%	1,639	6.7%	5,562	11.1%
\$50,000 to \$74,999	11,362	15.2%	3,218	13.1%	8,144	16.3%
\$75,000 to \$99,999	8,411	11.3%	2,585	10.5%	5,826	11.6%
\$100,000 to \$149,999	11,576	15.5%	5,042	20.5%	6,534	13.0%
\$150,000 or more	13,586	18.2%	8,982	36.5%	4,604	9.2%
Median Household Income	\$66,130		\$116,242		\$50,148	

Source: US Census, 2015-2019 ACS

HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2013-2017 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 3-10. The number of households in extremely low, very low, low, and moderate/above moderate-income groups is shown in Table 12. A slight majority of households (52%) are below the median income. The HUD Comprehensive Housing Affordability Strategy (CHAS) data indicates the extremely low-income group represents 23.1% of households and a higher proportion are renters (14,530) than owners (2,305). The very low-income group represents 12.6% of households and the low income group represents 16.3% of households. The small amount of extremely low and very low income households in the City is likely due to the limited housing opportunities for the lower income groups in the City, including a lack of housing with restricted affordable rents. The City’s RHNA (see Table 54) identifies the City’s share of regional housing needs of the extremely low, very low, and low-income households, as well as for moderate and above moderate-income households. As shown in Table 12, there is a larger proportion of renters in the extremely low, very low, and low-income groups, while there is a larger rate of moderate and above moderate-income groups in owner households.

Table 12: Households by Income Group (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	16,835	23.1%	2,305	9.4%	14,530	30.2%
Very Low	9,155	12.6%	1,590	6.5%	7,565	15.7%
Low	11,890	16.3%	3,245	13.2%	8,645	18.0%
Moderate and Above Moderate	34,860	47.9%	17,460	71.0%	17,400	36.1%
TOTAL	72,740	100%	24,600	100%	48,140	100%

Source: HUD CHAS, 2013-2017

Available: <https://www.huduser.gov/portal/datasets/cp.html>

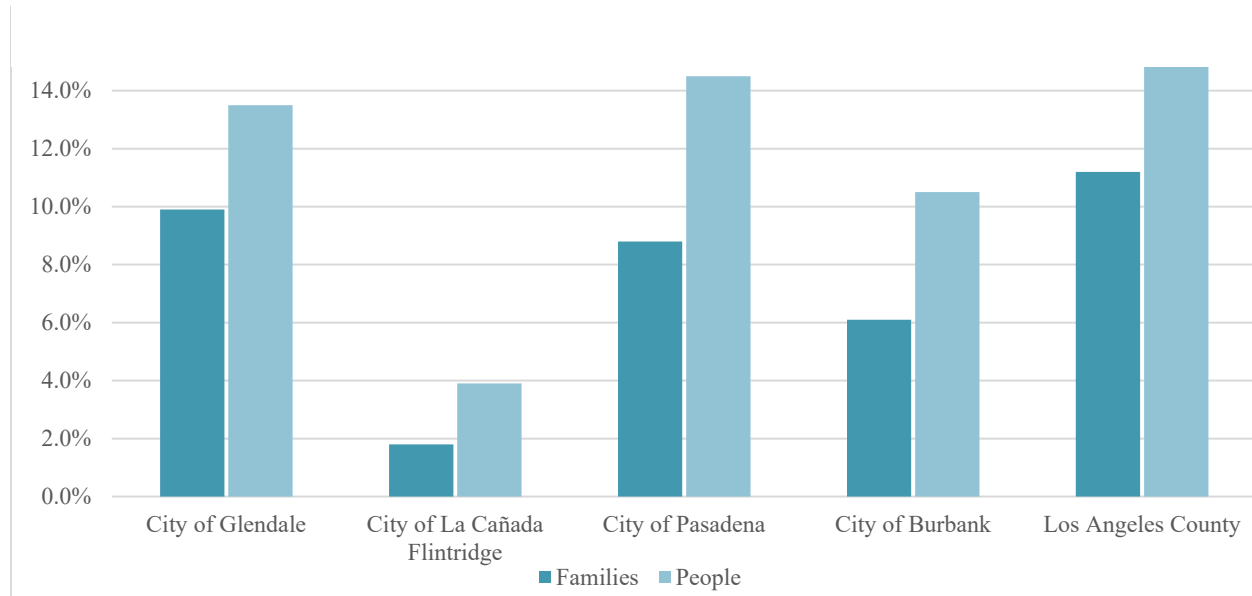
POVERTY LEVELS

The 2015-2019 ACS data indicates that 4,985 (9.9%) of all Glendale families and 26,820 individuals (13.5%), had incomes at or below the poverty level. Approximately 11.2% of all Los Angeles County families were classified at or below the poverty level in 2019.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in neighboring cities within Los Angeles County are shown in Figure 1, which compares the numbers of families and individuals living in poverty in the County to those living in the nearby cities. Approximately 13.5% of the population and 9.9% of families in Glendale live below the poverty line. While there is a lower percentage of both individuals and families living in poverty in Glendale when compared to the County, Glendale has a higher percentage of families living in poverty than neighboring jurisdictions, as outlined in Figure 1. The City of Pasadena has a higher percentage of individuals living in poverty (14.5%) than Glendale (13.5%).

Figure 1: Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census Bureau, ACS 2015 - 2019 (S17001 and S17012)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Los Angeles County, the area median household income in 2019 was \$68,044. For ELI households in Los Angeles County (including those in the City of Glendale), this results in an income of \$33,800 or less for a four-person household or \$23,700 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 217,565 units, the County has a projected need of 108,783 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 4: Replacement of Affordable Units
- Program 5: Facilitate Affordable and Special Needs Housing Construction
- Program 6: Inclusionary Housing
- Program 14: Housing Choice Vouchers
- Program 16: Conservation of Existing and Future Affordable Units

3E. Housing Characteristics

HOUSING TYPE

Table 13 identifies the types of housing units in Glendale in 2020 as reported in the Department of Finance, E-5 Report. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in Glendale is multifamily 5+ unit housing, which accounted for 52.6% of units in 2020, with duplex through fourplex units accounting for 8.6%. Single family detached homes represent about a third of the housing stock, with 34.4% of housing units. Single family attached homes represent 4.4% of housing units and mobile homes represent less than 0.1% of the housing stock.

Table 13: Housing Stock by Type and Vacancy (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5 + Units			
Units	81,019	27,855	3,562	6,963	42,589	50	76,737	4,282
Percent	100%	34.4%	4.4%	8.6%	52.6%	<0.1%	94.7%	5.3%

Source: State of California Department of Finance (DOF), 2020.

VACANCY RATE

Table 13 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Glendale has shown a relatively steady vacancy rate over the last decade, at 5.3% in 2020 compared to 5.2% in 2010.

The 2019 ACS data indicates that there were 4,264 vacant units in 2019 (5.2% of total units). As shown in Table 14, of the total vacant units in 2019, 1,279 were for rent (30%), 114 were for sale (12.6%), 328 were rented or sold but not yet occupied (7.7%), 1,879 were classified as “other vacant” (44.1%), and 538 were for seasonal, recreational, or occasional worker use (12.6%). According to DOF data, the overall vacancy rate in Glendale in 2020 was 5.3%.

Table 14: Vacancy by Type

Vacancy Type	Number	Percent
For rent	1,279	30.0%
Rented or sold, not occupied	328	7.7%
For sale only	114	2.7%
For seasonal, recreational, or occasional use	538	12.6%
For migrant workers	0	0.0%
Other vacant	1,879	44.1%
TOTAL	4,264	100%

Source: US Census, 2015-2019 ACS

HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Glendale’s housing stock. In most cases, the age of a community’s housing stock is a good indicator of the condition of the housing stock. The 2015-2019 ACS data indicates that only about a third of the housing in the City is less than 50 years old; 36.6% of units were built in 1970 or later. The majority (63.4%) of housing units were built prior to 1970, with 30.6% built prior to 1950. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 15 indicates that 47 owner occupied units (0.2%) and 150 (0.3%) rental occupied units lacked complete plumbing facilities in 2019.

Table 15: Housing Stock Conditions (2019)

Year Structure Built	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Built 2014 or later	50	1.5%	1,053	0.2%	1,103	2.1%
Built 2010 to 2013	93	1.2%	839	0.4%	932	1.7%
Built 2000 to 2009	486	2.7%	1,496	2.0%	1,982	3.0%
Built 1990 to 1999	1,143	4.6%	2,275	4.6%	3,418	4.5%
Built 1980 to 1989	2,663	12.9%	6,936	10.8%	9,599	13.9%
Built 1970 to 1979	2,915	13.8%	7,400	11.8%	10,315	14.8%
Built 1960 to 1969	2,837	17.7%	10,378	11.5%	13,215	20.7%
Built 1950 to 1959	4,307	15.1%	6,969	17.5%	11,276	13.9%
Built 1940 to 1949	3,130	9.3%	3,853	12.7%	6,983	7.7%
Built 1939 or earlier	6,998	21.3%	8,877	28.4%	15,875	17.7%
TOTAL	24,622	100%	50,076	100%	74,698	100%
Plumbing Facilities						
Units With Complete Plumbing Facilities	24,575	99.8%	49,926	99.7%	74,501	99.7%
Units Lacking Complete Plumbing Facilities	47	0.2%	150	0.3%	197	0.3%

Source: US Census, 2015-2019 ACS

As noted, the City’s housing stock is aging with 74.8% of dwelling units in Glendale having been constructed prior to 1980, and as such, structural deterioration and maintenance problems may be prevalent. A citywide housing conditions survey was last performed in 2019 and indicated at the time that approximately 2% of housing units were in need of maintenance and rehabilitation while 0% of housing units were in need of replacement. The City’s Building and Safety Division has estimated that 2% of housing units are currently in need of substantial rehabilitation or replacement.

To supplement the Census information regarding housing conditions, the City of Glendale included specific questions pertaining to the quality of the City’s housing stock in its Housing Element Update community survey, which was available in Spanish, English, Armenian, Korean, and Filipino, and posted from April 5, 2021 to May 2, 2021 (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority of residents (42.5%) responded that their home was in excellent condition, while almost a third (31.3%) of residents indicated that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco. Another 23.8% of resident respondents indicated that their home was in need of one or more major systems upgrades (such as new roof, windows, electrical, plumbing, HVAC system, etc.).

Residents were also asked to report the type of home improvements they have considered making to their homes. The most popular answers that applied were improvements for kitchen or bathroom remodels, painting, solar, and roofing.

OVERCROWDING

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 16 summarizes overcrowding data for Glendale. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 4,045 housing units (5.5% of the total occupied units) were overcrowded, which represents 3.1% of owner units and 6.6% of renter units.

Table 16: Overcrowding by Tenure (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	23,283	96.9%	46,869	93.4%	70,152	94.6%
1.01 to 1.50	551	2.3%	1,626	3.2%	2,177	2.9%
1.51 or more	184	0.8%	1,684	3.4%	1,868	2.5%
<i>TOTAL</i>	24,018	100%	50,179	100%	74,197	100%
Overcrowded	735	3.1%	3,310	6.6%	4,045	5.5%

Source: US Census, 2015-2017 ACS

As shown in Table 17, the average household size in Glendale was 2.72 persons. The average household size is higher for owners (2.90 persons). Renter households have an average size of 2.54 persons, with the majority of owner and renter households having one to 3 persons (51.1% for owners, 60.7% for renters). Approximately 48.9% of owner households and 21.4% of renter households are three persons or more in size. Table 18 identifies bedrooms by tenure. While renter households are generally smaller than owner households, the proportion of larger (4 or more bedroom homes) is higher for owner households.

Table 17: Household Size by Tenure (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	4,820	19.6%	15,233	30.4%	20,053	27.0%
2-person	7,768	31.5%	15,195	30.3%	22,963	30.9%
3-person	4,987	20.3%	9,008	18.0%	13,995	18.9%
4-or-more-person	4,710	19.1%	7,797	15.6%	12,507	16.9%
5-person	1,474	6.0%	2,082	4.2%	3,556	4.8%
6-person	551	2.2%	582	1.2%	1,133	1.5%
7-or-more-person	312	1.3%	179	0.4%	491	0.7%
<i>TOTAL</i>	24,622	100% (33.2% of total)	50,076	100% (67.5% of total)	74,197	100%
Median Household Size	2.90		2.54		2.72	

Source: US Census, 2015-2019 ACS

Table 18: Number of Bedrooms by Tenure

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	205	0.9%	4,264	8.5%	4,469	6.0%
1-bedroom	1,039	4.3%	19,729	39.3%	20,768	28.0%
2-bedroom	7,130	29.7%	21,371	42.6%	28,501	38.4%
3-bedroom	10,497	43.7%	4,388	8.7%	14,885	20.1%
4-bedroom	4,318	18.0%	390	0.8%	4,708	6.3%
5 or more bedroom	829	3.5%	37	0.1%	866	1.2%
TOTAL	24,018	100%	50,179	100%	74,197	100%

Source: US Census, 2015-2019 ACS

3F. Housing Costs

FOR SALE HOUSING

Table 19: Homes for Sale (March 2021)

Price	Homes	Percent
\$500,000 and more	109	94.0%
\$400,000 - \$499,999	3	2.6%
\$300,000 - \$399,999	4	3.4%
\$200,000 - \$299,999	0	0.0%
\$100,000 - \$199,999	0	0.0%
\$0 - \$99,999	0	0.0%

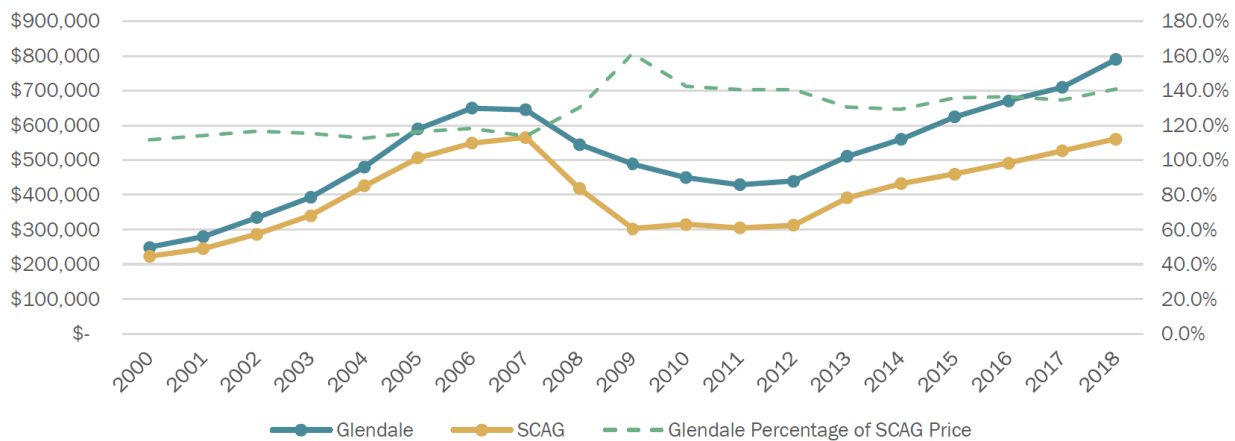
Source: zillow.com, 2021

Home sales in Glendale have fluctuated significantly over the past decade. As shown in Figure 2, median housing prices in Glendale have risen over the past seven years, increasing from approximately \$516,000 in April 2011 to a high of \$981,000 in February 2021.

In March 2021, there were 116 homes listed for sale on Zillow.com with prices ranging from \$334,950 to \$6,250,000 in price. Of these homes, there were 47 detached single-family homes, with sales prices

beginning at \$359,000. As shown in Table 19, the majority of homes for sale are in the \$500,000+ price ranges, with 3.4% of homes in the \$300,000 to \$399,999 range and 2.6% in the \$400,00 to \$499,999 range. Zillow identifies the February 2021 home index value as \$970,000, which is approximately 29.7% higher than Los Angeles County (Zillow reported a median home value index of \$719,000 for Los Angeles County in February 2021).

Figure 2: Median Home Sales Price



Source: SCAG 6th Cycle Data Package

RENTAL HOUSING

Table 20 summarizes rents paid in Glendale by rental range. There were 1,344 units (2.8%) renting for less than \$500 dollars, however, the majority (65.4%) of units rented for \$1,500 or more. Only 6.8% of rentals were in the \$500 to \$999 range, with another 25% in the \$1,000 to \$1,499 range, and 34.7% in the \$1,500 to \$1,999 range.

According to the 2015-2019 ACS data, the median rent in Glendale is \$1,723 per month. Table 21 summarizes rental rates Citywide by bedrooms in 2019, based on ACS data.

Table 20: Rental Costs (2019)

Rent Range	Number	Percent
Less than \$500	1,344	2.8%
\$500 to \$999	3,328	6.8%
\$1,000 to \$1,499	12,163	25.0%
\$1,500 to \$1,999	16,890	34.7%
\$2,000 to \$2,499	9,310	19.1%
\$2,500 to \$2,999	3,073	6.3%
\$3,000 or more	2,601	5.3%
Median (dollars)	\$1,723	

Source: 2015-2019 ACS

Table 21: Median Rent by bedrooms

Bedroom Type	Median Rent (2019)
Studio	\$1,301
1 bed	\$1,518
2 bed	\$1,897
3 bed	\$2,346
4 bed	\$3,500+
5 bed or more	-

Source: 2015-2019 ACS

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 22 shows the maximum annual income level for each income group adjusted for household size for Los Angeles County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

Table 22: State Income Limits –Los Angeles County (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150	\$107,600	\$115,000	\$122,450
Above Moderate	\$64,900+	\$74,200+	\$83,500+	\$92,750+	\$100,150+	\$107,600+	\$115,000+	\$122,450+

Source: Housing and Community Development Department, 2020

HOUSING AFFORDABILITY

Table 23 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 22). The annual income limits established by HCD are like those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment, and 15% monthly affordable cost for taxes and insurance.

Comparing the maximum affordable housing costs in Table 23 to the rental rates in Table 20, rental rates in Glendale are generally affordable to moderate income households of two or more persons and to above moderate income households. While there may be some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2015-2019 ACS (Table 21) are in the affordability range of large low income households and moderate and above moderate income households.

According to RentCafe.com, the average rent in Glendale in March 2021 was \$2,444 per month across unit sizes. According to Zillow, the median home price for a single-family home in March 2021 was \$981,285. Local housing trends indicate that rents and home prices will continue to rise in Glendale during the planning period.

Table 23: Housing Affordability by Income Group

Income Group	1-Person		2-Person		4-Person		6-Person	
	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent
Extremely Low	\$53,405	\$348	\$60,395	\$398	\$96,392	\$655	\$127,707	\$879
Very Low	\$90,558	\$579	\$60,395	\$663	\$125,333	\$828	\$143,856	\$960
Low	\$144,708	\$926	\$102,266	\$1,059	\$200,566	\$1,324	\$230,251	\$1,535
Moderate	\$220,531	\$1,389	\$163,328	\$1,588	\$304,572	\$1,984	\$349,418	\$2,301
Above Moderate	\$220,531+	\$1,389+	\$163,328+	\$1,588+	\$304,572+	\$1,984+	\$349,418+	\$2,301+

*Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment; property tax, utilities, and insurance as 15% of monthly housing cost. Utilities based on Los Angeles County Utility Allowance; utilities allowance and taxes and insurance are included in Affordable Monthly Housing Costs.

Sources: California Department of Housing and Community Development, 2020 Income Limits; De Novo Planning Group, 2021

OVERPAYMENT

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to some areas in Los Angeles County, housing in Glendale is still relatively affordable, especially with multifamily units. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

As shown in Table 24, more than half (57%) of renters in Glendale and more than a third (37%) of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 75% in the extremely low income group and 48% in the very low income group severely overpaying for housing (over 50% of their monthly income), compared to 81% of extremely low income owners and 55% of very low income owners severely overpaying. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households as half (50%) of all Glendale households overpay for housing.

Table 24: Households by Income Level and Overpayment (2017)

Household Overpayment	Owners	Renters	Total	% of Income Category
Extremely Low Income Households	2,305	14,530	16,835	100%
With Cost Burden >30%	1,915 / 83%	12,890 / 89%	14,805	88%
With Cost Burden >50%	1,730 / 75%	11,795 / 81%	13,525	80%
Very Low Income Households	1,590	7,565	9,155	100%
With Cost Burden >30%	1,065 / 67%	7,150 / 95%	8,220	90%
With Cost Burden >50%	765 / 48%	4,195 / 55%	4,965	54%
Low Income Households	3,245	8,645	11,890	100%
With Cost Burden >30%	2,085 / 64%	5,600 / 65%	7,685	65%
With Cost Burden >50%	1,230 / 38%	885 / 10%	2,115	18%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	5,065 / 71%	25,640 / 83%	30,705	81% of lower income households
Moderate and Above Moderate Income Households	17,460	17,400	34,860	100%
With Cost Burden >30%	4,050 / 23%	1,935 / 11%	5,985	17%
With Cost Burden >50%	890 / 5%	70 / 0%	960	3%
Total Households	24,600	48,140	72,740	100%
With Cost Burden >30%	9,115 / 37%	27,575 / 57%	36,690	50%
With Cost Burden >50%	4,615 / 19%	16,945 / 35%	21,560	30%

Note: Data is rounded to the nearest 5.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

AFFORDABLE HOUSING INVENTORY

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Glendale include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 25 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, Glendale had 1,096 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

Table 25: Deed Restricted Affordable Housing Units

Project Name	Address	Type	No. of Restricted Units	No. of Total Units	Expiration
412-422 Harvard	412 E Harvard St		52	52	2025
700 Orange Grove	700 Orange Grove Ave		24	24	2023
Ascencia	1911 Gardena Ave		9	9	2025
Casa de la Paloma	133 S Kenwood St	Elderly or Disabled	167	167	2033
Cypress Senior Living	311 E Cypress St	Elderly or Disabled	18	18	2031
The Gardens	333 Monterey Rd	Section 8 Elderly or Disabled	74	75	2034
Gardens on Garfield	303 E Garfield Ave	LIHTC Family	29	30	2064
Gardens on Garfield Affordable Apartments	307 E Garfield Ave		29	30	2030
Glendale Accessible Apartments	6206 San Fernando Rd	Disabled	24	24	2030
Glendale City Lights	3673 San Fernando Rd	Family	68	68	2030
Heritage Park at Glendale	420 E Harvard St	LIHTC Elderly or Disabled	51	52	2058
Ivy Glen Apartments	113 N Cedar St	Section 8 Elderly or Disabled	24	25	2035
Maple Park Apartments	711 E Maple St	Elderly or Disabled	25	25	2033
Monte Vista Apartments	714 E Elk Ave	LIHTC Elderly or Disabled	9	9	2023
Metro Loma	328 Mira Loma Ave	Family	44	44	2029
Metropolitan City Heights	1760 Gardena Ave	Family	65	65	2028
Orange Grove Apartments	626 Orange Grove Ave	LIHTC	23	24	2029
The Otter Gruber House	143 S Isabel St	Elderly or Disabled	40	40	2023
Palmer House	555 E Palmer Ave	LIHTC	21	21	2021
Palmer Park Manor	617 E Palmer Ave	Family	12	12	2022
Park Paseo	123 S Isabel St	Section 8 Elderly or Disabled	96	98	2037

Salvation Army 615 Chester Project	615 Chester St		4	4	2030
Silvercrest Glendale	313 W Garfield Ave	Section 8 Elderly or Disabled	74	75	2021
Vassar City Lights	3685 San Fernando Rd	Family	70	70	2030
Veteran Village of Glendale	327 Salem St	Family	44	44	2036

Source: National Housing Preservation Database, 2021

3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Glendale is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

This Housing Element addresses SCAG’s Regional Housing Needs Allocation (RHNA) schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 13,425 new units, which includes 1,719 extremely low-income units, 1,720 very low, 2,163 low, 2,249 moderate, and 5,574 above moderate-income units. Pursuant to Government Code Section 65583(a)(1), 50% of Glendale’s very low-income regional housing needs assigned by HCD are extremely low-income households, and hence the 1,719 ELI units. Table 26 summarizes Glendale’s fair share, progress to date, and remaining units.

Table 26: Regional Housing Needs Allocation – 6th Cycle

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
2021-2029 RHNA	3,439	2,163	2,249	5,574	13,425
Completed/Under Construction/Permits Issued	77	21	778	1176	2,052
Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units	70	70	559	0	699
Units Approved/ Entitled	242	344	226	532	1,344
Subtotal	389	435	1,563	1,708	4,095
Remaining Allocation	3,050	1,728	686	3,866	9,330

Source: City of Glendale, 2021

3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section 5C of this Housing Element for a discussion of agencies and programs that serve special needs populations in Glendale.

Where data is available, estimates of the population or number of households in Glendale falling into each group is presented. The special housing needs are a subset of the overall housing needs.

SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior population growth in Glendale from 2010 to 2019 is shown in Table 3-25. The large increase in elderly persons is likely due to the residential growth experienced in Glendale as well as aging in place of Glendale’s residents. While seniors represent approximately 17.5% of the City’s population, senior households represent approximately 25.9% of total households, which is primarily due to the smaller senior household size.

Table 27: Senior Population and Households

Population	2010	2019
Number	28,011	35,143
Percent Change	-	25.5%
Annual Percent Change	-	2.8%

Source: US Census, 2015-2019 ACS

Table 27 summarizes senior households by age and tenure. Most senior households are owners, 7,643 or 39.6%. Approximately 60.4% of senior households, 11,668, are renters. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

The 2015-2019 ACS survey indicates that 6,213 seniors in Glendale are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$32,688, significantly less than the median household income of \$66,130.

Table 28: Householder Age by Tenure (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	4,320	56.5%	5,764	49.4%
75-84 years	2,384	31.2%	4,087	35.0%
85 plus years	939	12.3%	1,817	15.6%
TOTAL	7,643	39.6% (of total)	11,668	15.6% (of total)

Source: US Census, 2015-2019 ACS

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

The Glendale zoning code defines senior housing as “a development consisting of dwelling units, in which each unit is restricted for occupancy by at least one (1) person in each household who is sixty-two (62) years of age or older, or fifty-five (55) years or older if the development consists of thirty-five (35) units or more.” The City permits senior housing by right in the R-3050 (Moderate Density Residential) Zone, R-2250 (Medium Density Residential) Zone, R-1650 (Medium-High Density Residential) Zone, and R-1250 (High Density Residential Zone), as well as the C1, C2, C3, CR, and CH zones, subject to the provisions of the R-1250 zone and provided that the ground floor level is occupied with permitted commercial uses. Senior housing is permitted with a conditional use permit at the ground floor level of the same commercial zones, subject to the provision of the R-1250 zone. Further, senior housing is permitted by right in the MS zone, SFMU zone, by conditional use permit in the IMU-R zone, and in nine of the 10 Districts in the Downtown Specific Plan (DSP).

The California Department of Social Services Community Care Licensing Division reports that as of June 2021, 27 licensed residential care facilities serve seniors in Glendale. These facilities are spread throughout the City.

DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons’ mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health

costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. Special housing needs for disabled persons include:

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 27,451 persons with one or more disabilities in Glendale. Of the disabled population, 39% are aged 5 to 64 and 61% are aged 65 and over. No disabilities were reported in the population aged five and under. Table 29 identifies disabilities by type.

Table 29: Disabilities by Disability Type

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	1,480	13.8%	4,359	26.0%	5,839	20.20%
Vision Difficulty	1,469	13.7%	1,975	11.8%	3,444	18.50%
Cognitive Difficulty	4,396	41.0%	6,103	36.5%	10,499	34.90%
Ambulatory Difficulty	5,726	53.4%	12,405	74.1%	18,131	47.50%
Self-Care Difficulty	4,163	38.9%	10,448	62.4%	14,611	19.70%
Independent Living Difficulty	5,412	50.5%	13,204	78.9%	18,616	39.60%
Total Persons with One or More Disabilities	10,714	100% / 39.0% of disabled	16,737	100% / 61.0% of disabled	27,451	100%

¹A person may have more than one disability, so the total disabilities may exceed the total persons with a disability

Source: US Census ACS, 2015-2019

As shown in Table 30, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 22,684 persons (84.6%) had some form of disability preventing them from entering the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. As a result, many in this group may be in need of housing assistance.

Table 30: Disabled Persons by Age and Employment Status

	Ages 16 to 64	Percent
Employed with Disability	3,512	13.1%
Unemployed with Disability	617	2.3%
Not in Labor Force	22,684	84.6%
Total	26,813	100%

Source: US Census ACS, 2015-2019

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person’s or household’s income. The 2015-2019 ACS data indicates that 11,714 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 41% of households receiving food stamps or similar assistance have a disabled member. Of the 20,086 households with a disabled member, 2,540 households receive food stamps or similar assistance. The 2015-2019 ACS data indicates that the median earnings for males 16 years and over with a disability were \$31,673 compared with \$46,253 for males with no disability. Median earnings for females 16 years and over with a disability were \$21,334, compared to \$38,497 for females with no disability.

The persons in the “with a disability” category in Table 29 and Table 30 include persons with developmental disabilities. “Developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with intellectual disabilities, but does not include disabilities that are solely physical in nature.

While the U.S. Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Glendale; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Glendale. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 3,003 persons in the City of Glendale with developmental disabilities based on the 2019 population. The City of Glendale is primarily served by the Frank D. Lanterman Regional Center, which provides services for persons with developmental disabilities in zip codes 91201-91206. As of January 2019, the Frank D. Lanterman Regional Center served 10,680 persons.

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

In Glendale, there are nine licensed residential facilities serving adults with special needs, including physical, mental, and developmental disabilities.

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 2.7% of the total population of Glendale has an ambulatory difficulty, 1.2% have vision difficulty, 0.9% have a hearing difficulty, and 2.6% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2015-2019 ACS data indicates that 20,086 households (26.9%) in Glendale had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty (approximately 16.6% of the population), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 27% of the RHNA, 3,625 units, may be needed to have universal design measures or be accessible to persons with a disability.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

Table 31 compares the median income for households with five or more persons to the Citywide median income. The median income is higher for five, six and seven or more person households (\$103,589, \$106,000, and \$82,900, respectively) than the Citywide median of \$77,506.

Table 31: Median Income By Household Size

Size	Median Income
Five Person Households	\$103,589
Six Person Households	\$106,000
Seven or More Person Households	\$82,900
<i>Median Household Income (All Households)</i>	<i>\$77,506</i>

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Glendale, there appears to be an adequate amount of housing available to provide units with enough bedrooms for large families consisting of five person households that own their home and that rent, as well as for large families with six person or larger households that own their home; however, there is a shortage for large families with six person or larger households who rent. Table 32 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Glendale to accommodate most large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 16, 3.1% of owner-occupied homes and 6.6% of renter-occupied homes are overcrowded.

Table 32: Household Size versus Bedroom Size by Tenure (2017)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		Households	Shortfall/Excess		Households	Shortfall/Excess
Owner	10,497	1,474	9,023	5,147	863	4,284
Renter	4,388	2,082	2,306	427	761	-334

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 7% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Glendale are either two-spouse couples or single person households, about a quarter (27.2%) of family households are headed by a single male or single female. There are 4,250 male heads of household with no wife present and 825 of these households have children under 18. There is a larger number of female householders with no husband present, 9,473 households or 18.8% of households, and 967 of these female-headed households have children under 18. Table 33 identifies single parent households by gender of the householder and presence of children.

Table 33: Families and Female Householder with Children Under 18 (2019)

Category	Number	Percent
Total Families	50,349	--
Male householder, no wife present:	4250	8.4%
With children under 18	825	1.6%
Female householder, no husband present:	9,473	18.8%
With children under 18	967	1.9%

Source: ACS, 2015-2019

As Glendale’s population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

FARMWORKERS

Farm workers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

According to the 2015-2019 ACS Census, there are approximately 191 people employed in the "Agriculture, forestry, fishing and hunting, and mining." This represents 0.2% of the City's workforce. The City of Glendale has no land zoned for agricultural uses. Furthermore, Glendale is unaware of any agricultural uses in Burbank, La Canada-Flintridge, or in portions of unincorporated Los Angeles County or the City of Los Angeles immediately surrounding Glendale in which farming, fishing or forestry industry is practiced which could necessitate the need for farm worker housing in Glendale. Therefore, the City has not identified a need for farmworker housing and such use is not identified in the Zoning Code.

HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, State law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

Homeless Estimates

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the City of Glendale Continuum of Care (CoC), estimates have been developed. The CoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Glendale. The CoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness in Glendale, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for Glendale, the CoC accomplishes a host of activities and programs vital to the City, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless. The Glendale 2020 Point-in-Time Count was conducted in January 22, 2020 and was planned, coordinated, and carried out by the City of Glendale CoC along with the Glendale Community Services and Parks department, non-profit service providers, and volunteers.

Table 34: Homelessness in Glendale - 2019-2020

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	94	75	169
Homeless Point-in-Time Survey 2019	96	147	243
Change: 2019 to 2020	-2/-2.0%	-72/-49.0%	-74/-30.0%

Source: City of Glendale Continuum of Care Survey, 2020

In 2020, the Greater Los Angeles Point in Time Homeless Count, conducted by the Los Angeles Continuum of Care (which excludes the cities of Glendale, Pasadena and Long Beach) identified 17,616 sheltered and 46,090 unsheltered homeless persons Countywide (excluding Glendale, Pasadena, and Long Beach).

Countywide, there has been an increase in the homeless population since the 2016 homeless surveys (see Table 35), primarily due to more accurate counting measures. During this time frame, the number of homeless in shelters has increased by approximately 99.1% (8,769 homeless), while the unsheltered homeless increased by 49.9% (15,337 homeless).

Table 35: Homelessness in Los Angeles County* - 2016-2020

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	17,616	46,090	63,706
Homeless Point-in-Time Survey 2018	8,965	36,084	45,049
Homeless Point-in-Time Survey 2016	8,847	30,753	39,600
Change: 2016 to 2020	+8769/+99.1%	+15,337/+49.9%	+24,106/+60.9%

*Data excludes the cities of Glendale, Pasadena, and Long Beach.

Source: Greater Los Angeles Continuum of Care Survey, 2020

Data is available regarding certain characteristics of Glendale's homeless population. As shown in Table 36, subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, veterans, and victims of domestic violence. The largest subpopulations in Glendale are chronically homeless (38 homeless persons), severely mentally ill (33 homeless persons), victims of domestic violence (19 homeless persons), chronic substance abusers (17 homeless persons), and veterans (8 homeless persons).

Table 36: Homeless Population Characteristics in Glendale (2020)

Characteristics	Sheltered	Unsheltered	Total
Chronically Homeless	14	24	38
Veterans	0	8	8
Chronic Substance Abuse	3	14	17
Mentally Ill	22	11	33
Victims of Domestic Violence	13	6	19

Source: City of Glendale Continuum of Care Survey, 2020.

Emergency Shelters

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 37 provides a list of emergency and transitional shelters and available services for the homeless population in and around Glendale.

Table 37: Facilities and Services for the Homeless

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
YWCA of Glendale	Emergency shelter	Women and families fleeing from domestic violence	16
The Salvation Army, Chester Street	Transitional housing	Families with children	8
Door of Hope	Transitional housing	Survivors of domestic violence, single parent households, families	N/A
Family Promise of Verdugo's	Emergency shelter, transitional housing, Rapid Re-housing	Families	14
Armenian Relief Society	Rapid Re-housing	All	N/A
Glendale Youth Alliance	Employment services, Rapid Re-housing	Youth	N/A
Ascencia	Emergency shelter	All	45
New Directions for Veterans (Veterans Village)	Permanent supportive housing	Veterans	N/A

Assessment of Need

Based on the available information, there is a citywide homeless population of 169 persons but only 83 beds, indicating an unmet demand for 86 homeless persons. It is noted that the 2020 point-in-time survey identified 94 sheltered homeless persons and 75 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the city's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing.

3I. Units At-Risk of Conversion

ASSISTED HOUSING AT-RISK OF CONVERSION

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next 10 years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Glendale. Table 38 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents.

Table 38: Summary of at-Risk Subsidized Housing Units

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	Risk
412-422 Harvard 412 E Harvard St	52		GLENDALE HERITAGE PARK LP	2025	High
700 Orange Grove 700 Orange Grove Ave	24		WEST HOLLYWOOD COMMUNITY HOUSING CO	2023	High
Ascencia 1911 Gardena Ave	9		ASCENCIA	2025	High
Casa de la Paloma 133 S Kenwood St	167 Elderly or Disabled	Section 8 LIHTC	CASA DE LA PALOMA LP	2033	Low
Cypress Senior Living 311 E Cypress St	18 Elderly or Disabled		CYPRESS SENIOR LIVING INVESTORS LP	2031	Low
The Gardens 333 Monterey Rd	74 Elderly or Disabled	Section 8	SOROPTIMIST GARDENS HOUSING CORPORATION	2034	Low
Gardens on Garfield 303 E Garfield Ave	29 Family	LIHTC	GARDENS ON GARFIELD LP	2064	Low
Gardens on Garfield Affordable Apartments 307 E Garfield Ave	29		THOMAS SAFRAN AND ASSOCIATES	2030	Low
Glendale Accessible Apartments 6206 San Fernando Rd	24 Disabled	Section 8	GLENDALE HOUSING CORPORATION	2030	Low
Glendale City Lights 3673 San Fernando Rd	68 Family	LIHTC	GLENDALE CITY LIGHTS	2030	Low
Heritage Park at Glendale 420 E Harvard St	51 Elderly or Disabled	LIHTC	COMMUNITY HOUSING ASSISTANCE PROGRAM (CHAPA)	2058	Low
Ivy Glen Apartments 113 N Cedar St	24 Elderly or Disabled	Section 8	IVY GLEN HOUSING CORPORATION	2035	Low
Maple Park Apartments 711 E Maple St	25 Elderly or Disabled	Section 8	MAPLE PARK APTS PRESERVATION LP	2033	Low

Monte Vista Apartments 714 E Elk Ave	9 Elderly or Disabled	LIHTC	MONTE VISTA HOUSING FOUNDATION	2023	High
Metro Loma 328 Mira Loma Ave	44 Family	LIHTC	ADVANCED DEVELOPMENT & INVESTMENT INC	2029	Medium
Metropolitan City Heights 1760 Gardena Ave	65 Family	LIHTC	ADVANCED DEVELOPMENT & INVESTMENT INC	2028	Medium
Orange Grove Apartments 626 Orange Grove Ave	23	LIHTC	WEST HOLLYWOOD COMMUNITY HOUSING CORP	2029	Medium
The Otter Gruber House 143 S Isabel St	40 Elderly or Disabled	Section 8	SENIOR AFFORDABLE HOUSING CORP NO 1	2023	High
Palmer House 555 E Palmer Ave	21	LIHTC	PALMER AVENUE RETIREMENT CORP	2021	High
Palmer Park Manor 617 E Palmer Ave	12 Family		PALMER PARK MANOR	2022	High
Park Paseo 123 S Isabel St	96 Elderly or Disabled	Section 8	SOUTHERN CALIFORNIA PRESBYTERIAN HOMES	2037	Low
Salvation Army 615 Chester Project 615 Chester St	4		SALVATION ARMY OF GLENDALE	2030	Low
Silvercrest Glendale 313 W Garfield Ave	74 Elderly or Disabled	Section 8	THE SALVATION ARMY GLENDALE RESIDENCES INC	2021	High
Vassar City Lights 3685 San Fernando Rd	70 Family	LIHTC	VASSAR CITY LIGHTS LP	2030	Low
Veteran Village of Glendale 327 Salem St	44 Family	LIHTC	VETERAN VILLAGE OF GLENDALE LP	2036	Low

PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City’s high and moderate at-risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Glendale to manage without large amounts of subsidy from federal and/or state resources.

Replacement Through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multifamily rental housing, replacement of the 373 units with a high (241 units) or moderate (132 units) risk of conversion would require approximately \$74.6M, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a

number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Glendale's current stock of units with a moderate to high risk of conversion is \$93.3M (\$250,000 per unit). This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$333,835 in rent subsidies would be required monthly (or \$4.0M annually). Assuming a 20-year affordability period, the total subsidy is about \$80.1M.

3J. Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Stanton. The major needs categories considered in this element include:

- Housing needs resulting from the overcrowding of units.
- Housing needs that result when households pay more than they can afford for housing.
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, and the homeless.

State law requires that cities quantify existing housing need in their Housing Element. Table 39 summarizes the findings.

Table 39: Summary of Needs

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	57%
% of Owner Households Overpaying	37%
% of Extremely Low-income Households (0-30% AMI) Overpaying	88%
% of Very Low-income Households (0-30% AMI) Overpaying	90%
% of Low-income Households (0-30% AMI) Overpaying	65%
Overcrowded Households:	
Overcrowded Renter Households	6.6%
Overcrowded Owner Households	3.1%
All Overcrowded Households	5.5%
Special Needs Groups:	
Elderly Persons/Households	17.5% of pop. 25.9% of households
Disabled Persons	13.7% of pop.
Developmentally Disabled Persons	1.5% of pop.
Large Households	7.0% of households
Female-Headed Households	18.8% of households
Female-Headed Households with Children	1.9% of households
Farmworkers	0.2% of labor force
Homeless	169 persons (2020)
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	373 units

Sources: US Census, 2015-2019 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Glendale in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Glendale. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within Glendale as a potential governmental constraint.

GENERAL PLAN

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Glendale. The Zoning Code (Title 30 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each zoning district. Table 41 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing. In addition to residential land uses, the City's Land Use Element establishes a Mixed Use District which allows for a more flexible mix of commercial, industrial, and residential land uses. Areas within the General Plan Land Use Map that are subject to Specific Plans are described below.

Table 40: General Plan Residential Land Use Designations

General Plan Designation	Description	Zone Symbol	Zoning Description
Very Low Density/Open Space	Variable density development located in Glendale's major mountainous areas. This designation allows a maximum density of 0.45 – 3.0 du/ac based on the steepness of the slope.	ROS	Residential Open Space (up to 3 du/ac)
Low Density Residential	For development compatible with Glendale's existing single family developed neighborhoods. This designation allows a variable density of 0.45 – 8 du/ac based on the steepness of the slope and development characteristics of existing neighborhoods.	R1R, R1	Restricted Residential (up to 3 du/ac); Low Density Residential (up to 7 du/ac)

General Plan Designation	Description	Zone Symbol	Zoning Description
Moderate Density Residential	For a mixture of single-family and moderate size townhouse developments located in the western, southeastern, and northern portions of the City. This designation allows a maximum density of 9 – 14 du/ac.	R-3050	Moderate Density Residential (up to 14 du/ac)
Medium Density Residential	For townhomes and smaller garden apartments located mainly in the southern portions of the City, with small pockets in the western and northern portions. This designation allows a maximum density of 15 – 19 du/ac.	R-2250	Medium Density Residential (up to 19 du/ac)
Medium High Density Residential	Intended for medium size garden apartments located in northern and central Glendale. This designation allows a maximum density of 20 – 26 du/ac.	R-1650	Medium High Density Residential (up to 26 du/ac)
High Density Residential	Provides for relatively large multiple dwelling complexes generally centered around the Downtown Specific Plan area. This designation allows a maximum density of 35 – 60 du/ac.	R-1250	High Density Residential (up to 34 du/ac)
Mixed Use	Intended compatible mix of commercial, industrial, and residential land uses, which can be vertically or horizontally integrated and are generally located along the City's major arterials. This designation allows density of 35 to 100 du/ac depending on the adjoining land use and zone district designation.	SFMU, IMU-R	Commercial/Residential Mixed Use ¹ ; Industrial/Commercial-Residential Mixed Use ¹

Sources: City of Glendale General Plan, 2016; City of Glendale Zoning Code, 2021

1. 35 dwelling units per acre when abutting the R1, R1R or ROS zones; 87 dwelling units per acre when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone; properties separated by an alley shall be considered as abutting

SPECIFIC PLANS

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council has adopted two specific plans. Each one contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Glendale and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the two specific plans, which may accommodate a significant portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Glendale Downtown Specific Plan

The Glendale Downtown Specific Plan (DSP) was first adopted in 2006 and amended most recently in 2019. The DSP is an urban design-oriented plan that establishes physical standards and land use regulations within the Downtown, based on an urban form that is compact and pedestrian-friendly. The plan outlines a framework for growth and redevelopment of the 220-acre planning area, which is centered along Brand Boulevard and generally bounded by Glenoaks Avenue to the north, Central and Columbus Avenues to the west, Glendale and Maryland Avenues to the east, and Elk and Colorado Streets to the south. The Specific Plan consists of eleven (11) districts, each with its own permitted land uses and design requirements. Uses

in the Town Center District are subject to the Town Center Specific Plan. Residential uses are permitted in all districts with the exception of the Civic Centers District. The applicable development and parking standards are discussed in Table 41 below.

In the Downtown Specific Plan (DSP) zone only, off-street parking requirements (discussed in Table 41 and Glendale Municipal Code Section 30.32.050) may be satisfied by paying a fee in lieu of each parking space not provided on-site, subject to the following restrictions:

- New construction and building expansion projects shall pay a one-time fee prior to the issuance of a building permit;
- Change of use for which a greater number of off-street parking spaces is required shall pay an annual fee. The first year’s fee shall be paid prior to the earlier issuance of a building permit or a zoning use certificate, and subsequent annual fees shall be paid on the yearly anniversary date of the first payment;
- New construction and building expansion projects may pay an in-lieu parking fee in order to satisfy any portion up to fifty (50) percent of required parking;
- Change of use projects may pay an in-lieu parking fee in order to satisfy any portion up to one hundred (100) percent of required parking;
- The in-lieu parking fee may be used in conjunction with other methods for satisfying the minimum parking requirements; and
- The in-lieu fees payable under this section shall be in the amount set by the council by resolution.

Glendale Town Center Specific Plan

The Glendale Town Center Specific Plan (TCSP) is a transit-oriented, mixed-use revitalization plan for Glendale’s Central Business District. The TCSP is on 16.5-acres located in Downtown and bounded by Brand Boulevard to the east, Colorado Street to the south, Central Avenue to the west, and the Glendale Galleria to the north. The TCSP serves as the guiding document to provide policy, regulatory, and design guidance within the project area. The TCSP sets forth a plan that transitions the project area from blighted parking lots and vacant office buildings into a compact transit-oriented mixed-use district that allows for development of new commercial/retail mixed-use and housing projects.

The TCSP allows for a mixture of multi-family residential uses, which are permitted by right, and live-work units, which are permitted subject to an Administrative Use Permit (AUP). Table 41 outlines the site development standards established for residential units within the Specific Plan area.

Table 41: Residential Development Standards – Specific Plans

Development Standard (Residential)		DSP	TCSP
Density (acre)		90 - 250 du/ac	100 du/ac (338 units max. over planning area)
Minimum Unit Size	Affordable/Senior	540 sf	--
	Efficiency/One-bedroom units	600 sf	600 sf
	Two-bedroom	800 sf	800 sf
	Three-bedroom	1,000 sf + 90 cubic ft of private storage space/unit	1,000 sf
Setbacks	Total Setback Width	15' (residential)	N/A
		16' (mixed-use residential)	

Development Standard (Residential)		DSP	TCSP
	Parkway	4' (residential) 5' (mixed-use residential)	N/A
	Sidewalk	6' (residential) 8' (mixed-use residential)	N/A
	Building Adjacent Zone (Average)	5' (residential) 3' (mixed-use residential)	N/A
Maximum Building Height		35'-245' 50'-380' w/ public benefit	75' or 7 stories, whichever is less
Private Open Space		140 sf per du ¹	140 sf per du
Parking		One-bedroom units – 1 space Two-or-more-bedroom units – 2 spaces + 1 guest parking space per every 10 units	2 spaces per du + 0.25 guest per du

Source: Glendale Town Center Specific Plan, 2017

1. Open Space: New residential development shall meet the requirements of 5.3 (1) and (2) and shall also provide additional outdoor space equal to a minimum of 140 square feet per residential and/or live-work unit.

On-site parking requirements for each separate land use (e.g., residential and retail development as part of a mixed-use project) are applicable and shall be added together to determine the total parking requirements for the project. All residential parking must be fully enclosed in a subterranean and/or above-grade parking structure, with provisions allowing for shared parking between residential and commercial uses as well as tandem parking for residential uses and attendant and valet parking.

ZONING CODE

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City’s plan for achieving this objective.

As shown in Table 42 through Table 44, the City’s Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, residential care facilities (small and large), and transitional and supportive housing. In an effort to minimize constraints and allow greater flexibility in the types of residential uses, the City of Glendale simplified its housing types. Having fewer, but broader, housing categories allows greater consistency and predictability, as well as flexibility in zoning to accommodate new housing types and supportive services.

The City identifies five primary residential categories for the purposes of zoning, as follows:

- Dwelling, One Residential

- Dwelling, Multiple Residential
- Residential Congregate Living Limited (6 or fewer individuals)
- Residential Congregate Living, Non-Medical (7 or more individuals)
- Residential Congregate Living, Medical (7 or more individuals)

These residential categories and special needs housing types are described below.

Table 42: Permitted Residential Uses by Zone (Residential Districts)

Housing Type	Residential Zones						
	ROS	R1R	R1	R3050	R2250	R1650	R1250
Conventional Housing							
One Residential Dwelling Per Lot	P	P	P	P	P	P	P
Multiple Residential Dwellings	--	--	--	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P	P	P
Mobile/Manufactured Housing	P	P	P	P	P	P	P
Special Needs Housing							
Domestic Violence Shelter	P	P	P	P	P	P	P
Residential congregate living, limited	P	P	P	P	P	P	P
Residential congregate living, medical	--	--	--	--	C	C	C
Residential congregate living, non-medical	--	--	--	C	C	C	C
Senior housing	--	--	--	P	P	P	P

Source: City of Glendale Zoning Code, 2021

Notes: "P" = Permitted; "C" = Conditional Use Permit; "A" = Administrative Use Permit; and "--" = Not Permitted

Table 43: Permitted Residential Uses by Zone (Commercial Districts)

Housing Type	Commercial Zones					
	C1	C2	C3	CR	CPD	CH
Conventional Housing						
One Residential Dwelling Per Lot ¹	P	P	P	P	P	P
Multiple Residential Dwellings ²	P	P	P	P	--	P
Multiple residential dwellings with dwelling units at the ground floor level ¹	C	C	C	--	--	C
Accessory Dwelling Unit	P	P	P	P	P	P
Special Needs Housing						
Domestic Violence Shelter	P	P	P	P	P	P
Emergency Shelter	--	C	C	--	--	C
Residential congregate living, limited ³	P	P	P	P	P	P
Residential congregate living, medical	A	P	P	--	--	P
Residential congregate living, non-medical ²	P	P	P	--	--	P
Residential congregate living, non-medical at the ground floor level ¹	A	A	A	--	--	A
Senior Housing ²	P	P	P	P	--	P
Senior Housing at the ground floor level ¹	C	C	C	C	--	C

Source: City of Glendale Zoning Code, 2021

Notes: "P" = Permitted; "C" = Conditional Use Permit; "A" = Administrative Use Permit; and "--" = Not Permitted

1. Subject to the provisions of the R-1250 zone.
2. Subject to the provisions of the R-1250 zone and provided further that ground floor level is occupied with permitted commercial uses.
3. Subject to the provisions of one residential dwelling per lot in the R-1250 zone.

Table 44: Permitted Residential Uses by Zone (Other Districts)

Housing Type	Industrial	Special Purpose	Mixed Use			Specific Plans	
	IND	MS	IMU	IMU-R	SFMU	DSP ⁴	TCSP
Conventional Housing							
One Residential Dwelling Per Lot	--	P ¹	--	--	--	--	--
Multiple Residential Dwellings Units	--	P ¹	--	A	P ²	P	P
Live/Work Unit	C	--	A	A	P ³	P	A ⁵
Live/Work Units with conditionally permitted uses	C	--	C	C	C ³	C	A ⁵
Accessory Dwelling Unit	--	P	--	P	P	P	--
Special Needs Housing							
Domestic Violence Shelter	P	P	P	P	P	P	--
Emergency Shelter	P	P	P	--	--	--	--
Residential congregate living, limited	--	P	--	--	P	C	--
Residential congregate living, medical	--	P	--	A	A	--	--
Residential congregate living, non-medical	--	P	--	A	A	P	--
Senior Housing	--	P	--	C	P ²	P	--

Source: City of Glendale Zoning Code, 2021

Notes: "P" = Permitted; "C" = Conditional Use Permit; "A" = Administrative Use Permit; and "--" = Not Permitted

1. Subject to provisions of the R-2250 zone.
2. When fronting San Fernando Road, Broadway, or Colorado Street, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.
3. For lots having frontage along San Fernando Road, Broadway, and Colorado Street, manufacturing and processing uses shall not be on the ground floor fronting these streets.
4. Includes all Downtown Specific Plan districts except for Civic Centers and Town Center districts.
5. Minor Administrative Use Permit.

Dwelling, one residential: means a detached building designed exclusively for occupancy by one (1) household. On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling. This housing type is permitted by right in all residential and commercial zones, as well as the MS zone. Projects are subject to a ministerial review. Projects proposing a subdivision are subject to review by the Planning Commission or Planning Commission and City Council.

Dwelling, multiple residential: means a building or portion thereof designed for occupancy by two (2) or more persons or households living independently of each other in separate units. Includes apartments, townhouses or similar buildings. On-site support services personnel and equipment to maintain independent living is limited to residents of the dwelling. This housing type is permitted by right in the R3050, R2250, R1650, R1250, C1, C2, C3, CR, CH, MS, SMFU, DSP, and TCSP zones, and permitted in the IMU-R zone subject to an Administrative Use Permit.

Live/Work Unit: means an integrated dwelling unit and working space (e.g., the creation and retail sales of arts and crafts), occupied and utilized by a single housekeeping unit in a structure that has been modified or designed to accommodate joint residential occupancy and work activity, and which includes complete kitchen and sanitary facilities in compliance with applicable building standards and working space reserved for and regularly used by one (1) or more occupants of the unit, in addition to any other employees. The commercial use must be one permitted by the applicable land use tables. Live/work units are permitted in the SFMU and DSP zones by right, in the IND zone subject to a conditional use permit, in the TCSP zone subject to a Minor Administrative Permit, and in the IMU, and IMU-R, zones subject to an Administrative Use Permit, unless the commercial use permitted is a conditional use in which case the live/work unit is subject to a Conditional Use Permit or Administrative Use Permit.

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 30.34 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

Glendale Municipal Code Section 30.34.080 was amended to define an accessory dwelling unit as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.” An accessory dwelling unit also includes: an efficiency unit as defined in Section 17958.1 of the Health and Safety Code; a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in zones that allow residential uses and include a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in Section 30.34.080 of the Zoning Code. Construction of ADUs shall be permitted on any residential or mixed-use zone that allows residential units, subject to the following criteria, which include (but are not limited to):

- Sites developed or proposed to be developed with a single-family residence shall not be permitted more than one ADU.
- Sites developed with a multifamily building may convert existing non-habitable square footage, including detached accessory buildings, garages, carports, or covered parking structures to a minimum one ADU and a maximum that shall not exceed twenty-five percent of the number of units on the site. Sites developed with a multifamily building are also permitted to construct up to three ADUs.
- A maximum of one JADU shall be permitted on a site developed or proposed to be developed with a single-family residence.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

Table 45: ADU and JADU Development Standards

Specific Regulations	ADU		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	220 sf	220 sf	150 sf	
Maximum Size	0-1 bdrm: 850 sf 2+ bdrm: 1,000 sf	0-1 bdrm: 850 sf 2+ bdrm: 1,000 sf	500 sf	(1)(2)
Maximum Height	16 ft	16 ft	--	
Minimum Interior Setback	4 ft	4 ft	--	
Maximum Lot Coverage/Use Intensity	Subject to underlying zoning development standards		--	
Open Space	Subject to underlying zoning development standards		--	
Maximum parking	1 space	1 space	1 space	(3)(4)
Tandem Parking	Yes	Yes	Yes	

Source: City of Glendale Zoning Code, 2021

1. An attached accessory dwelling unit may not exceed 50% of the existing floor area of the primary dwelling on the site, not to exceed 850 square feet or 1,000 square feet in size for more than one bedroom.
2. For accessory dwelling units and/or junior accessory dwelling units where only one residential dwelling unit exists or is proposed on a lot, a new construction attached or detached accessory dwelling unit shall be permitted that is 800 square feet or less in size.
3. No parking for the ADU is required if one or more of the following applies:
 - a. The property is located within one-half (1/2) mile walking distance of a public transit stop.
 - b. The property is listed on the California Register of Historic Places, Glendale Register of Historic Properties, or any property in an adopted historic district overlay zone with a building identified as a contributing building or structure in an adopted historic resources survey.
 - c. When the accessory dwelling unit is located within the existing primary residence or accessory living quarters.
 - d. When on-street parking permits are required but not offered to the occupant of an accessory dwelling unit.
 - e. When there is a car share vehicle lot, such as ZIP car, located within one (1) block of the accessory dwelling unit.
 - f. When it is a junior accessory dwelling unit.
 - g. When an accessory dwelling unit(s) qualifies for approval under subsection 30.34.080(E)(4) or (F)(2).
4. Parking spaces shall not be required to be replaced when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit.

Mobile Homes and Manufactured Housing: Mobile homes and manufactured homes are permitted subject to the same zoning requirements as single-family residences, except for architectural requirements limited to roof overhangs, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures. A manufactured home is also permitted as an accessory dwelling unit (ADU) under the Zoning Code.

Mobile Home Park: The City of Glendale has no mobile home parks and mobile home parks are not permitted in the City.

Lodging, Boarding House: See *Residential congregate care living, limited*.

Residential congregate care living, limited: means a dwelling including a common eating area, with or without on-site assistance with activities of daily living, limited to six (6) or fewer individuals or one (1) household. Residential congregate living, limited includes assisted living centers; boarding or lodging houses; residential congregate care facilities, limited; retirement and rest homes; supportive housing; and transitional housing. Residential congregate care living, limited uses are permitted by right in all residential zones, MS, and SFMU zones, all commercial zones subject to provisions of one residential dwelling unit per lot in the R-1250 zone, and permitted in the DSP zone (except for Civic Centers and Town Center districts) subject to a CUP.

Residential congregate living, medical: means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living and on-site assistance with counseling or medical care, and with seven (7) or more beds. Residential congregate living, medical includes convalescent homes, extended care, and skilled nursing facilities. This use does not include hotels or motels which are defined separately. Residential congregate living, medical uses are permitted by right in the C2, C3, CH, and MS zones, permitted subject to a CUP in the R2250, R1650 and R1250 zones, and permitted subject to an AUP in the C1, IMU-R and SFMU zones.

Residential congregate living, non-medical: means a residential use with or without private kitchens and including a common eating area, with or without on-site assistance with activities of daily living, and with seven (7) or more individuals. Residential congregate living, non-medical includes assisted living centers; dormitories; fraternities or sororities; residential congregate care facilities, retirement and rest homes; supportive housing and transitional housing. This use does not include hotels and motels which are defined separately. Residential congregate living, non-medical uses are permitted by right in the C1, C2, C3, and CH zones (if located on the ground floor, an AUP is needed), permitted by right in the MS zone and in the DSP zone except for the Civic Centers and Town Center Districts, permitted subject to a CUP in R3050, R2250, R1650 and R1250 zones, and permitted subject to an AUP in IMU-R and SFMU zone.

Senior Housing: means a development consisting of dwelling units, in which each unit is restricted for occupancy by at least one (1) person in each household who is sixty-two (62) years of age or older, or fifty-five (55) years or older if the development consists of thirty-five (35) units or more. Senior housing is permitted by right in the R3050, R2250, R1650, R1250, MS, SMFU, and DSP zones, and permitted in the IMU-R zone subject to an Administrative Use Permit. Senior housing is permitted by right in the C1, C2, C3, CR, CH zones, subject to the provisions of the R-1250 zone and provided further that ground floor level is occupied with permitted commercial uses. If senior housing occupies the ground floor in the commercial zones, it is permitted in the C1, C2, C3, CR, and CH zones subject to a conditional use permit and subject to the provisions of the R-1250 zone development standards.

Emergency Shelter: Emergency shelters are allowed in the C2, C3, and CH zones subject to a conditional use permit, which is discretionary action intended to ensure that the proposed site is suitable for emergency shelter use. Emergency shelters are also permitted in the IND, MS, and IMU zones by right, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4).

The IND, MS, and IMU zones are suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the industrial zones (e.g., live/work units, office buildings, assembly/meeting facilities, retail and service uses, etc.);
- The IND and IMU zones are located along major corridors (San Fernando Road, Verdugo Road, Verdugo Boulevard) with easy access to public transit (bus and Metrolink Antelope Valley and Ventura Lines). The MS zone is largely concentrated around E Chevy Chase Drive near State Route-134 (SR-134) and SR-2, and is also well served by public transportation;

- There is a mixture of existing uses in the industrial zones that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses; and
- Although hazardous materials may be present and used on some of the properties within the IND zones, the majority of parcels are not known to be constrained by the presence of hazardous materials.

Three emergency shelters are currently located within Glendale with 83 beds available for homeless individuals. The Glendale 2020 Point-in-Time Count conducted by the City of Glendale Continuum of Care identified a citywide homeless population of 169.

Domestic Violence Shelter: means a residential facility which provides temporary accommodations to persons or families who have been the victims of domestic violence. Such a facility may also provide meals, counseling, and other services, as well as common areas for the residents of the facility. Domestic violence shelters are permitted by right in all residential and commercial districts, as well as the IND, MS, IMU, IMU-R, SFMU, and DSP zones.

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 9B in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as "a residential use operated under program requirements that calls for the termination of assistance and recirculation of the assisted unit(s) to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months." This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as "a residential use with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite support services that assist the resident in retaining housing, living independently, working in the community and improving his or her health status." The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses. See **Residential congregate care living, limited and residential congregate living, non-medical**.

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Glendale Zoning Code includes this housing type under the definition of “hotel or motel.”

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multiple dwelling unit residential housing in the R3050, R2250, R1650, R1250, C1, C2, C3, CR, CH, MS, SMFU, DSP, and TCSP zones by right, and in the IMU-R zone subject to an Administrative Use Permit. Traditional multiple residential dwelling units for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City’s land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multiple unit residential uses, subject to the same permit processing requirements and development standards. Small residential care facilities are addressed in the City’s Zoning Code under the housing category “residential congregate living, limited” and are permitted in all zones that allow single or multiple unit residential uses, in compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are addressed under the housing category “residential congregate living, non-medical” and are permitted by right in the C1, C2, C3, CH, and MS zones, the R3050, R2250, R1650, and R1250 zones subject to a conditional use permit, and the IMU-R and SFMU zones subject to Administrative Use Permit. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code definition of “residential congregate living, limited” and “residential congregate living, non-medical” encompasses and thus accommodates transitional and supportive housing in all residential zoning districts and subject only to the same requirements for residential uses of the same type in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within Glendale are required to conform to the 2019 California Building Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 30.52 of the Zoning Code.

The City's Community Development Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. That the dwelling, which is the subject of the request for reasonable accommodation(s) is used by an individual with a disability protected under the Acts;
2. That the requested accommodation is necessary to make the dwelling available to an individual with a disability protected under the Acts;
3. That the requested accommodation(s) would not impose an undue financial or administrative burden on the city;
4. That the requested accommodation(s) would not require a fundamental alteration in the nature of the city's overall land use and zoning program;
5. That the requested accommodation(s), considered singly and the project in total, would be in keeping with and not detrimental to the neighborhood character and would not result in a substantial increase in traffic; and
6. If the director of community development grants, or grants with modifications, the request, the request shall be granted to the disabled individual and shall not run with the land unless the director of community development also finds that the modification is physically integrated into the structure and cannot be easily removed or altered to comply with the city's zoning regulations or policies.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 46 summarizes development standards in the residential, single unit per lot zones (ROS, R1R, R1); Table 47 summarizes development standards in the residential, multiple units zones (R3050, R2250, R1650, R1250); and Table 48 summarizes development standards in the mixed-use zones, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

Table 46: Basic Residential Development Standards – Single Unit Per Lot

Development Standard		ROS	R1R	R1
Density Maximum		1 du/lot ¹	1 du/lot ¹	1 du/lot. For residential subdivision w/ 5 lots or more, not to exceed an average of 1 du per each 5,500 sq. ft. of site area
Minimum Lot Size	Area (sq. ft)	12,000 ²	12,000 ²	5,500 ²
	Width (ft)	100 ft except lots at terminus of cul-de-sac street, which have min. 80 ft		N/A
Maximum Lot Coverage (% of lot area)		40%		
FAR Maximum		District I: 0.30 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter District II: 0.40 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter District III: 0.45 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter FAR shall not include up to 500 sq. ft. of garage area as specified in the definition of the term for dwelling units having a floor area of less than 3,500 sq. ft. Up to 700 sq. ft. of garage area shall not be included for dwelling units having a floor area of 3,500 sq. ft. or more.		
		Lots with an average current slope of 40% or greater, the maximum floor area ratio shall be 0.30 for the first 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter.		N/A
Setbacks ³	Street Front	15 ft.		25 ft.
	Side Street	15 ft.		6 ft.
	Interior	10 ft.	10 ft. ⁴	6 ft. ⁴
Maximum Primary Dwelling Height		2 Stories ⁵ or 32 ft (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet)		25 ft (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet)
Minimum Open Space		40% minimum of the lot area (See Chapter 30.31 for additional requirements)		

Sources: City of Glendale Zoning Code, 2021.

1. See Section 30.11.040 (D)(1) for density requirements.

2. As required by Section 30.11.060.

3. See Section 30.11.070 for setback exceptions.

4. All buildings and structures and additions to such buildings and structures for which a building permit has been issued in the R1R and R1 zone permitted prior to May 2, 1991, shall be set back from the interior property lines a minimum of 4 feet for buildings or structures 20 feet or lower in height; not less than 5 feet for buildings or structures over 20 feet and equal to or less than 30 feet in height; and, not less than 6 feet for buildings or structures over 30 feet in height.

5. An additional story shall be permitted where the primary building is located on a portion of a lot having an average current slope of forty (40) percent (21.8 degrees) or steeper. The portion of a lot to be measured for the purpose of this section shall be the smallest possible polygon, in terms of area, necessary to enclose the primary building and having a maximum of four (4) sides.

Table 47: Basic Residential Development Standards – Multiple Units per Lot

Development Standard		R3050	R2250	R1650	R1250
Density Maximum		1 du/3,050 sq. ft.	1 du/2,250 sq. ft. (1 du/1,800 sf. ft. for lots with width of 90 ft. or greater)	1 du/1,650 sq. ft. (1 du/1,320 sf. ft. for lots with width of 90 ft. or greater)	1 du/1,250 sq. ft. (1 du/1,000 sf. ft. for lots with width of 90 ft. or greater)
Minimum Lot Size (Area/Width)		N/A			
Maximum Lot Coverage (% of lot area)		50%			
FAR Maximum		0.65	0.85	1.0	1.2
Setbacks ¹	Street Front	25 ft. min.	20 ft. min. and an average of 23 ft. for any garage or first residential floor; 23 ft. min. and an average of 26 ft. for 2 nd and 3 rd residential floors (see Diagram 1 in Figure 30.11.030)		
	Side Street	5 ft. min and an average of 8 ft. for 1 st residential floor; 8 ft. min and an average of 11 ft. for 2 nd residential floor; and 11 ft. min. and an average of 14 ft. for 3 rd residential floor (see Diagram 2 in Figure 30.11.030)			
	Interior ²	5 ft. min and an average of 8 ft. for 1 st residential floor; 8 ft. min and an average of 11 ft. for 2 nd residential floor; and 11 ft. min. and an average of 14 ft. for 3 rd residential floor (see Diagram 2 in Figure 30.11.030)			
Maximum Primary Dwelling Height		3 stories or 36 ft. ³ 2 stories or 26 ft. ³ on lots w/ width of 90 ft. or less			
Minimum Open Space		30% of lot area (see Chapter 30.31 for additional requirements)	25% of lot area (see Chapter 30.31 for additional requirements)		

Sources: City of Glendale Zoning Code, 2021.

1. See Section 30.11.070 for setback exceptions.

2. If abutting ROS, R1R or R1 zones (excluding chimneys, railings and vents), 8 feet minimum and an average of 11 feet for the first residential floor; not less than 11 feet and an average of 14 feet for the second residential floor; and not less than 17 feet and an average of 20 feet for the third residential floor.

3. Additional five (5) feet of height shall be permitted for any roofed area having a minimum pitch of three (3) feet in twelve (12) feet.

Table 48: Basic Residential Development Standards – Mixed-Use Districts

Development Standard		IMU	IMU-R	SFMU
Density Maximum		N/A	35 dwelling units per acre when abutting the R1, R1R or ROS zones; 87 dwelling units per acre when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone	
Minimum Lot Size	Area	10,000 sq. ft.	10,000 sq. ft. ¹	10,000 sq. ft.
	Width	100 ft.		
Maximum Lot Coverage (% of lot area)		N/A		N/A
FAR Maximum		N/A	N/A	N/A
Setbacks ²	Street Front & Side Street	None ³ (10 ft. at corner of an intersection ⁴)		
	Interior	None		
	Abutting a Residential Zone	15 ft. for the first two stories when abutting an R1, R1R or ROS zone and 25 ft. for the third story ⁵		
Maximum Primary Dwelling Height		50 ft. ⁶	36 ft. and 3 stories, when abutting the R1, R1R or ROS zones; 60 ft. and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 ft. and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone ⁶	
Landscaping		N/A	Minimum 10% of lot area (see Chapter 30.31 for additional requirements)	

Sources: City of Glendale Zoning Code, 2021.

1. Minimum lot size for multi-family development. The minimum lot size in the IMU-R zoning district shall be 15,000 sq. ft. for new multifamily housing development.

2. See Section 30.14.050 for setback exceptions

3. Minimum setbacks. In the IMU, IMU-R and SFMU zoning districts, there are no setbacks required from the street property line, except as required for corner cutoffs at intersections. If setbacks are provided, these areas shall only be used for landscaping and active pedestrian areas (e.g., plazas, outdoor dining). Surface parking lots and vehicle accessways such as drive-through lanes shall not be located in the area between a street property line and a building. All street adjacent parking shall be set back a minimum of 5 feet and the setback area shall be fully landscaped.

4. Corner cutoff at intersection. In order to maintain visibility at intersections and to provide architectural interest for buildings at corner locations, buildings shall provide a 10-foot minimum corner cutoff and shall have an entrance to the building from this area. The minimum cutoff area shall be a triangular area that is determined by measuring 10 feet back from the corner along both street property lines and drawing a line between the two points.

5. Landscaped buffer within setback area. Landscaped buffer required. A minimum 5-foot wide landscaped buffer shall be provided on the subject property adjacent to any residentially zoned property or intervening alley regardless of the actual building setback that is provided. A landscaped buffer is not required adjacent to an alley at areas where direct vehicular access is provided to the subject property.

6. Enclosed or screened rooftop equipment not exceeding 5 feet in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15 feet in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).

To facilitate housing development, the City allows minimum unit sizes that vary by the type of housing and number of bedrooms. These minimum unit size requirements are typical and can facilitate a range of housing types in the City. The minimum unit size standards are established to facilitate the inclusion of smaller units in the multiple unit residential and mixed-use zones. Table 49 summarizes the unit size development standards for the residential and MU Overlay districts.

Table 49: Minimum Floor Area

Unit Type	ROS, R1R, R1	R3050, R2250, R1650, R1250	IMU, IMU-R, SFMU
Efficiency/One-bedroom unit	(N/A)	600	600 sq. ft.; average of 650 sq.ft. for the residential development
Two-bedroom unit	(N/A)	800	800 sq. ft.; average of 900 sq.ft. for the residential development
Three- or more bedroom unit	(N/A)	1,000	1,000 sq. ft.; average of 1,100 sq.ft. for the residential development
Senior/Affordable units	(N/A)	--	540 sq. ft.

Source: City of Glendale Zoning Code, 2021.

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City’s parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project’s appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 50.

Table 50: Residential Parking Requirements

Use	Requirement
Dwelling units in the R-3050, R-2250, R-1650, R-1250, SFMU, IMU and IMU-R zones where more than one dwelling unit exists on a lot; and duplexes, multi-family dwellings, condominiums, and townhouses in all zones.	<ul style="list-style-type: none"> • Efficiencies of up to 1,500 sq. ft. and 1-bedroom units - 2 spaces • 2 bedroom units - 2 spaces • Efficiencies of 1,501 to 2,000 sq. ft. and 3 bedroom units - 2.5 spaces • Efficiencies of more than 2,000 sq. ft. and any unit containing 4 or more bedrooms -- 3 spaces • Guest parking – 0.25 space per unit for residential projects of 4 or more units in the R-3050, R-2250, R-1650, R-1250, SFMU, IMU and IMU-R zones In the PRD zone, 1 uncovered guest space per dwelling unit in addition to enclosed parking spaces
Projects in the DSP zone with more than 1 dwelling unit	<ul style="list-style-type: none"> • 1-bedroom units - 1.25 spaces • Units of 2 bedrooms or more - 2 spaces, except that only 1 parking space is required for each senior residential unit • Guest parking - 0.25 space per unit for projects of 4 or more units and residential use is more than 80% of the entire floor area
Residential congregate living, Medical	<ul style="list-style-type: none"> • 1 space per every 4 beds
Residential congregate living, non-medical, except for Senior housing	<ul style="list-style-type: none"> • 1 space for every 3 residents
Senior housing	<ul style="list-style-type: none"> • 1 space per unit in projects with more than 1 dwelling unit
Dwelling units where only one dwelling unit exists on a lot; Domestic Violence Shelter; Residential Congregate Living, Limited	<ul style="list-style-type: none"> • Cumulative Gross Floor Area of dwelling: • 0-3,499 sq. ft. - 2 spaces • 3,500 - 5,999 sq. ft. - 3 spaces • 6,000 - 7,999 sq. ft. - 4 spaces • 8,000+ sq. ft. - 5 spaces
Live/work units	<ul style="list-style-type: none"> • 3 spaces for the first 2,000 sq. ft. and 3 spaces per 1,000 sq. ft for any additional floor area over 2,000 sq. ft.
Accessory Dwelling Units	<ul style="list-style-type: none"> • 1 space (see Section 30.34.080)
Affordable Housing Projects Using Density Bonus	<ul style="list-style-type: none"> • 0 - 1 bdrm: 1 on-site parking space • 2 - 3 bdrm: 2 on-site parking spaces • 4+ bdrm: 2.5 on-site parking spaces

Source: City of Glendale Zoning Code, 2021

The City has provisions to reduce and/or waive parking requirements for a variety of projects, including affordable housing units, mixed-use projects, uses adjacent to transit, as well as for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law.

4A.2 Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission or the Design Review Board.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Design Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Given the development activity during the 5th Cycle RHNA period, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

TIMEFRAMES

Processing times for applications in Glendale vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 60-90 days, which assumes plan check and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 3-6 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Design Review Board and/or City Council will occur.

Table 51 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

Table 51: Permit Processing Reviewing Body

Type of Approval or Permit	Review Authority					
	Director	DRB	PHO	PC	CC	Public Hearing
Administrative Design Review	D					No (public notice, no hearing)
Design Review		D				Yes
Administrative Use Permit	D					No (public notice, no hearing)
Conditional Use Permit			D			Yes
Variance			D			Yes
Zoning Amendment or Zone Change				R	D	Yes
General Plan Amendment				R	D	Yes
Tentative Map/Parcel Map				D		Yes
Reasonable Accommodation	D					No

Source: City of Glendale, 2021.

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

Design Review

In accordance with Chapter 30.47 of the Zoning Code, Design Review is required for new buildings and structures, exterior remodeling and exterior changes of or to existing buildings and structures for which a building permit is required, subject to exemptions and requirements set forth in Section 30.47.020 of the Zoning Code. Design Review is a discretionary action performed by the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, depending on the project.

Conditional Use Permit (CUP)

Chapter 30.42 of the Zoning Code regulates the issuance of Conditional Use Permits (CUP). Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Residential congregate living, limited in the DSP zone (except for Civic Centers and Town Center districts);
- Residential congregate living, medical in the R2250, R1650, and R1250 zones;
- Residential congregate living, non-medical in the R3050, R2250, R1650, and R1250 zones;
- Multiple residential dwellings with dwelling units at the ground floor level in C1, C2, C3, CH zones;
- Emergency Shelter in the C2, C3, and CH zones;
- Senior housing in the IMU-R zone;
- Senior housing at the ground floor level in the C1, C2, C3, CR, and CH zones;
- Live/Work Unit in the IND zone, and live/work units with conditionally permitted uses in the IND, IMU, IMU-R, SFMU, and DSP zones (except for Civic Centers and Town Center districts).

The hearing officer approves, conditionally approves, or denies a CUP application unless the application includes concurrent processing of a permit that requires City Council action. The approving body must make the following findings prior to approval, pursuant to Section 30.42.030 of the Zoning Code:

1. That the proposed use will be consistent with the various elements and objectives of the general plan;
2. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment;
3. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property; and,
4. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

These findings apply to all uses that require a CUP. In addition to the above, the following special or unique findings are required for certain residential uses:

1. Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings:
 - a. That the proposed multi-family housing development is allowed within the respective zoning district with the approval of a conditional use permit and complies with all other applicable provisions and performance standards identified in this zoning ordinance and the municipal code;
 - b. That the proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites;
 - c. That the subject site is physically suitable for the type and density/intensity of the proposed multi-family housing development; and,
 - d. That the proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.
2. Applications for live/work units to be located in the IND, IMU, IMU-R, and SFMU zones shall consider the following criteria in making the findings:
 - a. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;
 - b. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and,
 - c. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses.
3. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).

Administrative Use Permit

Chapter 30.49 of the Zoning Code regulates the issuance of Administrative Use Permits (AUP). The purpose of an AUP is to allow special consideration for certain uses without the need for a noticed public hearing. The Community Development Director is the deciding body.

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the Glendale Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodation to meet the needs of persons with disabilities are approved administratively, and a use permit is not required. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures intended to accommodate persons with disabilities. Information regarding the approval of these structures is included within all public notices and agendas, as applicable. Glendale's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

FACILITATED ENVIRONMENTAL REVIEW

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Design Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

STREAMLINING APPROVALS

Lower Income Sites Included in Previous Elements

While the Design Review process is not considered a constraint to housing, Program 9B has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Planning Director approval of Design Review and entitlements other than a subdivision map) of housing projects with a minimum of 20 percent of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10 percent affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Glendale is currently subject to SB 35 streamlining provisions **when proposed developments include 50 percent affordability**. Program 9B in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 50 percent of units affordable to lower income households and that meet the criteria specified by State law.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Residential Density Bonus

In 2017, the City updated the Zoning Code to allow density bonuses for affordable and senior residential projects in accordance with State Density Bonus law. Chapter 30.36 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

Inclusionary Housing

In 2004, the City adopted an Inclusionary Housing ordinance to assist the city in meeting its regional share of housing needs and implementing the goals and objectives of the general plan. Chapter 30.35 of the Zoning Code enacts a citywide inclusionary housing ordinance that requires the development of rental housing affordable to lower income households in conjunction with market-rate housing, or payment of an in-lieu fee. In order to meet the inclusionary housing requirement, the developer of any new rental housing development of eight units or greater has the following four options:

- Reserve 15 percent of the lesser of either the maximum residential density or the number of residential units proposed by the developer (prior to the grant of any density bonus) on-site to be made affordable to low-income households;
- Develop inclusionary units off-site;
- Acquire and rehabilitate existing market rate units; or
- Pay an in-lieu fee. The fee is paid into the Housing Trust Fund.

Short-Term Rentals

The Glendale Municipal Code addresses short-term rentals for parcels with an accessory dwelling unit and/or junior accessory dwelling unit. Section 30.34.080 prohibits short-term rentals of less than thirty days for the primary residential dwelling, accessory dwelling unit, and junior accessory dwelling unit. There were over one-hundred short-term rentals in Glendale listed on *Airbnb.com* in July 2021. The majority (88) of these were for an entire house, apartment, or condominium unit. Given the large number of residences in Glendale, this does not represent a significant decrease the amount of housing stock available for permanent occupancy.

BUILDING CODES AND ENFORCEMENT

New construction in Glendale, including additions and remodels, must comply with the 2019 California Building Code (CBC). The City adopted the 2019 California Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, is enforced by the Glendale Building and Safety Division.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Strategy 2 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Department works with property owners and renters to assist in meeting State health and safety codes.

4A.3 Development Fees

The City of Glendale charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in Glendale may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of Glendale charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to parks, libraries, and sewers. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments

is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, and other funding sources including Emergency Solutions Grants (ESG) to gap-finance affordable housing development.

Table 52 details the City’s Planning Department processing fees for development project entitlements and Table 53 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

Table 52: Development Project Processing Fees (Effective August 7, 2021)

Entitlements	
Planning and Application Fees	
Administrative Use Permit	\$1,898.00
Conditional Use Permit (New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area)	\$4,599.00
Conditional Use Permit (New Projects with more than 50 res. Units, or commercial or industrial projects with more than 20,000 sq. ft. of floor area)	\$11,760.00
Design Review; Administrative Review for single family homes	\$2,297.00
Design Review; Administrative Review for multi-family and non-residential projects	\$5,661.00
Design Review (DRB, HPC, City Council); New Application All Single Family Projects (under 3,500 sq. ft.)	\$4,311.00
Design Review (DRB, HPC, City Council); New Application All Single Family Projects (3,500 sq ft and over)	\$4,311.00
Design Review (DRB, HPC, City Council); New or Amended Application 2-50 Residential units, or commercial or industrial with less than 20,000 sq. ft. of floor area	\$8,343.00
Design Review (DRB, HPC, City Council); New or Amended Application 51 -100 residential units	\$7,642.00
Design Review (DRB, HPC, City Council); New or Amended Application 101 or greater residential units, or commercial, or industrial with 20,000 sq. ft. or more of floor area	\$8,130.00
Development Agreements	\$3,080.00
General Plan Amendment	\$13,523.00
Parking In-Lieu Fees (G.M.C. § 30.32.172) – One-time fee per space	\$28,332.00
Parking In-Lieu Fees (G.M.C. § 30.32.172) – Annual fee per space	\$706.00
Preliminary Design Review	\$3,448.00
Urban Art Program; Buildings or Structures valued at \$500,000 or more; In-lieu fee	1.0% of the project value
Variance Setback or Standards New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area, or new hillside single family projects	\$5,584.00
Variance Setback or Standards New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area, or new hillside single family projects Additional exception	\$1,942.00
Variance Setback or Standards New Projects with more than 50 res. Units, or commercial or industrial projects with more than 20,000 sq. ft. of floor area	\$6,885.00
Variance Setback or Standards New Projects with more than 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area Additional exception	\$1,553.00
Variance Use	\$13,471.00
Variance - Use / Single Family Zone - Projects Approved Prior to Adoption of Ordinance #5644	\$1,344.00

Zone Change Map Amendment	\$13,694.00
Zone Change Map Amendment Per Lot Fee	\$82.00
Zoning Code Text Amendment	\$13,523.00
Subdivisions	
Lot Line Adjustment	\$2,873.00
Subdivision Parcel Map	\$17,006.00
Subdivision Parcel Map Per Unit Amount	\$572.00
Environmental Review	
EIR Environmental Review Fee for EIRs prepared by applicants	\$6,772.00
Environmental Impact Report (EIR) Contract Preparation Fee / Professional Services	\$4,154.00

Source: City of Glendale, 2021

Note: This is only a partial list of typical Planning fees.

Table 53 illustrates the total typical development fees for a high-density, multifamily application. The fees described in Table 53 are based on a hypothetical 45-unit apartment project.

Table 53: Typical Development Fees for High Density Residential Project

Permits/Development Impact Fees	
Planning	
Design Review	\$8,343.00
Environmental Review (CEQA)	\$2,604.00
Building	
Plan Check	\$19,179.40
Building	\$22,564.00
Electrical Service Fee	\$20,000.00
Residential Development Impact Fees	
School Fees	\$106,515.00
Street Improvement	\$5,000.00
Parkway Improvement	\$55.00
Water Improvements	\$10,000.00
Sewer Connection	\$48,430.31
Parks (Quimby, residential multi-family)	\$17,006.00
Park and Library Mitigation (residential multi-family)	\$18,751.00
Total	\$278,447.71
Total Fees per Unit	\$6,187.73

Sources: City of Glendale, 2021

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

DEVELOPMENT COSTS

Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Los Angeles County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found ten vacant lots zoned for residential use in Glendale, ranging from \$115,000 for two unentitled adjacent lots zoned R1R (\$8 per square foot) to \$12,000,000 for three adjacent parcels zoned C3 (\$310 per square foot).

A number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$450,000 to \$640,000 or approximately \$111 to \$135 per square foot, largely depending on the location within the community.

A number of multi-family developments have recently been sold in Glendale. A 2-unit property (duplex) at 1432-1434 E Windsor Rd. sold in July 2020 for \$905,000 or \$139 per square foot (\$452,500 per unit). A 6-unit multi-family property at 917 E Elk St. sold in September 2019 for \$2,400,000 or \$350 per square foot (\$400,000 per unit). A 13-unit multi-family property at 204 E Chestnut St. sold in November 2018 for \$7,450,000 or \$428 per square foot (\$573,077 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the Glendale area was approximately \$210 for multifamily housing and \$200 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase construction costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). Without public assistance, the development community is generally producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's zoning regulations identify minimum and maximum densities that can be developed in Glendale, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Glendale that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Downtown Specific Plan, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

Market Conditions

Additional considerations include the market conditions of the local area, as viewed by the development community. Developers are risk-adverse by nature to avoid bankruptcy, and therefore seek to develop products that can sell or rent within the existing market as quickly as possible to reduce holding costs. Without some level of certainty that their final product can be occupied, the project would be considered infeasible and never initiated. Consumer preference also plays a role in determining viability. City zoning that allows for a high-density product does not guarantee it will be interesting to consumers or viable for developers.

AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

Nonetheless, the City has had success in collaborating with other stakeholders for the development of affordable housing in Glendale. Since its inception in 1975, the Glendale Housing Authority has developed over 1,200 units of affordable housing for both low-income renters and homeowners. A recent public private partnership or P3 to provide middle-income rental units includes The Link, a 143-unit apartment complex which was purchased by Standard Communities in partnership with the California Statewide Communities Development Authority (CSCDA) and the City of Glendale using tax-exempt bond funding. Two projects in-progress include Citrus Crossing, providing 126 rental units to very low and low-income seniors, and Harrower Village, providing 39 rental units to very low and low-income seniors.

4C. Environmental Constraints

According to the City's 2018 Local Hazard Mitigation Plan, environmental hazards affecting residential development in the City include geologic and seismic conditions, as well as wildfire, which provide the greatest threat to the built environment, and aircraft accident. In addition, the local topography serves to constrain residential development. The following hazards and other considerations may impact development of residential units in Glendale.

Geologic and Seismic Hazards

Similar to other southern California cities, the City of Glendale is located in an area of high seismic activity. Several active or potentially active faults traverse the City, including the Sierra Madre and Hollywood faults which extend through the northern and southwestern portions of Glendale, respectively, and the Verdugo and Raymond faults which extend through the central and southeastern portions of Glendale. In addition, the City is close to other major fault zones including the Elysian Park Fault, San Gabriel Fault, East Montebello Fault, and the San Andreas Fault. The City prohibits construction directly atop or astride the Sierra Madre fault, and the Verdugo and Sycamore Canyon faults which are recognized by the City as potentially active. Surface rupture in Glendale is unlikely; however, the City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences. Further recommendations and land use restrictions are described in the Safety Element.

Wildfire

The presence of naturally-occurring shrub-dominated vegetation (i.e., chaparral and coastal sage scrub), in conjunction with the City's many hillsides and steep topography, results in high and extreme fire risks. More than half of the City lies within Very High Fire Hazard Severity Zones (VHFHSZ) according to CAL FIRE.¹ In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, fire-safe site design principals, and other fire prevention activities.

Aircraft Accident

Glendale is on the landing path of commercial airplanes inbound to the Los Angeles International Airport (LAX) and Bob Hope Airport (BUR). The Glendale Local Hazard Mitigation Plan and Glendale Safety Element contain details and programs on emergency preparedness and aviation disaster response.

Hillside/Slope

The topography in the mountainous portions of Glendale serves as a constraint to residential development. Slopes in these areas often exceed 60 percent grade, and development necessitates extreme terrain modifications which significantly add to the cost of development. Allowable development densities and standards are governed by the Slope Density Formula outlined in the City's Zoning and Subdivision Ordinance.

¹ "Very High Fire Hazard Severity Zones in LRA," CAL FIRE (September 2011).

Indigenous Tree Ordinance

Chapter 12.44 of the Glendale Municipal Code protects native tree species including oak, sycamore and bay trees above a certain size. This ordinance prevents these indigenous trees from being cut down, removed or moved without the City's review and issuance of a permit.

Ridgeline Areas and Blue-Line Streams

Chapter 16.08 of the Glendale Municipal Code protects scenic viewsheds to primary and secondary ridgelines, as well as properties with blue-line streams (defined as any natural stream course mapped with a blue-line pattern on the most recently published U.S. Geological Survey 7.5 minute series topographic map) within its boundaries. The geographic areas that are affected by the ridgeline ordinances include the San Gabriel Mountains, San Rafael Hills and the Verdugo Mountains. There is also a potential to impact tentative tract and parcel maps, building plans and grading plans for any property with blue-line streams within its boundaries. Other than improved drainage channels, blue-line streams are located in hillside areas, most of which are zoned open space. A few blue-line streams are located within developed single-family areas zoned R1R. Blue-line streams are evaluated on a site-by-site basis as single-family residential projects are proposed. Past history has shown that flexible development design has allowed use of single family lots within blue-line stream areas.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Glendale's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Planning Department will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

Water Capacity

Water supply and distribution in Glendale is provided by Glendale Water and Power (GWP) and, in the eastern portion of the City, Crescenta Valley Water District (CVWD). GWP covers 98.75 percent of the City's municipal boundary. Water delivered to customers in the City is a combination of groundwater from San Fernando and Verdugo Basins, recycled water, and imported purchased water from Metropolitan Water District of Southern California (MWD) via the Colorado River Aqueduct and the State Water Project).

The 2020 City of Glendale Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Glendale in normal, single-dry and multiple-dry years. Because of this, the projected purchases from MWD are assumed to make up differences between demand and other projected (groundwater and recycled water) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).²

Sewer Capacity

The Glendale Public Works Department (GPWD) provides sewer collection and treatment services in the City. Sewage from the City is treated by the City of Los Angeles Hyperion System, which includes the Los Angeles-Glendale Water Reclamation Plant (LAGWRP), located outside the Glendale City limits in Los Angeles, and the Hyperion Water Reclamation Plant (HWRP), located in Playa del Rey. The City and the City of Los Angeles jointly own and share operating capacity of the LAGWRP. LAGWRP is part of an integrated network of facilities, known as the North Outfall Sewer (NOS), which includes four wastewater treatment plants (WRPs). The upstream treatment plants (TillmanWRP, LAGWRP, and Burbank WRP) discharge solids to the HWRP. Wastewater conveyed to LAGWRP receives secondary and tertiary treatment to generate recycled water. The sludge generated at LAGWRP is sent back to the sewer, and conveyed to HWRP. The excess tertiary water is discharged to the Los Angeles River. The LAGWRP has a capacity of 80 million gallons per day (mgd) and processes an average daily flow (DWF) of 20 mgd. The plant has a remaining capacity of about 60 mgd. The HWRP has a capacity of 450 mgd (up to 800 mgd during wet weather) and processes approximately 275 mgd of wastewater.³

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. Approximately 360 miles of underground sewer mains ranging in size from 8 inches to 36 inches in diameter are located throughout the City of Glendale.⁴ No deficiencies presently exist in the District's regional facilities that serve Glendale.

² "2020 City of Glendale Urban Water Management Plan," *Glendale Water and Power* (July 2021).

³ "Clean Water," *LA Sanitation & Environment* (July 2021).

⁴ "2010 City of Glendale Urban Water Management Plan," *Glendale Water and Power* (July 2010).

5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

5A. Regional Housing Needs Allocation (RHNA)

The City of Glendale falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The Regional Housing Need Assessment (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. The City’s 2021-2029 RHNA is 13,425 units, as shown in Table 54. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City’s very low income RHNA of 3,439 units can be split into 1,720 extremely low income and 1,719 very low-income units.

The largest component of Glendale’s RHNA (42%) is for above-moderate income households, which is primarily addressed through the development of single-family homes (attached and detached). Multifamily projects like apartments and condominiums, especially smaller unit sizes, are most likely to be affordable to lower income households. Housing for lower income households is not typically provided in the Los Angeles market without some level of subsidy or regulatory requirement, and thus the Housing Element will need to provide sites at sufficient densities, combined with programs to support affordability, to address the housing needs of lower income households.

Table 54: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	3,439	26%
Low	2,163	16%
Moderate	2,249	17%
Above Moderate	5,574	42%
Total	13,425	100%

Source: Southern California Association of Governments, 2021

Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. Government Code Section 65583.2(c)(3)(B) specifies that a minimum density of 30 units per acre qualifies to meet the City’s low- and very low-income housing needs.

5B. Progress Towards the RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021 toward their RHNA obligation. Since this date, 2,052 housing units have been developed, are under construction, or have received building permits in Glendale (Table 55).

Pursuant to Assembly Bill No. 787, the City may also count as a credit towards meeting a portion of its 6th Cycle RHNA, units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Units credits through this method may account for up to 25 percent of the City’s moderate-income RHNA. Glendale’s 6th Cycle moderate-income RHNA is 2,249 units, meaning that the City may take credit for up to 562 moderate-income units through this opportunity.

Two existing multifamily projects in Glendale (Brio Apartments and Next on Lex) have been converted to deed-restricted projects and qualify to represent a portion of the City’s progress towards meeting its RHNA. These projects are not newly constructed, however, deed restrictions have been put in place to provide for very low, low, and moderate income units. Together, the two projects provide for 559 deed-restricted units affordable to moderate-income households, and an additional 70 deed-restricted units affordable to very-low income households and 70 deed-restricted units affordable to low-income households.

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 1,344 units at all income levels are expected to be constructed during the planning period. These credits towards meeting the City’s RHNA obligation are specified in Table 55. All units identified as being affordable to lower-income households are deed-restricted. Units identified as being affordable to moderate-income households represent a combination of deed-restricted units and units affordable to this income category based on market rents.

Table 55: Credits Towards the RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Units Constructed/Under Construction/Building Permits Issued since June 30, 2021					
3903 (3901-3915) San Fernando Rd	12		132		144
1407 W Glenoaks Blvd	5			50	55
4201 Pennsylvania Ave				30	30
352-358 W Milford St	4			28	32
361 Myrtle St				15	15
348-352 Salem St				12	12
373 W. Doran St				5	5
337 N. Cedar St				4	4
518-520 E. Windsor			9	25	34
600 W. Wilson Ave				3	3
520 N. Central				99	99

364 W. California Ave				5	5
518 Glenwood	1			4	5
327 Salem	22	21			43
515 W Broadway	8			172	180
633 N Central (Bldg A), 540 N Central (Bldg B)			507		507
3903 San Fernando Rd	12		130		142
507 E Colorado	5			85	90
185 N Orange				156	156
600-610 N Central				235	235
300 N Central				71	71
319 N Central (aka 313 W. California)	4			90	94
301 N. Central (aka 304 Myrtle)	4			87	91
Subtotal	77	21	778	1176	2,052
Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units					
Brio Apartments	35	35	135		205
Next on Lex	35	35	424		494
Subtotal	70	70	559	0	699
Approved/Entitled Units Not Yet Under Construction					
130 N. Central Ave			158		158
413 N. Brand Blvd				228	228
2612 Honolulu Ave				28	28
429-503 N. Kenwood St	3			18	21
1815-1821 S Brand Blvd			38		38
1820 S Brand Blvd			28		28
1412-1422 5th St. & 1116 Sonora Ave	50	15			65
400 N. Maryland	4			24	28
238 Concord St	2			11	13
722 E. Arcadia Ave				14	14
913 S Adams St	2			16	18
3950 Foothill Blvd	5			29	34
423 Oak St	2			16	18
314-324 W Doran	3			30	33
1838 S Brand Blvd	5			75	80
1820 S Brand Blvd				28	28
2941 Honolulu Ave	3			15	18
515 Pioneer Dr.	116	221			337

900 E. Broadway	26	100	1		127
920 E. Broadway	21	8	1		30
Subtotal	242	344	226	532	1,344
Total	389	435	1,563	1,708	4,095

Source: City of Glendale, 2021

As of October 2021, the City has achieved approximately 30% of its overall RHNA obligation with housing units constructed, under construction, existing units converted to deed-restricted affordable units, or approved/entitled (4,095 units). With these units taken into account, the City has a remaining RHNA of 9,330 units as shown in Table 56 (3,050 extremely low/very low-income units, 1,728 low-income units, 686 moderate-income units, and 3,866 above moderate-income units).

Table 56: Remaining RHNA

Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
2021-2029 RHNA	3,439	2,163	2,249	5,574	13,425
Completed/Under Construction/Permits Issued	77	21	778	1176	2,052
Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units	70	70	559	0	699
Units Approved/ Entitled	242	344	226	532	1,344
Subtotal	389	435	1,563	1,708	4,095
Remaining Allocation	3,050	1,728	686	3,866	9,330

Source: City of Glendale, 2021, SCAG, 2021

5C. Residential Sites Inventory

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has sufficient land allocated for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate households of all income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

This Housing Element identifies underutilized sites that can accommodate residential uses (including 100% residential projects) within Glendale. It is noted that Glendale is essentially built-out with no remaining vacant land designated for residential development.

A citywide parcel database, City of Glendale project data, Los Angeles County Assessor Data, aerial photos, and General Plan Geographic Information System (GIS) data were used to identify parcels for this update. Parcel acreages by land use designation referenced herein are based on Los Angeles County Tax Assessor and GIS data.

The opportunity sites shown here consist of proposed developments, accessory dwelling units, vacant residential sites, underutilized residential sites, underutilized mixed-use sites, and sites within the Downtown Specific Plan to accommodate the RHNA.

SITES INVENTORY CONSIDERATIONS

The City has considered several key issues relevant to the sites inventory presented in this section.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. Much of the moderate and above-moderate income need will be met by private market construction of non-subsidized rental units, redevelopment of underutilized residential lots, development of vacant residential lots, and entry-level condominiums.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is specifically limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need (as is the case in Glendale), the housing element must describe “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Glendale, all sites suitable to accommodating the City’s lower-income need have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, age, existing uses, and potential for intensification based on market trends. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under the Detailed Sites Inventory.

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has included Policy 1.11 to comply with this requirement. Non-vacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 1B is included in the Housing Plan to set up a process for compliance.

Realistic Capacity Assumptions

Consistent with HCD guidelines, the review of existing and proposed multifamily projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development.

Vacant and Underutilized Residential Sites (Residential Recycling)

Currently, the City is processing multiple applications for intensification of existing residential properties, including several applications involving the demolition of a single-family dwelling and development of three or four units on the lot, thereby tripling or quadrupling the number of units on a parcel. These residential recycling projects are achieving maximum density capacities consistent with those defined in the Zoning Code, ranging from 14-35 dwelling units per acre. Sites identified as likely candidates for residential recycling are currently developed with residential units with capacity for at least two additional units per site (note that sites which only demonstrated the potential for one additional unit were excluded from the inventory). Vacant residential sites (for which there are only 9 sites providing for 37 total units) are expected to develop at their maximum capacities. All residential recycling sites are expected to produce units affordable to above moderate-income households. None of the City's lower-income RHNA is expected to be accommodated within the City's residential zoning designations.

Underutilized Mixed-Use Sites

The City has identified two mixed-use areas where residential development is permitted and desired; these areas include Mixed-Use Commercial/Residential and Mixed-Use Industrial/Commercial-Residential. In both cases, the maximum density allowed is based on adjacent zoning. Specifically, for both Mixed-Use zones considered as opportunity sites herein, if the parcel abuts a property zoned R1, R1R or ROS, the maximum density shall be 35 du/ac; if the parcel abuts a property zoned R-3050, R-2250, R-1650 and R-1250, the maximum density shall be 70 du/ac; and, if the property does not abut any of the previously listed zones the maximum density shall be 100 du/ac. Historically, the majority of projects in Glendale utilize density bonus provisions, and as a result projects nearly always achieve their maximum allowable density (or above). However, to determine a realistic capacity for underutilized mixed-use sites, the City has assumed 50% of maximum capacity, excluding any potential density increases as a result of density bonus provisions.

Downtown Specific Plan

The Downtown Specific Plan is designed to provide significantly flexibility to developers in designing and implementing high-density projects. While the Downtown Specific Plan does not set a maximum density, it does establish maximum heights and FARs by right, and with incentives, based on the subzone of the Specific Plan. Due to the wide variety of development scenarios possible under the Downtown Specific Plan, the City has inventoried all projects proposed and/or developed under the Downtown Specific Plan parameters in order to establish a realistic density for development in this very unique project area.

There have been 15 projects developed in the Downtown Specific Plan area and two more entitled. Together, these projects represent the delivery of 2,440 units over 17.19 acres. Based on the combined totals of these 17 projects, the average density of development in the Downtown Specific Plan area is 142 dwelling units per acre. In all cases, the project utilized density bonus provisions to secure additional development potential through the provision of affordable and/or senior units. All projects developed and proposed in the Downtown Specific Plan area are outlined in the table below.

Table 57: Downtown Specific Plan Projects

Project	Address	Acres	Units	Density	Zone
Onyx south (I)	301 N. Central (aka 304 Myrtle)	0.65	94	144	DSP - T
Onyx north (II)	319 N Central (aka 313 W. California)	0.76	91	119	DSP - T
Legendary	300 N Central	0.63	80	127	DSP - OC
Altana (Site B)	540 N Central	2.02	192	95	DSP - OC
Altana (Site A)	633 N Central	2.43	315	130	DSP - T
Central+Wilson	Not constructed	0.96	158	165	DSP - OC
Harrison	318 W Wilson (& 115 N. Central)	1.37	164	120	DSP - T
Orange+Wilson	200 W Wilson (& 185 N Orange)	0.91	159	176	DSP - BC
Brand+Wilson	120 W Wilson	1.38	235	170	DSP - BC
Next on Lex	201 W Lexington (& 321 N Orange)	3.18	489	154	DSP - OC
The Campus	411 N Brand (& 414 N Orange)	1.34	228	170	DSP - Gat
Moderna	600-610 N Central	1.56	235	151	DSP - Gat
Total	-	17.19	2,440	142	-

Source: City of Glendale, 2021

Recent changes to State density bonus law will likely increase the number of units available to be developed in the Downtown Specific Plan area and the City expects the average density of development to increase in coming years. However, for the purposes of assuming a realistic capacity for projects proposed in the Downtown Specific Plan area, the City has assumed an average density of 142 dwelling units per acre, consistent with the average density of all developed and proposed projects in the project area.

Environmental Constraints

The sites inventory analysis reflects zoning designations and densities established in the current Zoning Code and approved planning documents, including the Downtown Specific Plan. Thus, any environmental constraints that would lower the potential yield (e.g., flood hazards) have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City’s capacity to meet its RHNA allocation is not constrained by environmental conditions.

DETAILED SITES INVENTORY

The following sections provide details on the City’s 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. The sites chosen are suitable for redevelopment given their size, location, existing development pattern, age of structure, underutilization, and density levels. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

The City of Glendale’s 6th Cycle residential capacity falls into six categories:

- 1) Proposed projects;
- 2) Accessory dwelling units;
- 3) Vacant residential sites;
- 4) Underutilized sites in residential areas;
- 5) Underutilized sites in mixed-use areas; and
- 6) Sites in the Downtown Specific Plan area.

As described throughout this section, the City has sufficient land appropriately zoned for residential uses throughout the community to accommodate its RHNA allocation for the 2021-2029 planning period. Moreover, Glendale has a proven track record of supporting development of affordable housing, working with affordable housing developers, promoting home types that are affordable to lower-income households, including multifamily projects and mixed-use developments, and addressing needs of the community’s vulnerable populations, including seniors. The City will continue to implement its Inclusionary Zoning Ordinance to ensure the production of affordable units. Sites designated to accommodate the City’s RHNA allocation for the 2021-2029 planning period are illustrated on Figure 3, Housing Sites Inventory, and detailed in Appendix A.

1. Proposed Projects

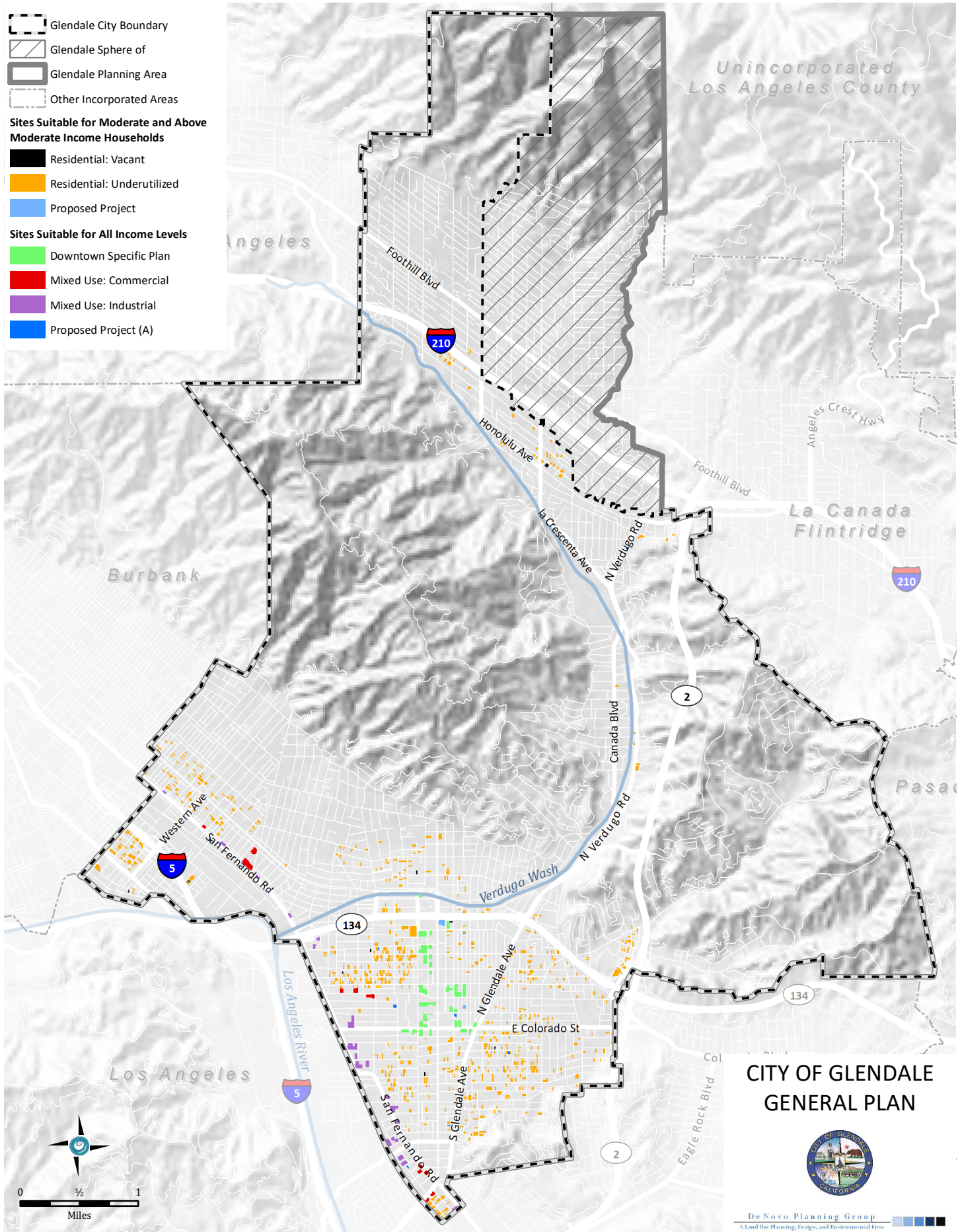
The City is currently reviewing 11 projects which would result in the production of 503 units, including 20 units affordable to lower-income households, 75 units affordable to moderate-income households, and 408 units affordable to above-moderate income households.

Table 58: Credits Towards the RHNA

Proposed Project	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
126-132 S Kenwood St				42	42
620 N Brand Blvd/625 N Maryland				294	294
401-409 Hawthorne St	5			23	28
452 W Milford	2			15	17
534 N Kenwood				11	11
1642 S Central Ave	3		28		31
200 S Louise St	2		14		16
822 E Chesnut St		1		12	13
1242 S Maryland	1			11	12
526 Hazel St	2		15		17
3450 N Verdugo	4		18		22
Total	19	1	75	408	503

Source: City of Glendale, 2021

Figure 3. Proposed Housing Element Sites



Sources: City of Glendale; Los Angeles County. Map date: October 25, 2021.

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PUBLIC DRAFT

2. Accessory Dwelling Units

In January 2020, new State legislation pertaining to Accessory Dwelling Units (ADUs) went into effect. The legislation amended Government Code Sections 65852.2 and 65852.22. The City subsequently updated its zoning ordinance for consistency with State law.

The City approved 150 ADUs in 2018, 148 ADUs in 2019, and 179 ADUs in 2020. The City has taken significant proactive steps to advertise the opportunity for residents to construct ADUs, including information on the City’s website, hosting presentations to the community, Planning Commission and City Council, and answering questions from the public in-person at City Hall and over the telephone. The City is also exploring the opportunity to prepare pre-approved plans to further streamline the ADU review and approval process.

Glendale made a conservative estimate of the number of ADUs that will meet a portion of the City’s RHNA obligation. The City used the average annual number of ADUs constructed over the past three years multiplied by 8 (the number of years in the planning period), to estimate the number of ADUs (at a minimum) to be constructed during the planning period.

The average annual number of ADUs developed from 2018-2020 was 159, multiplied by 8, yields the estimate of 1,272 ADUs to be constructed between 2021 and 2029. This is a conservative assumption and production will likely outpace this target during the planning period. Additionally, the affordability level of these ADUs is assumed to be consistent with the findings of SCAG’s ADU affordability study and the findings for Los Angeles County 2.⁵

3. Vacant Residential Sites

The City has identified nine vacant parcels designated for residential development. **In total, these sites can accommodate 37 new units.** As previously stated, vacant residential sites are not anticipated to accommodate any portion of the City’s lower-income RHNA. All of these sites were identified in the City’s 2014-2021 Housing Element. It is noted that the 2014-2021 Housing Element identified a total of 12 vacant sites, three of which were developed during the past planning period. The City continues to support the development of its very limited existing vacant property, and this history demonstrates the development of these sites is feasible and reasonably expected as vacant property in the City gets even more limited.

Table 59: Vacant Residential Sites

Zoning Designation	Number of Parcels	Acres	Assumed Density	Total Capacity (Above Moderate-Income Capacity)
R 1250	2	0.35	35	13
R 1650	1	0.20	26	5
R 2250	3	0.43	19	8
R 3050	3	0.81	14	11
Total Vacant Residential Site Potential	9	1.79	-	37

Source: City of Glendale, 2021

⁵ SCAG estimates an affordability breakdown of ADUs in the Los Angeles County 2 subregion as follows: 15.0% extremely low-income, 8.5% very low-income, 44.6% low-income, 2.1% moderate-income, and 29.8% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

4. Underutilized Residential Sites (Residential Recycling)

The potential resource for residential development in Glendale is in the “underutilized” areas of the City. A portion of the City’s higher density residential acreage (R-3050, R-2250, R-1650 and R-1250 zones) is currently developed at less than maximum capacity, such as with single family dwellings and duplexes. These lower-density residential uses typically are redeveloped when it becomes economically feasible to increase the intensity of use allowed in the zone by acquiring the improved site, demolishing the existing units, and constructing new, higher density units. Glendale’s four multifamily zones permit significant increases above single family densities, thereby increasing the economic viability of recycling existing lower density developments with higher density apartments and condominiums. Glendale’s population growth in the 1980’s in particular was fueled by the recycling of underutilized lots into higher density multifamily apartments and condominiums. Land recycling such as this continues and demonstrates that the redevelopment of parcels by the private sector is economically feasible.

Between 1980 and 1990, Glendale’s population expanded by over 40,000 individuals. Growth between the 1980’s and 1990’s was accommodated, for the most part, by the redevelopment of underutilized properties in the multiple family residential zone categories. During the 1980’s and 1990’s, over 10,500 dwelling units were added to the City.

The City completed several rezoning programs over the past several decades to accommodate increased development potential throughout the City. In 1986, the City performed a comprehensive rezoning program in which all residential land use categories were reevaluated. This resulted in both changes of zones and the development of new standards. A further rezoning strategy also occurred in 1991, resulting in the refinement of the City’s multiple family zoning standards. As a result of these two programs, the zoning distribution represents an accurate portrayal of the land use patterns in the City. Areas with a concentration of economically viable single family units were zoned either single family or in the lowest category of multiple family zoning. Also, as a result of these zoning efforts, the underutilized properties in the multiple family zones are generally those that do not have a high economic value as a single family or duplex use. Therefore, the total development potential expressed in Table 60 is an accurate representation of viable development potential of this type of property.

The City has identified 854 parcels (totaling 158 acres) designated for higher density residential development suitable for residential recycling during the planning period, where each identified parcel can accommodate at least two additional units (there are many more underutilized parcels with capacity for at least one additional unit each, but those have not been included in the inventory). **In total, these sites can accommodate a minimum of 2,496 new units.** All properties are underutilized, having potential for at least two additional units, and all existing uses were developed before 1990 (making them over 31 years old). As previously stated, underutilized residential sites are not anticipated to accommodate any portion of the City’s lower-income RHNA. All net new residential units expected to be developed as a result of residential recycling have been credited towards the City’s above moderate-income RHNA. The net capacity of each site has been calculated by multiplying the site acreage times the maximum density and subtracting the existing number of units at the site (i.e., the capacity for each underutilized residential site is the site’s net capacity, after subtracting for existing development). The average net additional units across all 158 acres identified as underutilized is 5 new units per acre.

Table 60: Underutilized Residential Sites

Zoning Designation	Number of Parcels	Acres	Assumed Density	Total Capacity (Above Moderate-Income Capacity)
R 1250	133	23.98	35	627
R 1650	197	36.49	26	673
R 2250	401	71.46	19	944
R 3050	123	26.44	14	252
Total Underutilized Residential Site Potential	854	158.37	-	2,495

Source: City of Glendale, 2021

5. Underutilized Mixed-Use Sites

As a built-out city, Glendale established innovative ways to provide housing opportunities for its residents. As residential land has become increasingly scarce and traffic congestion a constant battle, the mixed-use and transit-oriented development concept became a viable option for Glendale. Mixed-use development has been permitted for years in most commercial zones in Glendale, but few mixed-use projects in commercial zones were built. To facilitate mixed-use and transit-oriented development, the City adopted several mixed-use zones, which were incorporated in a new zoning chapter of the Glendale Municipal Code (Chapter 30.14 – Mixed-Use Districts). Additionally, the Downtown Specific Plan makes greater provision for housing than previous zoning (discussed later in this section).

The City has identified 37 sites (totaling 31.35 acres) designated for mixed-use development that are between 0.50 acres and 2 acres in size (there are no feasible parcels available for redevelopment larger than 2 acres) that are suitable for redevelopment during the planning period. All sites allow for a density of at least 35 dwelling units per acre and provide appropriate zoning to accommodate a portion of the City’s lower-income RHNA. **In total, these sites can accommodate a minimum of 1,303 units.** All sites are developed with uses at least 30 years old and are characterized by blighted conditions, inefficient site design/low lot coverage, low utilization (an FAR of less than 1) or high vacancies or other market conditions rendering them likely for redevelopment during the planning period. These sites share characteristics with those sites recently constructed and/or approved for development, where the proposed densities are at or above the maximum density established by the Zoning Code based on density bonus provisions. In recognition of the potential for mixed-use development at these locations, the capacity of each site is based on 50% of the maximum allowable density, excluding potential increases in density allowed through density bonus. In other words, a 0.75 acre site which allows for 70 dwelling units per acre has a maximum capacity of 52 units, however, this inventory only assumes 26 units for the site (50% of the maximum capacity).

Table 61: Underutilized Mixed-Use Sites

Zoning Designation	Number of Parcels	Acres	Assumed Density	Assumed Capacity (Lower Income)	Percent of Remaining Lower Income RHNA
Commercial/Residential Mixed Use (adjacent to R1, R1R or ROS)	2	2.91	35	51	1%
Commercial/Residential Mixed Use (adjacent to R-3050, R-2250, R-1650 and R-1250)	6	4.13	70	145	2.6%
Commercial/Residential Mixed Use (not adjacent to R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250)	5	3.78	100	189	3.3%
Industrial/Commercial Residential Mixed Use (adjacent to R1, R1R or ROS)	3	1.78	35	31	0.5%
Industrial/Commercial Residential Mixed Use (adjacent to R-3050, R-2250, R-1650 and R-1250)	4	3.32	70	116	2%
Industrial/Commercial Residential Mixed Use (not adjacent to R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250)	18	15.42	100	771	13.8%
Total Underutilized Mixed-Use Site Potential	37	31.35	-	1,303	23.3%

Source: City of Glendale, 2021

6. Downtown Specific Plan Sites

It is the City’s vision that Downtown Glendale will be an exciting, vibrant urban center which provides a wide array of excellent shopping, dining, working, living, entertainment and cultural opportunities, within a short walking distance. Revitalization of this special area is a priority for the City and the Downtown area is To this end, the City has seen significant development interest and investment in the project area since the Specific Plan’s adoption in 2005, with projects in the Specific Plan area starting to come online in 2015. In just the past six years, over 2,440 units have been constructed or approved Downtown, with an average overall density of 142 dwelling units per acre, as described earlier in this section. The City continues to promote Downtown as a

There are 459 parcels in the Downtown Specific Plan area. Of these 459 parcels, the City has identified 33 parcels (totaling 35.5 acres) as extremely feasible for redevelopment during the planning period. The 33 parcels identified in the inventory represent only 8% of the total number of parcels in the Downtown Specific Plan area and only 15% of the total developable project area. While the Downtown Specific Plan includes smaller parcels which may be candidates for lot consolidation, this inventory only considers parcels 0.50 acres to 3.5 acres in size (there are no feasible parcels suitable for redevelopment in the Downtown Specific Plan area larger than 3.5 acres). The City considered numerous factors in identifying sites feasible for development during the planning period and relied on a variety of information, including present development patterns, commercial real estate performance data, information on existing uses provided by the Los Angeles County Assessor, the City’s own recent land use inventory update, guidance from the Downtown Specific Plan, interest from the development community, existing lot coverage/floor area ratio, and among others. All sites in the Downtown Specific Plan meet the following specific criteria (note that while numerous other sites were considered but ultimately excluded from the inventory for not meeting these criteria):

- Between 0.50 acres and 3.5 acres in size
- Built in 1991 or earlier (over 30 years old)
- No existing residential uses
- An existing floor area ratio of less than 2.0
- Showing signs of physical deterioration

Through these parcels, the City has identified the capacity to accommodate at least 5,038 units of its lower income RHNA allocation within the Downtown Specific Plan area. In identifying those parcels feasible for development during the planning period, the City took a conservative approach to the development potential Downtown. There is significant development capacity available at locations beyond those identified in the inventory, and it is possible that growth in this area may exceed these projections. Moreover, changes to State density bonus law will very likely increase the realized density for projects in the Downtown area, all of which have utilized density bonus provisions.

Table 62: Downtown Specific Plan Sites

Zoning Designation	Number of Parcels	Acres	Assumed Density	Assumed Capacity (Lower Income)	Percent of Lower Income RHNA
Downtown Specific Plan	34	38.8	142	5,038	89.9%

Source: City of Glendale, 2021

ADEQUACY OF SITES TOWARD THE RHNA

Including all proposed projects (503 units), ADU projections (1,272 units), vacant and underutilized residential sites (2,533 units), underutilized mixed-use sites (1,303 units), and sites in the Downtown Specific Plan (5,038 units), the sites inventory identifies capacity for at least 10,649 units, 7,229 of which have been identified as being able to meet the City’s remaining lower-income RHNA of 4,778 units. Together with projects under construction, the conversion of existing multifamily units to deed-restricted affordable units, and projects approved/entitled but not yet built, the City has demonstrated the ability to exceed its RHNA by 1,319 units, a 10% overall surplus (with all of the surplus recorded in the lower income RHNA category). Overall, the City has the ability to adequately accommodate the remaining RHNA at all income levels (Table 63). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for several key reasons: 1) the high demand for more affordable housing throughout the Southern California region, 2) the City’s proactive support for affordable housing production through its inclusionary housing ordinance and density bonus provisions, and 3) the success of recent affordable and market-rate developments in and around Glendale at densities high enough to stimulate redevelopment of existing uses.

Table 63: RHNA Site Inventory

	Lower Income (0-80% AMI)	Moderate Income (81- 120% AMI)	Above Moderate income (121%+ AMI)	Total
RHNA	5,602	2,249	5,574	13,425
Credits	824	1,563	1,708	4,095
Remaining RHNA after Credits Applied	4,778	686	3,866	9,330
Proposed Projects	20	75	408	503
ADUs	868	26	378	1,272
Vacant Residential Sites	0	0	37	37
Underutilized Residential Sites	0	0	2,496	2,496
Underutilized Mixed-Use Sites	1,303	0	0	1,303
Sites in the Downtown Specific Plan	5,038	0	0	5,038
Remaining RHNA after Sites Applied	+2,451 (surplus)	0 (585 prior to surplus of lower income units applied)	0 (547 prior surplus of lower income units applied)	+1,319 (overall surplus available at all income levels)

Source: City of Glendale, 2021

5D. Financial, Housing, and Administrative Resources

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities.

FINANCIAL RESOURCES

Community Development Block Grant Program (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City's use of federal funds is described in the 2020-2024 Consolidated Plan. As an Entitlement City, Glendale participates in the Community Development Block Grant (CDBG) program.

HOME Investment Partnership

Funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the Los Angeles County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

Housing Choice Voucher Program Rental Assistance (Formerly "Section 8")

The City of Glendale works cooperatively with the Los Angeles Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The City facilitates use of the voucher program within its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving vouchers.

Project Based Housing Voucher program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.

Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly) – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

California Housing Finance Agency (CalHFA) Multifamily Programs

Provides permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

CalHOME Program

Provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

California Housing Finance Agency (CHFA)

Offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP)

Provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Federal Home Loan Bank System

Facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

Housing for a Healthy California (HHC)

Provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

Infill Infrastructure Grant Program (IIG)

Funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Low-income Housing Preservation and Residential Home Ownership Act (LIHPRHA)

Requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

National Housing Trust Fund

A permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

SB 2 Planning Grants Program

Provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City applied for funds through this program and was approved for funding of various programs.

California Community Reinvestment Corporation (CCRC)

A multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Supplement Security Income (SSI)

A federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

ADMINISTRATIVE RESOURCES

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Glendale and local and regional non-profit private developers. The City of Glendale Community Development Department takes the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in Glendale.

Community Development Department

The Community Development Department consists of five divisions: Building and Safety, Economic Development, Housing, Neighborhood Services, and Planning. The Department coordinates development activity within the City to ensure planned orderly growth. The Planning Division administers the General Plan and Zoning Code, the California Environmental Quality Act (CEQA) and other environmental regulations, and provides primary staff assistance to the Planning Commission. The Housing Division manages the City's Community Development Block Grant.

Non-Profit Developers

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of Glendale residents. The following are housing developers and service providers active in the region.

- Meta Housing
- Affirmed Housing
- Community Housing Works
- National Community Renaissance (National CORE)
- American Family Housing
- AMCAL
- Habitat for Humanity

5E. Energy Conservation Opportunities

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved nearly \$80 billion in electricity and natural gas costs since 1978.^{5F}

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e. no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

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Examples of techniques for reducing residential energy use include the following:

- Glazing – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- Landscaping – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- Building Design – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- Cooling/Heating Systems – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- Weatherizing Techniques – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- Efficient Use of Appliances – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.
- Voluntary Green Building program for residential remodels
- Implementation of Citywide design guidelines
- Energy efficient improvements, including window replacement, are eligible for rehabilitation loan program
- The City's existing network of on- and off-road bicycle trails link residential areas to employment centers within Glendale and surrounding cities.

6. Affirmatively Furthering Fair Housing (AFFH)

All housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
 - Key Data and Background Information
 - Fair Housing Enforcement and Outreach Capacity
 - Integration and Segregation Patterns and Trends
 - Racially or Ethnically Concentrated Areas of Poverty
 - Disparities in Access to Opportunity
 - Disproportionate Housing Needs in the Jurisdiction
 - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E: Goals and Actions

While this section provides a focused analysis of fair housing issues in Glendale, several other sections of the Housing Element address the issue and are included in this section by reference.

6A. Outreach

Appendix B of the Housing Element details the public participation that was undertaken as part of the Housing Element preparation process. It is noted that the City sees this effort as an extension of the Focused General Plan Update, which also included a robust public engagement program. The City of Glendale has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the planning process. The City provided ongoing notification to local housing service providers that represent lower income and special needs populations, such as the Armenian Relief Society of Western Region Social Services, Continuum of Care providers (Ascencia, Door of Hope, Glendale YMCA, the Salvation Army, Family Promise of the Verdugos), Heritage Housing Partners, Housing Rights Center, Abundant Housing LA, and affordable housing developers. Appendix B to the Housing Element provides a summary of the key comments received during the Housing Element update process, and how they have been considered and addressed in the Element. The City implemented the following public outreach program.

PROJECT WEBPAGE

The City's dedicated project website for the Focused General Plan Update includes a webpage specifically for the Housing Element Update (<https://www.glendaleplan.com/housing-element-update>). The webpage serves as the main conduit of information for individuals who can access material online. The project webpage launched in December 2020 (associated with the City's Focused General Plan Update) and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

HOUSING ELEMENT SURVEY

The City hosted an online Housing Element survey which was available from April 5, 2021 through May 2, 2021. The survey asked for input on the community's housing priorities and strategies to address Glendale's future housing growth needs. Over 300 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions, and community priorities related to housing. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B.

CITY COUNCIL PRESENTATIONS

The City Council received a briefing on August 16, 2021 regarding the Housing Element Update and the project team sought feedback from Council and the community on the City's strategy to accommodate its unmet RHNA in areas designated for mixed-use development, areas in the Downtown Specific Plan, accessory dwelling units, and underdeveloped residential sites which were also designated as housing opportunity sites in the prior Housing Element. The City Council is scheduled to receive another briefing on November 2, 2021 as part of the public review process for the draft Housing Element.

PLANNING OPEN HOUSE (IN-PERSON)

The City of Glendale hosted one in-person open house for planning projects on August 4, 2021. The event highlighted the work the City is currently undertaking as part of its Focused General Plan Update (including the Housing Element), the West Glendale plan, the Verdugo Wash, and various other ongoing planning projects. The City was especially excited to host this event in-person, given that there have been very limited to meet in person during preparation of the Housing Element due to impacts related to COVID-19. At this event, the City was able to speak directly with residents about their housing priorities, and educate the community regarding the City's approach to planning to meet its fair share of regional housing need.

COMMUNITY HOUSING OPEN HOUSE #1

The City hosted a Virtual Community Open House on October 11, 2021 to provide an update on the preparation of the Draft Housing Element. At this open house, the City highlighted 5th Cycle progress, defined the criteria for the sites inventory, identified credits towards the 6th Cycle RHNA, and described the fair housing analysis being undertaken.

COMMUNITY HOUSING OPEN HOUSE #2

The City is scheduled to host a community open house on the Public Draft Housing Element in November 2021. At this open house, the City will present the Public Draft 2021-2029 Housing Element and solicit feedback on the Element that will be considered and reflected in the final document. The City will specifically present information related to fair housing and describe the goals, policies, and programs that the City has added to the Housing Element to address this topic.

ADVERTISEMENTS

The City of Glendale maintains various social media accounts including Facebook, Nextdoor, and Instagram. Starting in January 2021, and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

EMAILS

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to publicize the Virtual Workshop, the Housing Survey, and the Public Review Draft 2021-2029 Housing Element.

6B. Assessment of Fair Housing

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Glendale. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Glendale and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

KEY DATA AND BACKGROUND INFORMATION

As recently as September 2021, the City of Glendale prepared an Analysis of Impediments to Fair Housing Choice (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the City that may limit a person's ability to choose their residence free from discrimination. The AI provided an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual or a household's access to housing in the City. It also presented local and regional demographic profiles, assessed the extent of housing needs among specific groups, identified existing barriers or impediments that may limit housing choice, and proposed actions to overcome those barriers.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Glendale that were identified in the 2020-2025 AI and the commitments of the City to address identified barriers were incorporated into this AFH. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. Glendale is comprised of 46 census tracts, although several are only partially located in Glendale. Figure 4 shows the tract boundaries.

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The City's Analysis of Impediments to Fair Housing Choice 2020-2025 (AI) was prepared in September 2021 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).

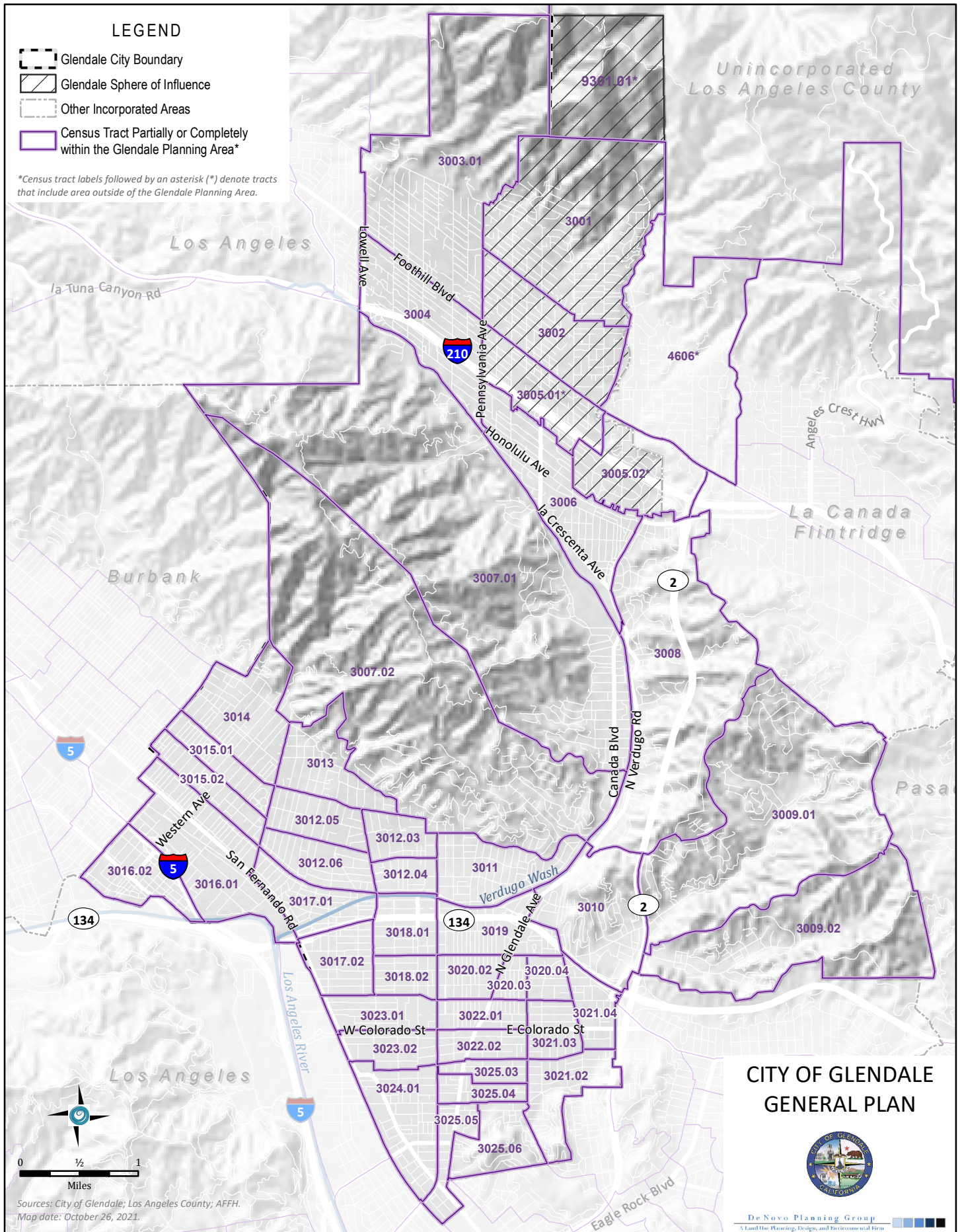
To ensure the AI accurately reflected the community's needs, the community outreach program included two community meetings, one for the general public on October 3, 2019 and one for social service and housing service providers on December 5, 2019. Seventeen residents and 15 representatives of service provider agencies attended these meetings. In addition to the meetings, the City also created a Fair Housing Survey. The Fair Housing Survey sought to gain knowledge about the nature and extent of fair housing issues experienced by Glendale residents. The survey consisted of questions designed to gather information on a person's experience with fair housing issues and perception of fair housing issues in their own neighborhood. The survey was made available in English, Spanish, and Armenian. A total of 752 Glendale residents responded to the Fair Housing Survey.⁶

The AI describes the departments and organizations that handle fair housing enforcement and outreach in Glendale. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Housing Rights Center (HRC) provides services to Glendale to ensure equal access to housing. The HRC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH.

The Glendale Rental Rights Program is available to City of Glendale residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact City housing staff to get information on different fair housing services such as Just Cause Eviction, Right to Lease, and Relocation Assistance provided under the Rental Rights Program to better understand their rights as a tenant.

⁶ *City of Glendale Analysis of Impediments to Fair Housing Choice 2020-2025*, Prepared by the City of Glendale, September 29, 2021.

Figure 4. Census Tract Boundaries



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PROGRESS SINCE PREVIOUS AI

This section highlights key accomplishments with regard to the previous AI document as described in the Analysis of Impediments to Fair Housing Choice 2020-2025.

- **Housing Discrimination** – The City continues to maintain a contract with the Housing Rights Center to provide educational and investigative services for multi-language housing discrimination questions and landlord/tenant complaints to further fair housing.
- **Fair Housing Education and Outreach** – Annually, the City and the Housing Rights Center present a fair housing workshop that targets landlords and apartment managers and a workshop for renters and homeowners. Outreach for workshops targets owners of multi-family properties and residents in low-income neighborhoods. Outreach and workshops are targeted to include non-English speaking segments of the community.
- **Accessibility** – The City adopted Ordinance 5695 in 2010 for reasonable accommodation procedures to address housing for persons with disabilities.
- **Segregation** – The City continues to look for ways to disperse its affordable housing stock to different areas of the City to provide more coverage for marginalized groups.
- **Minority Outreach** – Currently, the City has multi-lingual capabilities to serve Spanish speaking residents. The City can also accommodate Armenian, Tagalog, Korean, American Sign Language, Farsi, Vietnamese, Chinese (Cantonese & Mandarin), Arabic, and Russian speakers.
- **Land Use Regulations** – The City continued to expand services and facilities for emergency shelters, transitional shelters, case management and supportive services, homeless prevention services, street outreach, domestic violence programs, and runaway youth shelters.
- **Access to Services** – The City continues to utilize its CDBG funds to help support supportive human services throughout the City in order to improve academic performance.
- **Housing Rehabilitation** – The City continues to monitor City-assisted affordable housing units within the Glendale to ensure that maintenance and housing standards are met.
- **Access to Housing Choice Vouchers** – The City and the Section 8 Advisory Board have worked to educate the residents on the selection process that is utilized for Section 8 vouchers. To that end, the City has developed a webpage dedicated to describing the Section 8 application and wait list process and has produced a bilingual video detailing how the Section 8 program is funded, managed, and monitored.
- **Definition of “Disability” or “Handicap”** – The City amended the Zoning Code to include a definition of “disability” that is consistent with the FFHA definition.
- **ADA Accessibility** – The City annually works to complete a Capital Improvement Project/Program to address concerns with ADA compliance at different locations throughout the City.

ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Glendale has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Glendale that experience the highest levels of segregation.

Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

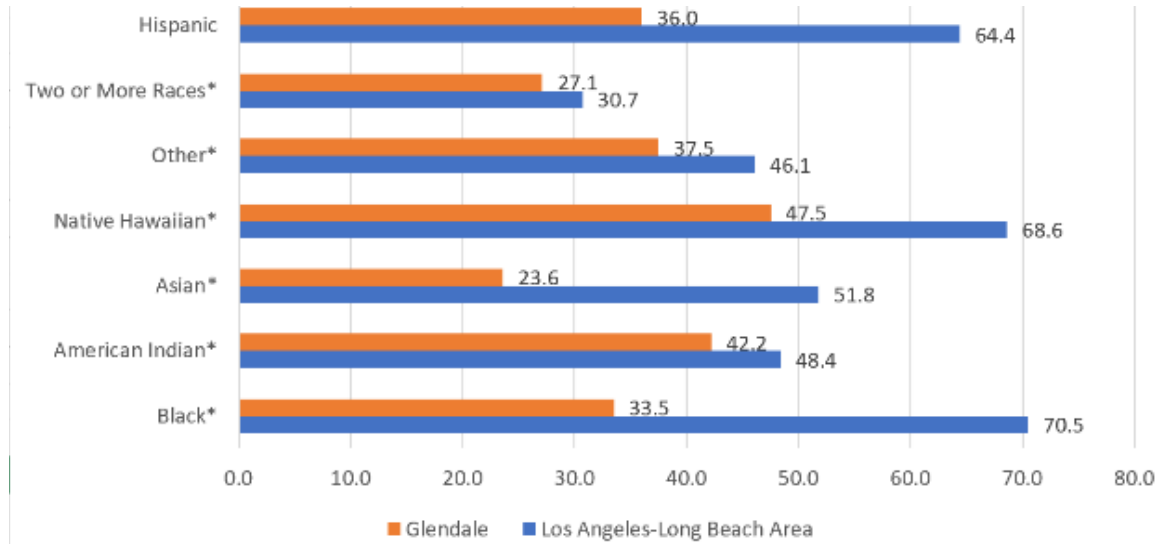
Figure 5 shows the dissimilarity between each of the identified race and ethnic groups and White population for the City of Glendale and the Los Angeles-Long Beach metropolitan area. The White (not Hispanic or Latino) population within Glendale makes up approximately 74% of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Several race and ethnic groups (Black, American Indian, Native Hawaiian, Other Race, and Hispanic) exhibit moderate levels of dissimilarity and segregation in Glendale (scores between 30 and 60), with most scores indicating moderate levels of segregation on the lower end of the moderate range.

The highest levels of segregation within Glendale are Native Hawaiian (47.5%) and American Indian (42.2%), both of which fall within the moderate similarity and segregation range. However, it should be noted that only 281 individuals identified as Native Hawaiian and only 407 individuals identified as American Indian, and such small populations can indicate a pattern of segregation that is not of significant concern. The dissimilarity scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 47.5% of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration.

When compared to the Los Angeles-Long Beach metropolitan area, Glendale exhibits lower levels of dissimilarity and segregation than the region as a whole for all race and ethnic groups. For the categories previously identified as showing moderate levels of segregation in Glendale, the Native Hawaiian dissimilarity index is 21 points lower in the City than in the metropolitan area, while the American Indian category is 6 points lower in the City than the metropolitan area.

These patterns indicate that in general, Glendale is less dissimilar and more integrated for all of the identified racial and ethnic groups, and the community's most dissimilar communities (its Native Hawaiian and American Indian populations) reflect trends seen throughout the region. This analysis suggests that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation.

Figure 5: Dissimilarity Index



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Los Angeles-Long	70.5	48.4	51.8	68.6	46.1	30.7	64.4
Glendale	33.5	42.2	23.6	47.5	37.5	27.1	36.0

Source: CensusScope, Social Science Data Analysis Network, 2021

* Not Hispanic or Latino

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As illustrated in Figure 6, there generally appears to be higher diversity index scores in the neighborhoods south of Colorado Street, such as Pacific-Edison, Mariposa, and Tropico, and along San Fernando Road north of the 134 Freeway, including the Grand Central, Pelanconi, and Fremont Park neighborhoods. The lowest diversity index scores include areas in the Verdugo Mountains where census tract populations are low and in certain neighborhoods at the base of the Verdugo Mountains.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

As shown in Figure 7, persons with disabilities are present throughout the Glendale community, with higher concentrations in areas near transit and major activity centers. The highest concentrations of persons with disabilities exist along both sides of San Fernando Road north of the 134 Freeway, the Adams Hill neighborhood south of Chevy Chase Drive, and an area Downtown, north of Colorado Street. Housing that accommodates persons with disabilities is more likely to be located near transit and activity centers, as reflected on Figure 7. More geographically isolated areas or areas with steep topography, like the City's northern neighborhoods are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Glendale.

Glendale is also home to a number of female-headed households located throughout the community with limited discernible patterns of segregation, as illustrated on Figure 8. Although ratios are still low, census tracts with higher concentrations of female-headed households are primarily located south of the 134 Fwy in neighborhoods with multifamily housing. However, as shown on Figure 8, female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels.

The community's older residents, persons 65 years of age or older, tend to be more highly concentrated in only one census tract in the City, in a neighborhood of single-family homes specifically within the Glenwood neighborhood north of Kenneth Road, as shown in Figure 9. This is an established neighborhood with some of the City's older single-family homes, which indicates that senior residents there are aging in place. An area of moderate concentration along San Fernando Road corresponds with a concentration of lower median household incomes, which may suggest that some senior residents are choosing to live in these areas as a result of the affordable home options available there.

Patterns of segregated economic wealth, as indicated by median household income, are not present in Glendale, as illustrated on Figure 10. Low and high median household incomes are dispersed throughout the community, with lower and higher levels generally coexisting. Block groups with lower median household incomes are found in three different parts of Glendale. One of the lower median household income block groups is located along the western edge of the City, north and south of San Fernando Road in an area with a concentration of commercial and manufacturing uses. Another is located between Glendale Avenue and San Fernando Road, north and south of Chevy Chase Drive where there is a mix of multifamily residential and single-family residential along with a concentration of commercial uses in the southern portion of the block group. A third group is in the Downtown, north of the intersection of Glendale Avenue and Colorado Street, where multifamily housing is mixed with commercial and office uses.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, female-headed households, seniors, and median household income. In all cases, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. Moreover, when considering patterns of integration and segregation compared to its neighbors (including the cities of Burbank, Los Angeles, Pasadena, and La Canada Flintridge – adjacent portions of which are shown on the above figures), Glendale's patterns appear to be consistent with the region, and in some cases showing higher degrees of integration. Nonetheless, the City will continue to consider these patterns to determine any changes from current conditions.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 American Community Survey (ACS), there are no R/ECAPs in Glendale.

Comparing Figure 6 (Diversity Index) to Figure 10 (Median Household Income), it appears that, generally, areas in the City ranking higher in diversity tend to have lower median household incomes. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have the highest median household incomes in the City. Therefore, it appears that moderately segregated economic wealth exists within the City based on diversity. Figure 11 provides an ethnicity analysis identifying the majority racial concentrations in the City. As shown, the vast majority of the City contains a White majority racial concentration, with slim (<10%) Hispanic majority racial concentrations located in the western corner of the City, southwest of the 5 Freeway and at the southern tip of the City in the Tropic neighborhood. Overall, however, it appears that the City does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the City and to provide education related to fair housing rights.

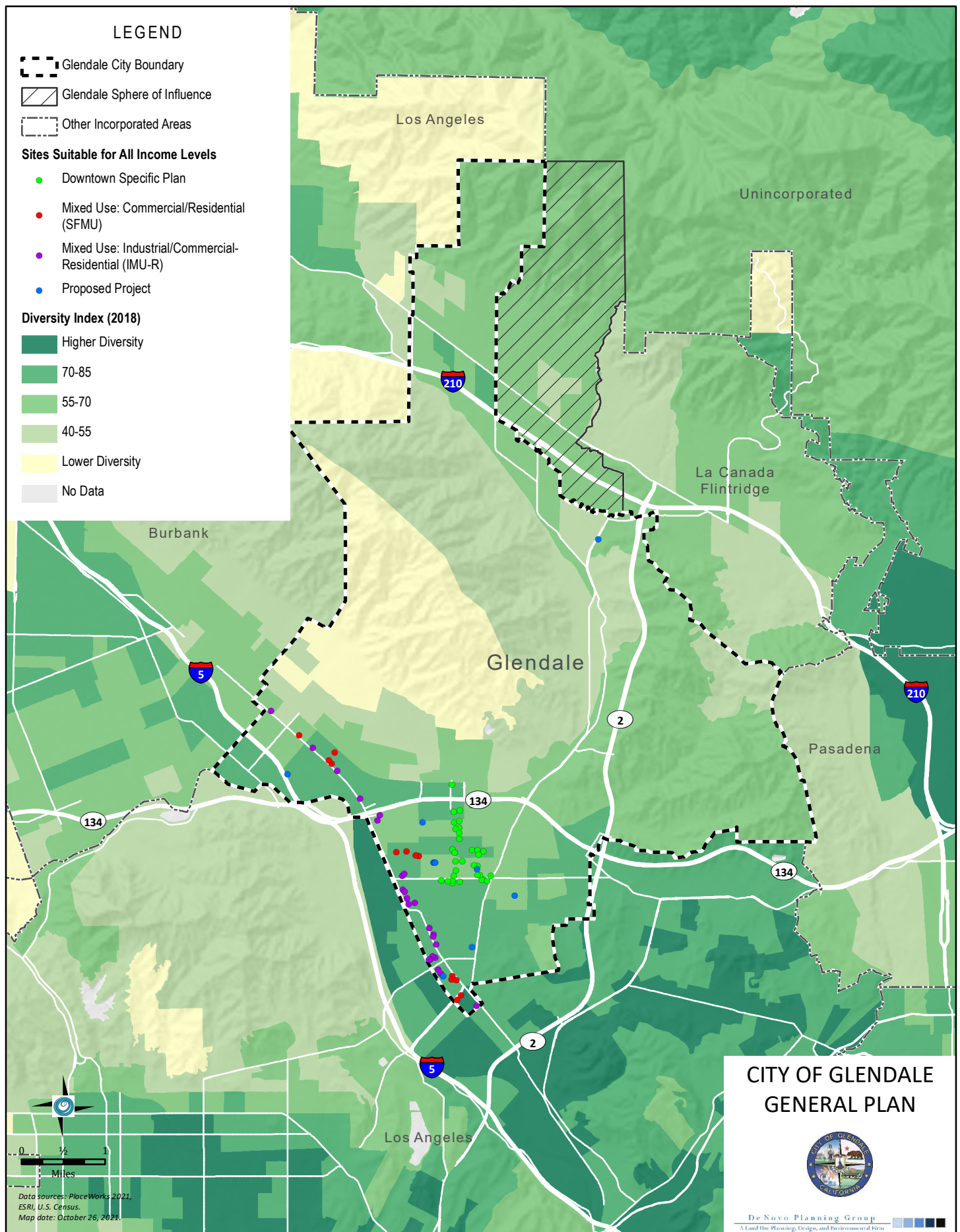
Racially Concentrated Areas of Affluence (RCAA)

According to the Department of Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States.⁷ RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Comparing Figure 11 (Ethnicity Analysis) with Figure 10 (Median Household Income), as the majority of the City contains a White majority racial concentration, and there are census block groups with a median household income of \$125,000 or more, there are RCAAs located in Glendale.

⁷ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

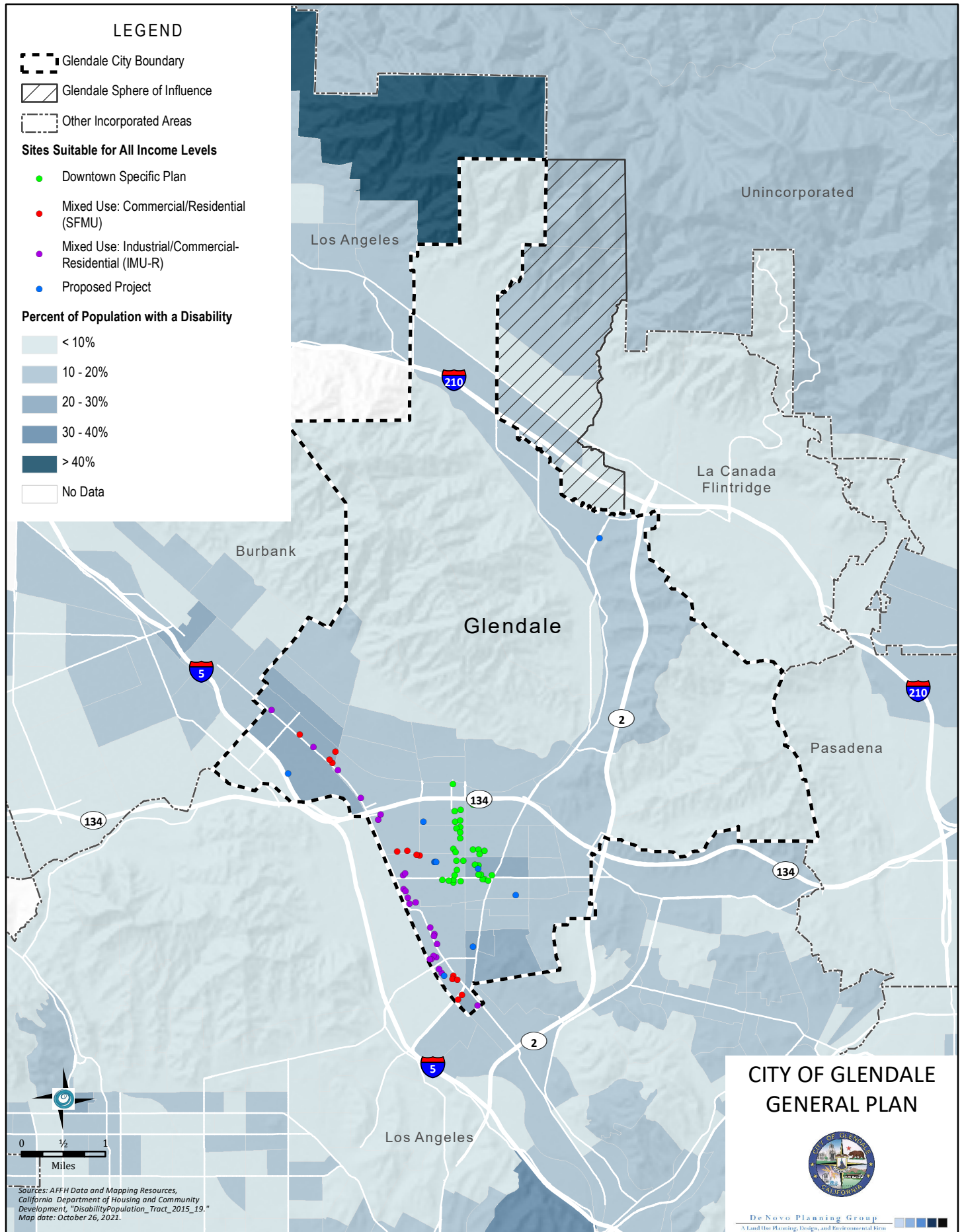
Figure 6. Diversity Index by Census Block Group



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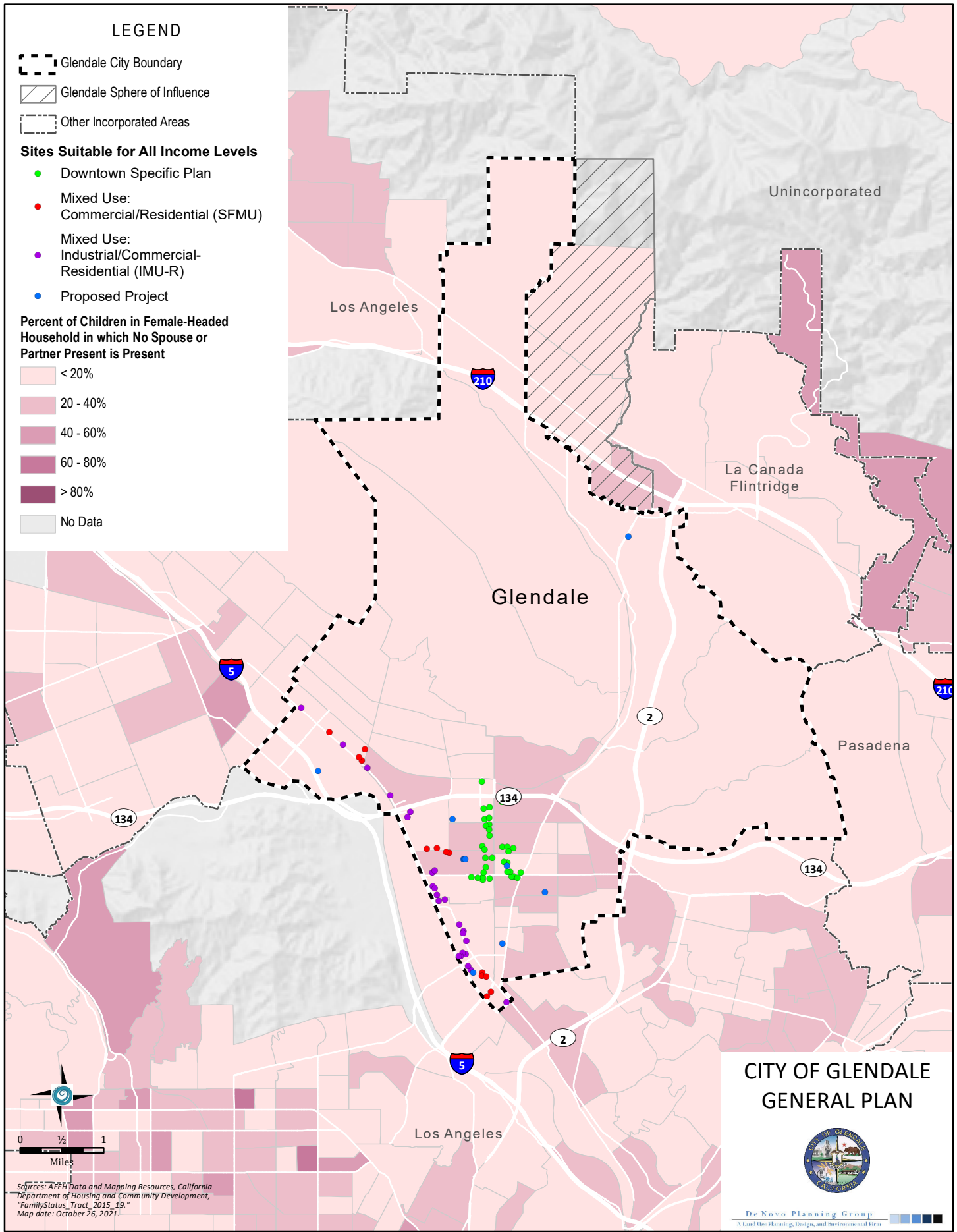
Figure 7: Proportion of Population with Disabilities by Census Tract



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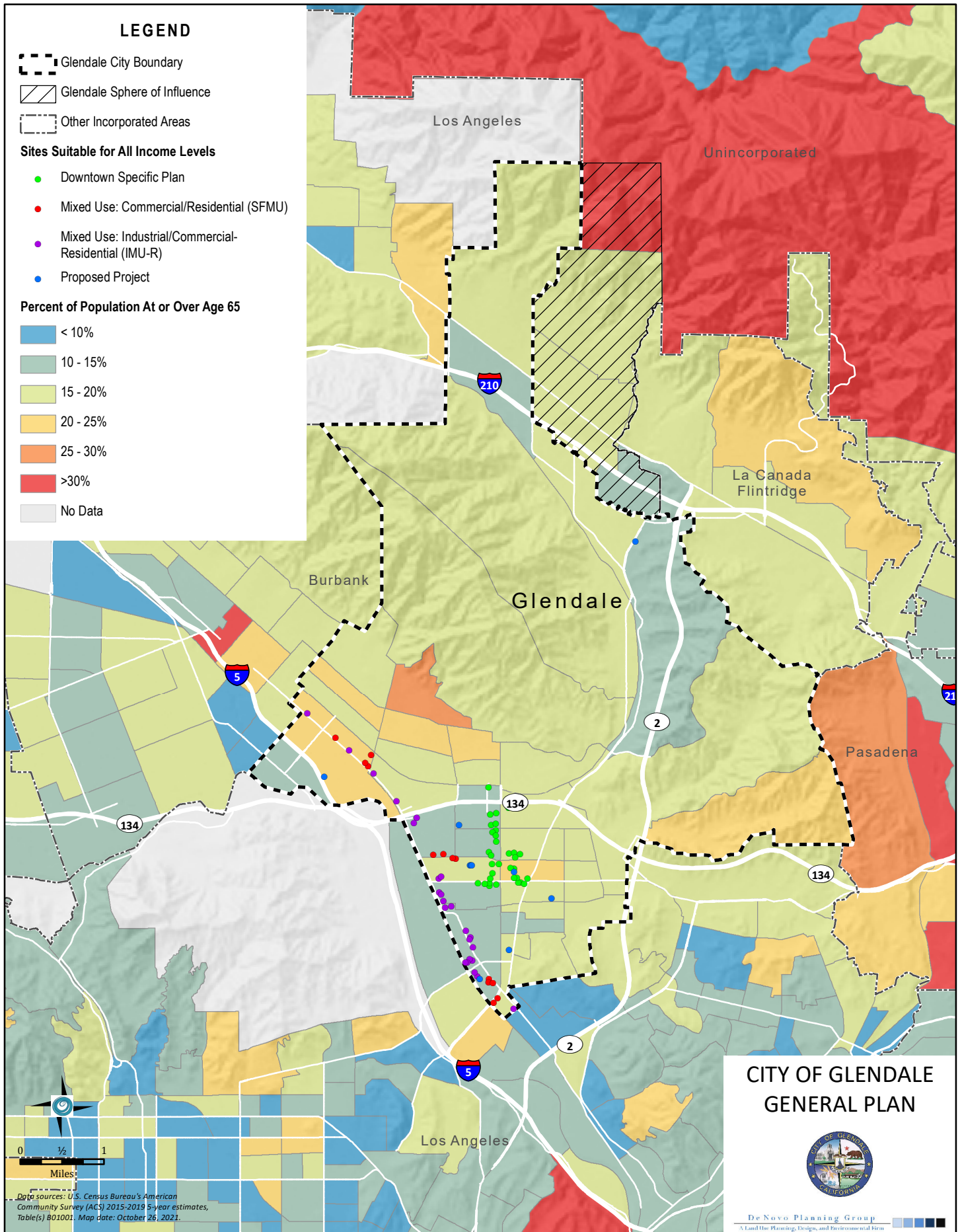
Figure 8: Female-Headed Households by Proportion of Children Present by Census Tract



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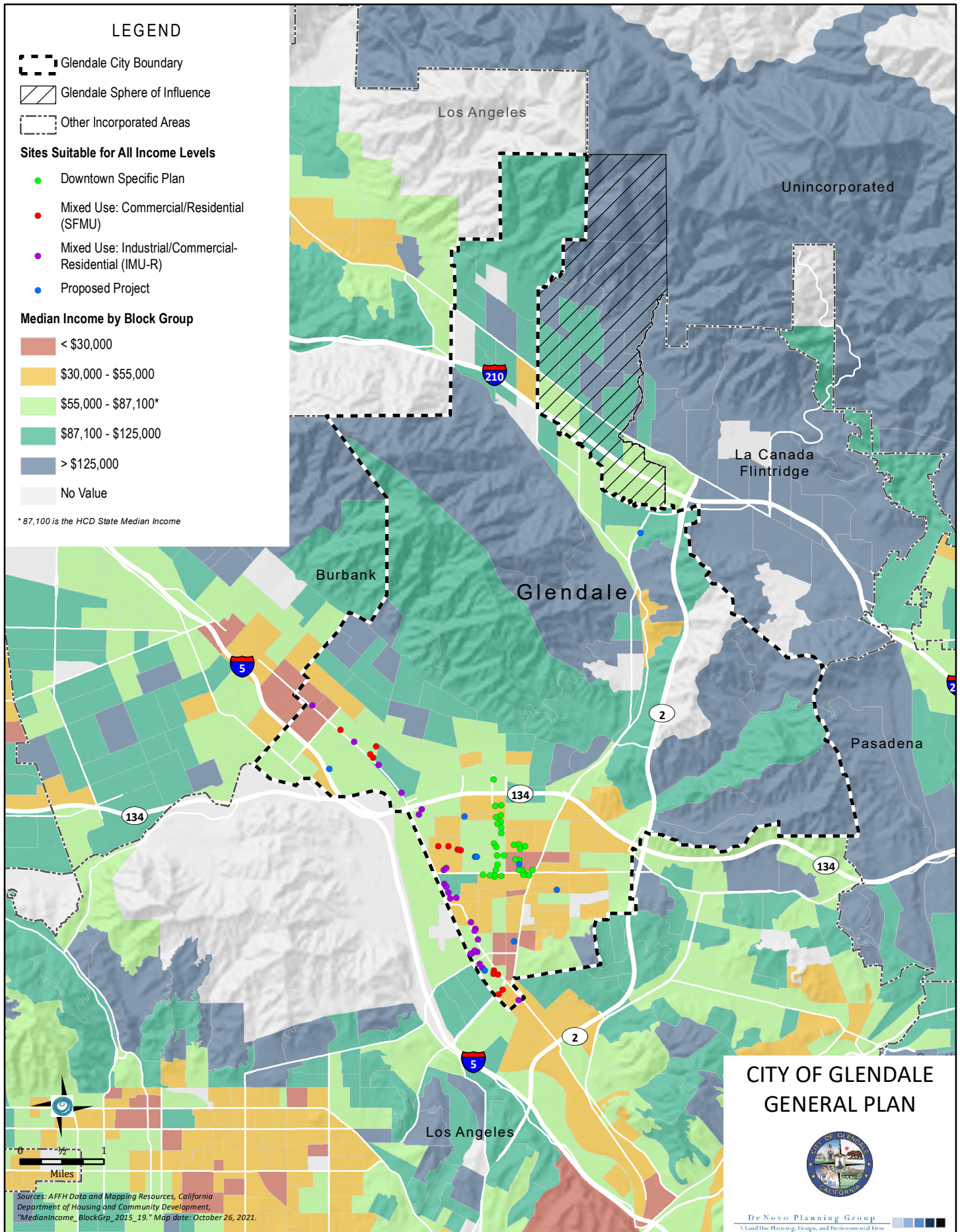
Figure 9: Proportion of Senior Residents by Census Tract



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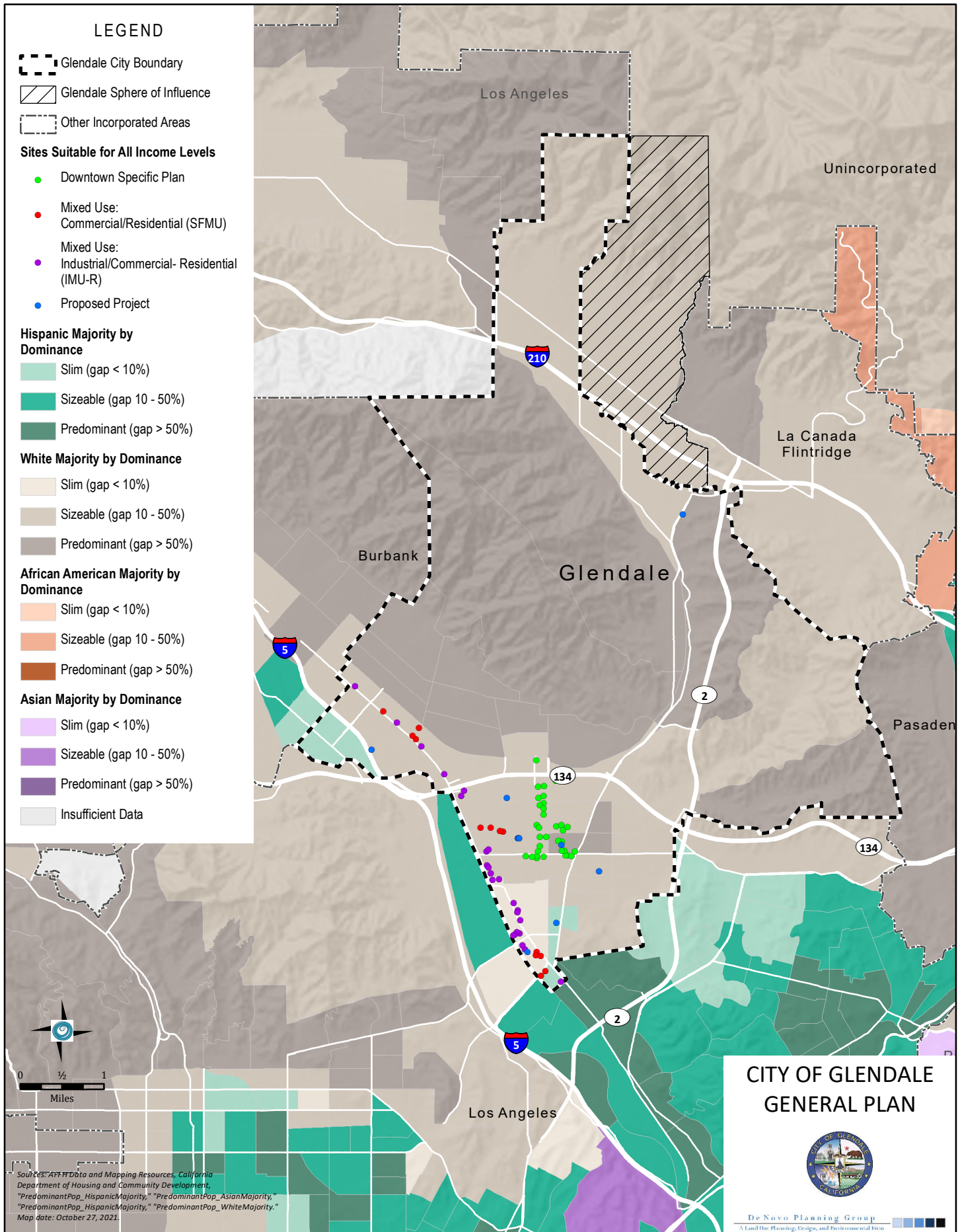
Figure 10: Median Household Income by Block Group



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Figure 11: Ethnicity Analysis - Racial Concentrations



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Disparities in Access to Opportunity

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess residents' access to key opportunity assets in the City. Table 64 provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based on the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *The higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Glendale from the HUD Affirmatively Furthering Fair Housing GIS tool. Table 64 identifies the opportunity indicators by race and ethnicity for the total population of Glendale.

Table 64: Opportunity Indicators by Race/Ethnicity

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
White	52.60	68.93	55.87	91.05	82.02	73.83	18.77
Black	45.54	65.81	50.99	92.64	86.34	76.24	15.68
Hispanic	43.98	64.15	48.14	92.55	85.99	75.77	15.25
Asian or Pacific Islander	52.61	68.33	56.58	90.37	82.40	70.49	19.76
Native American	51.91	67.91	55.93	90.73	84.00	73.46	18.70
Total Average	49.33	67.03	53.5	91.47	84.15	73.96	17.63

Source: HUD Affirmatively Furthering Fair Housing GIS Tool, Available at: <https://egis.hud.gov/affht/>

As shown in Table 64, residents of Glendale appear to have mixed access to opportunity based on the different indices; however, access to opportunity appears only slightly tied to race/ethnicity as all residents seem to have fairly similar values. Generally, all residents have very high access to public transit and low transportation costs with average scores in the 90s and 80s, respectively. Likewise, all residents have high access to jobs (scores above 70). Conversely, all residents generally have high exposure to pollution from harmful toxins (scores less than 20), which indicates that Glendale residents are especially vulnerable to harmful toxins at the neighborhood level; these toxins are likely the result of air quality impacts resulting from vehicle GHG emissions. Scores are typically average in all other categories. As noted, no one race/ethnicity dominates the high scores, but Hispanic residents do have the lowest scores in four of the seven indices.

TCAC/HCD Opportunity Area Maps

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 65 shows the full list of indicators.

Table 65: Domains and List of Indicators by Factors

Domain	Indicator
Economic	<ul style="list-style-type: none"> • Poverty • Adult education • Employment • Job proximity • Median home value
Education	<ul style="list-style-type: none"> • Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	<ul style="list-style-type: none"> • CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map presented in Figure 12, the City largely has tracts with good to more positive economic scores. However, tracts with low and less positive economic outcomes exist along Glenoaks Boulevard in the Grandview and Glenwood neighborhoods and south of the 134 Freeway starting in the Downtown and becoming less positive (<0.25) towards the southern tip of the City in the Tropicico neighborhood. There is somewhat of a correlation between the economic scores and the level of resources shown on the Opportunity Areas Map (Figure 15).

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. The City performs well with regard to education scores as shown in Figure 13. Glendale mainly has tracts with higher education scores (0.50-0.75 and >0.75) although a tract between the Vineyard neighborhood and the Downtown has an education score of 0.25-0.50. Residential uses in this area are largely multifamily dwellings.

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Figure 14 shows that areas adjacent to the freeways have the highest environmental scores (worst). Scores generally improve north of the 134 Freeway with the Montrose neighborhood and Crescenta Highlands neighborhood having some of the best (lowest) scores.

Opportunity map scores for Glendale census tracts are presented in Figure 15 along with the City's sites inventory. Opportunity scores rise from south to north as shown in Figure 15, with the Tropicico neighborhood categorized as High Segregation and Poverty, the Downtown area categorized as Moderate Resource or Moderate Resource (Rapidly Changing), the neighborhoods at the base of the Verdugo Mountains categorized as High Resource, and the northern neighborhoods categorized as Highest Resource.

Transportation/Transit Routes

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Figure 16 shows that Glendale has high-quality transit running north-south and east-west, including the Metro Antelope Valley Line (light rail) and 12 bus routes, all of which provide efficient and affordable access to opportunities in and around the City.

Findings

Overall, it appears that residents in Glendale have varying levels of access to opportunities, and access to opportunity is not correlated to the location of special groups, like persons with disabilities, female-headed households, or seniors. Furthermore, there seems to be no correlation between access to opportunity and racial/ethnic composition. Access to opportunity appears to be consistent and equitable across the community.

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Glendale evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate (of which there are 373 units).

Future Growth Need

The City's future growth need is based on the RHNA, which allocates production of 3,439 very low and 2,163 low-income units to the City for the 2021-2029 planning period. Figure 3 shows that affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix A of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

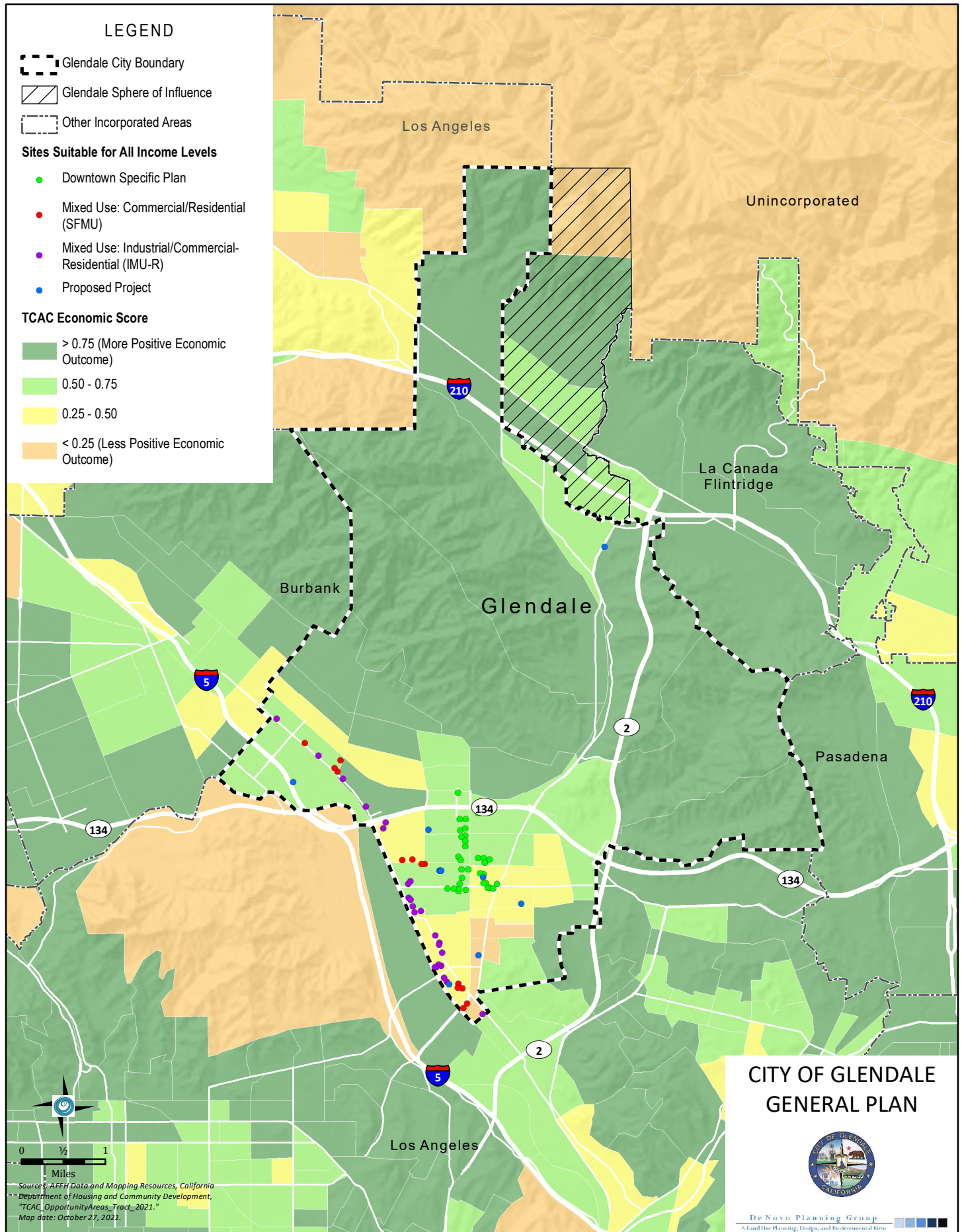
Existing Need

As described earlier in this Background Report, the City has a history of working with affordable housing developers to help facilitate the development of housing for lower income households. Glendale has 1,096 deed-restricted units, representing approximately 1.4% of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower income households throughout Glendale. The City continues to encourage development of 15% affordable housing in conjunction with development of market-rate housing (i.e. inclusionary zoning).

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the Assessment of Impediments to Fair Housing Choice, the most disproportionate housing needs in Glendale include seniors, who may need additional support connecting to fair housing resources.

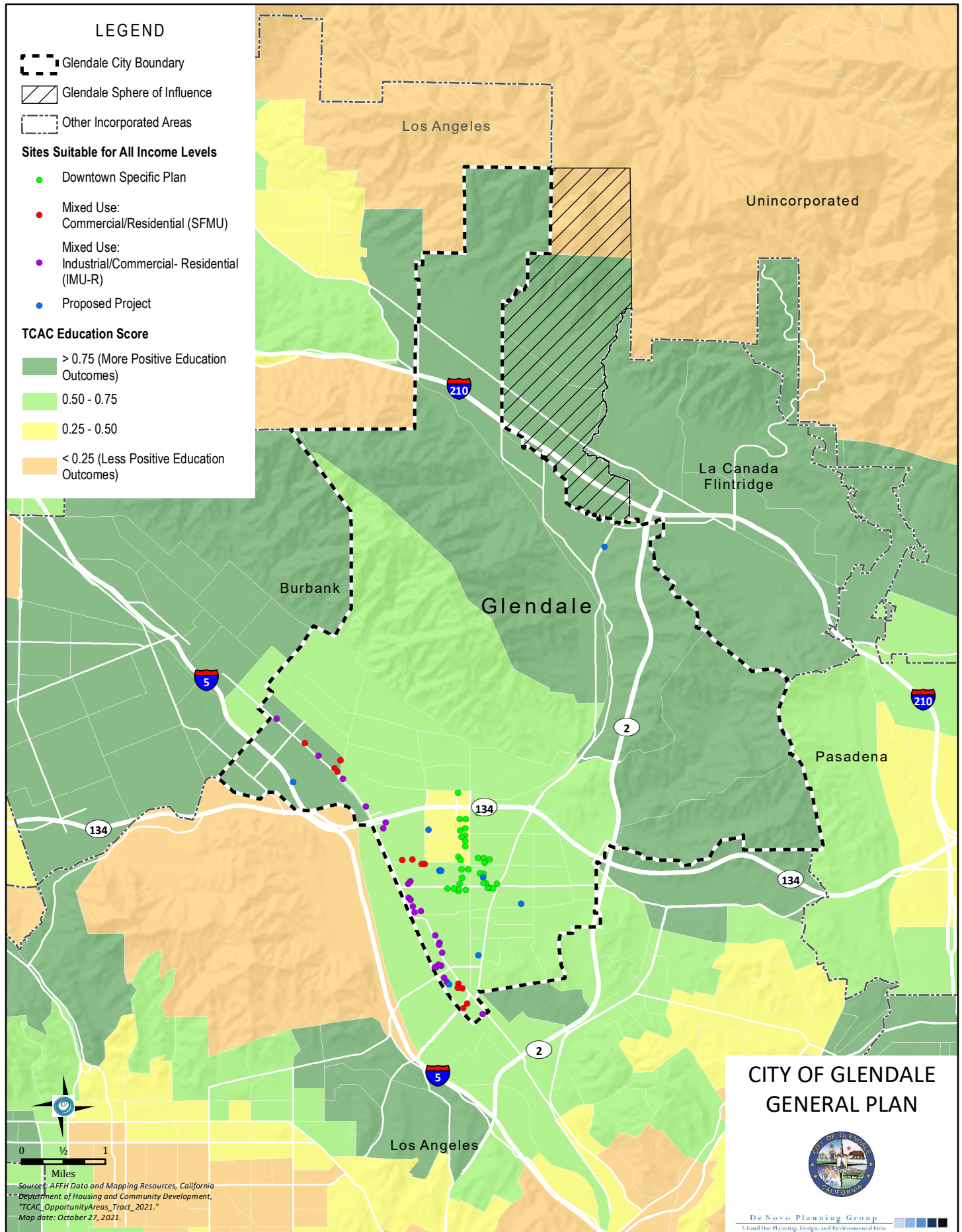
Figure 12: TCAC Economic Score by Census Tract



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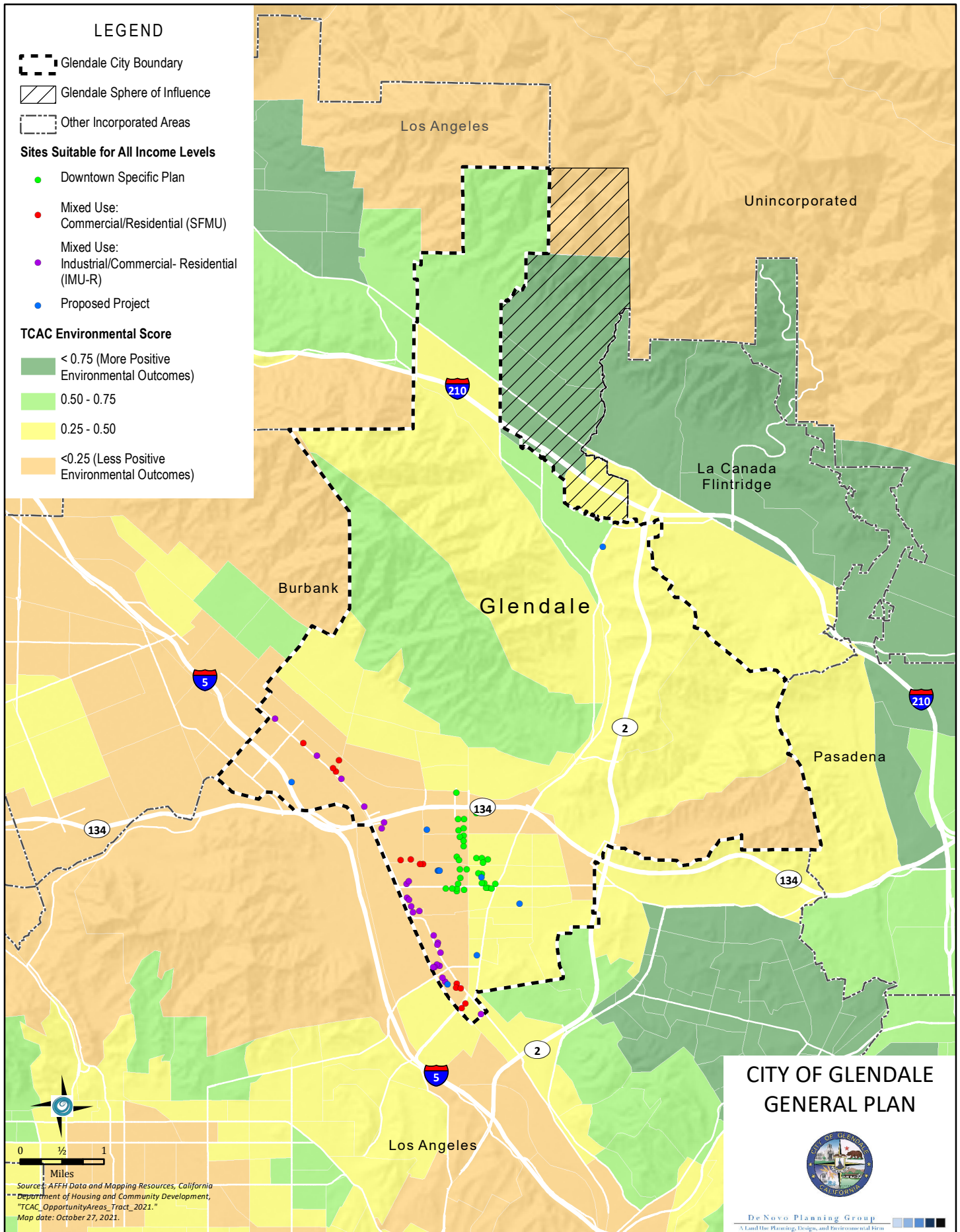
Figure 13: TCAC Education Score by Census Tract



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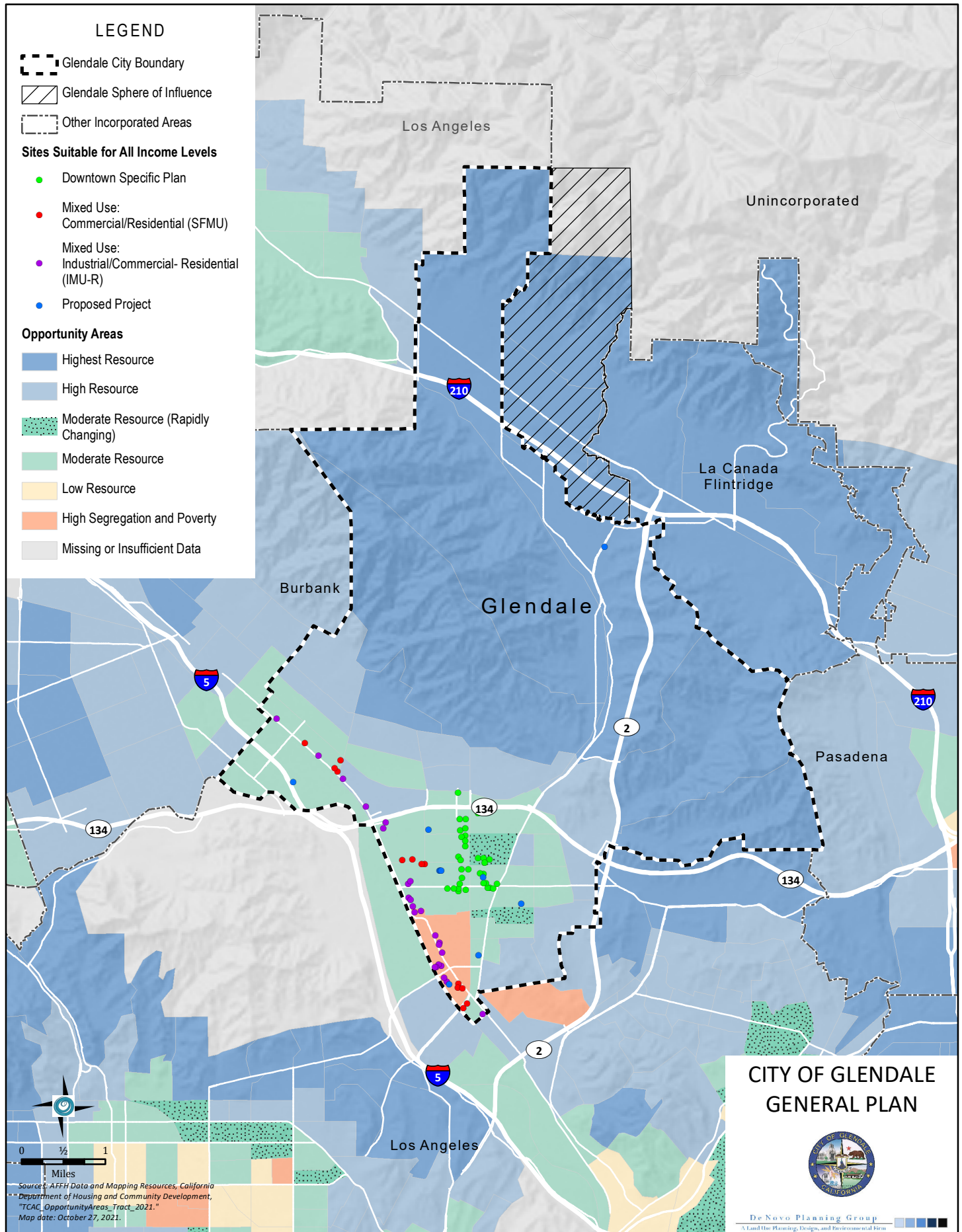
Figure 14: TCAC Environmental Score by Census Tract



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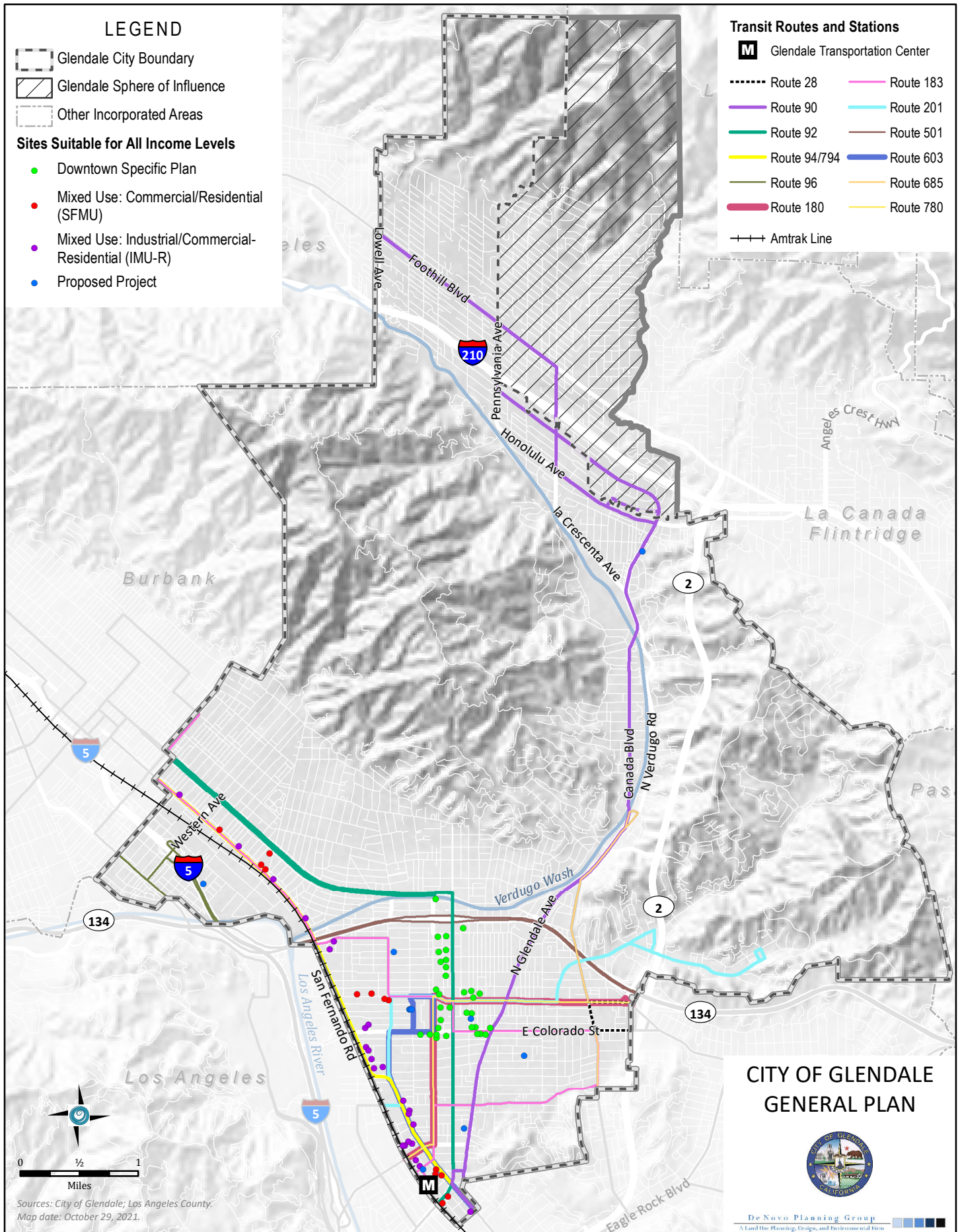
Figure 15: TCAC Opportunity Areas by Census Tract



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Figure 16. Transit Routes



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Displacement Risk

As mentioned, there are 373 deed-restricted affordable units currently at-risk of converting to market-rate within the next 10 years. Most of the City's affordable housing stock has an expiration date beyond the planning period. The City also has a number of units which are affordable to lower income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the large majority of its 2021-2029 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given that the majority of new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has developed Program 7B to study and address potential issues related to displacement.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and non-White residents (as discussed previously throughout this Background Report). As discussed above, Program 7B has been included in the City's Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Findings

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. Program 7B details efforts the City will take to engage these communities during the planning period.

6C. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

SEGREGATION/INTEGRATION

As previously stated, the City finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, age, or income. Nonetheless, as described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community. This is highlighted in Table 63 in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Figure 6 shows the sites identified to meet Glendale's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas of low diversity. The majority of sites are located in areas of moderate to high diversity, and no sites are located in areas of lower diversity.

Figure 7 shows the sites designated to meet Glendale's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. The majority of sites are located in census tracts with 10-20% of residents indicating a disability. Additionally, the City's mixed-use areas are located near transit corridors and activity centers, which also benefits persons with disabilities. However, these sites are not concentrated in areas with already high levels of disability. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 8 shows the sites designated to meet Glendale's RHNA allocation in relation to female-headed households. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 9 shows the sites designated to meet Glendale's RHNA allocation in relation to concentration of senior residents. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of senior residents. Most sites are located in areas with low levels of senior residents (less than 20%) and some sites are located in areas where seniors make up 20-25% of the population. However, these areas (located generally along San Fernando Road and in the Downtown) are also good locations for seniors because they provide easy access to goods and services and are located near transportation facilities and activity centers. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 10 shows the sites designated to meet Glendale's RHNA allocation in relation to median household income. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with low median household income. Some candidate sites are located in the City's lowest median household income census tracts, but the overall distribution is spread amongst census tracts with varying levels of median household income. The location of new development to meet the City's lower income RHNA is not expected to contribute to patterns of isolation or segregation for lower income households.

R/ECAPS

The City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

ACCESS TO OPPORTUNITY

Some of the City's suitable sites are located within Census Tract 3024.01 in the Tropico neighborhood, which is considered an area with High Segregation and Poverty (see Figure 15). The introduction of new mixed-use development in this area will help to create more housing affordable to households at lower income levels, introduce new residents to an area which can contribute to higher neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development in this area, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents.

DISPLACEMENT RISK

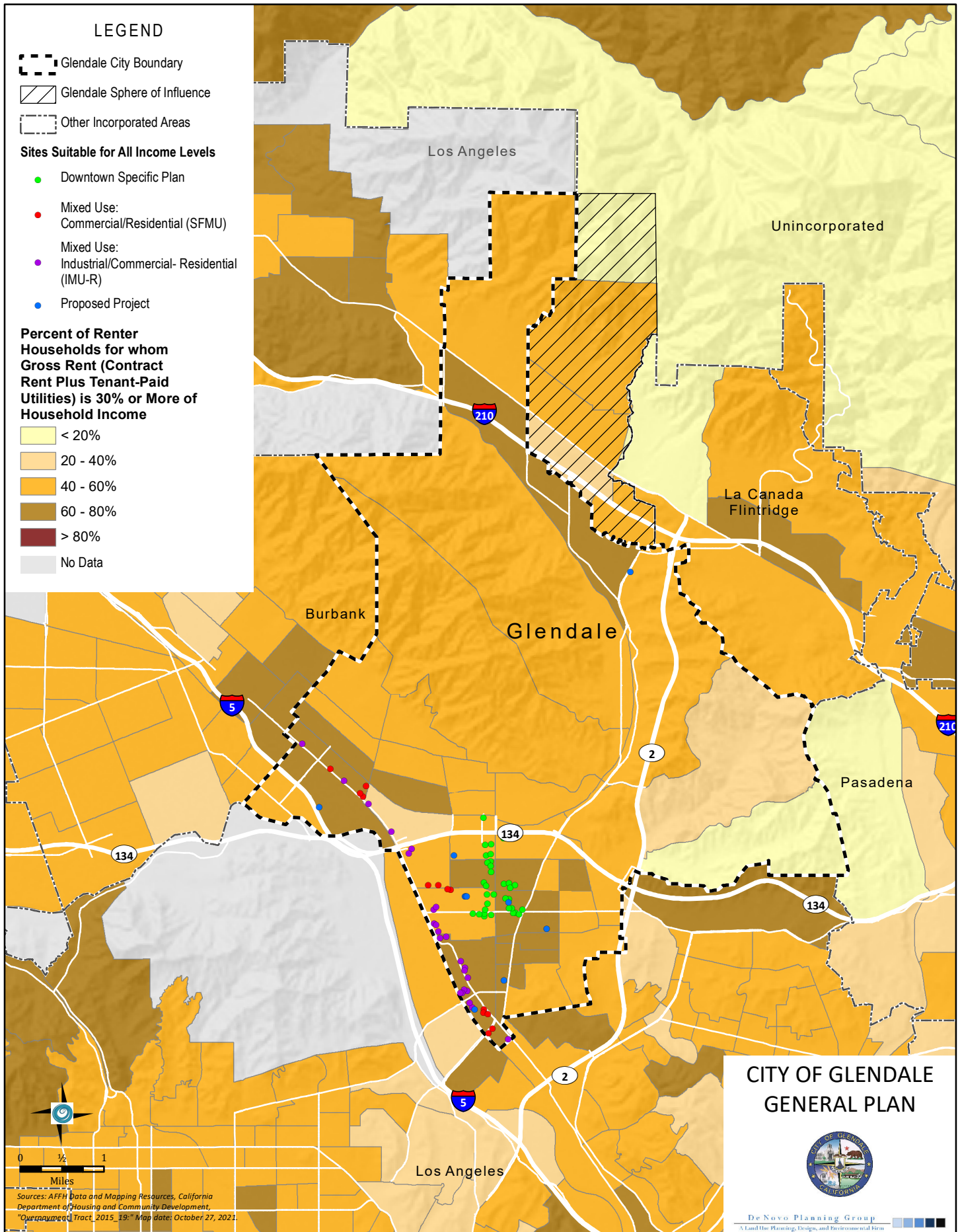
Figure 17 shows the sites designated to meet the lower income RHNA allocation for Glendale (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. A number of sites are located in census tracts with high levels of renter households overburdened by housing costs (60-80%) and four sites (located within the Tropico neighborhood) are located in the census tracts with the highest levels of homeowner households overburdened by housing costs (>80%). Figure 18 shows the sites proposed to meet Glendale's lower income RHNA allocation (underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. The intent of introducing new residential development in these areas (at locations currently developed with commercial uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. The sites designated to accommodate the City's lower income RHNA are not currently developed with residential uses and are not expected to displace current residents.

SITE ANALYSIS FINDINGS

To accommodate the City's RHNA allocation, the City undertook a robust analysis of existing site conditions, including an evaluation of existing development on the site, the age of the existing structure, site utilization (FAR), historic development patterns and trends, any known constraints to development, ownership patterns, and overall development feasibility. The City promotes high-density residential development in stand-alone and mixed-use formats throughout the City, with a special focus on higher density housing along transit corridors and around activity centers, including Downtown Glendale. These areas allow and incentivize higher density residential and mixed-use development at the densities needed to stimulate affordable housing development, and the City has seen a history of development pursuing density bonus opportunities in order to achieve higher densities. The City's lower RHNA needs are largely accommodated in these locations which do not represent extremely concentrated racial or ethnic populations, persons with disabilities, female-headed households, senior households, or low-income households. However, the City has included a program to encourage additional development of lower income units throughout the community through its accessory dwelling unit program. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional people and place-based opportunity is desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

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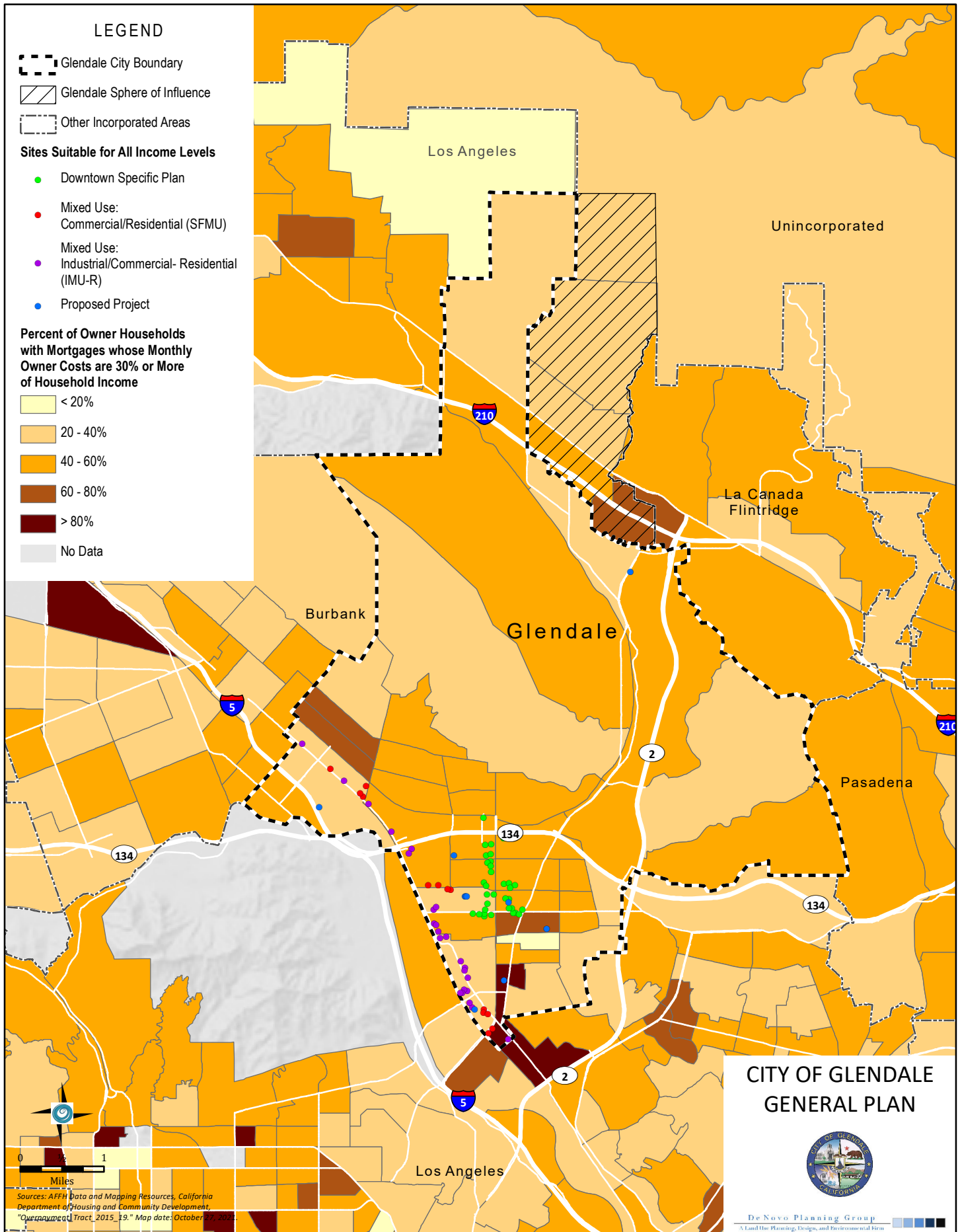
Figure 17: Cost-Burdened Renter Households by Census Tract



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Figure 18: Cost-Burdened Owner Households by Census Tract



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6D. Analysis of Contributing Factors and Fair Housing Priorities and Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report, the City has identified the following potential contributing factors to fair housing issues in Glendale and, as described later in this section, has developed a series of specific programs to address these contributing factors.

1. **Displacement of residents due to economic pressures.** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County. While gentrification has not historically been a problem in Glendale (based on data from the Urban Displacement Project at the University of California, Berkeley), going forward, the areas most vulnerable to gentrification and displacement are disadvantaged areas located near areas that have already gentrified (not applicable to Glendale) and disadvantaged areas located near major transit assets as well as anchor institutions like universities and hospitals (applicable to Glendale). Program 7B has been included to address this contributing factor.
2. **Lack of private investments in specific neighborhoods.** Historically, the City has seen limited private investment in specific neighborhoods of Glendale, including the Tropico neighborhood (and South Glendale more generally), West Glendale, and Downtown Glendale. In order to stimulate private investment and revitalization of these areas, the City has invested its resources in developing community plans for South and West Glendale and preparing and adopting the Downtown Specific Plan. Through these efforts, the City has strived to help streamline investment, highlight investment opportunities, and guide private investment to these specific underrepresented neighborhoods. Adoption of the Downtown Specific Plan has spurred new private investment Downtown and the City continues to encourage the revitalization of other areas of the City through private investments. Program 8A has been included to address this contributing factor.
3. **Community opposition.** Community opposition is a significant contributing factor to fair housing issues in Los Angeles and Glendale. In Glendale, and many other communities, there is a lack of community understanding around affordable housing and the important role it plays in helping meet the needs of a variety of community members, including young people, working professionals, seniors, persons with disabilities, single-parent households, low-income households, and other at-risk populations. Program 7C has been included in the City's Housing Plan to address this contributing factor.

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and program evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the AI's recommendations:

- Program 1D: Replacement of Affordable Units
- Program 1F: Accessory Dwelling Units
- Program 2D: Neighborhood "Target Areas"
- Program 2E: Conservation of Existing and Future Affordable Units
- Program 3B: Direct City Financial Assistance
- Program 3C: Inclusionary Zoning
- Program 3D: Community Housing Development Organizations and other Nonprofit Housing

Organizations

- Program 4A: Section 8 Rental Housing Choice Voucher Payments
- Program 6B: Homeless Services
- Program 7A: Fair Housing Plan
- Program 7B: Anti-Displacement Evaluation
- Program 7C: Affirmatively Furthering Air Housing (AFFH) Program
- Program 9B: Zoning Code Amendments – Housing Constraints

To the extent that these programs represent ongoing work efforts (from the 5th Cycle Housing Element), these programs are evaluated for effectiveness in Section 2 of this Background Report. The City has undertaken a series of proactive amendments to its Zoning Code to address new requirements related to Density Bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

PUBLIC DRAFT

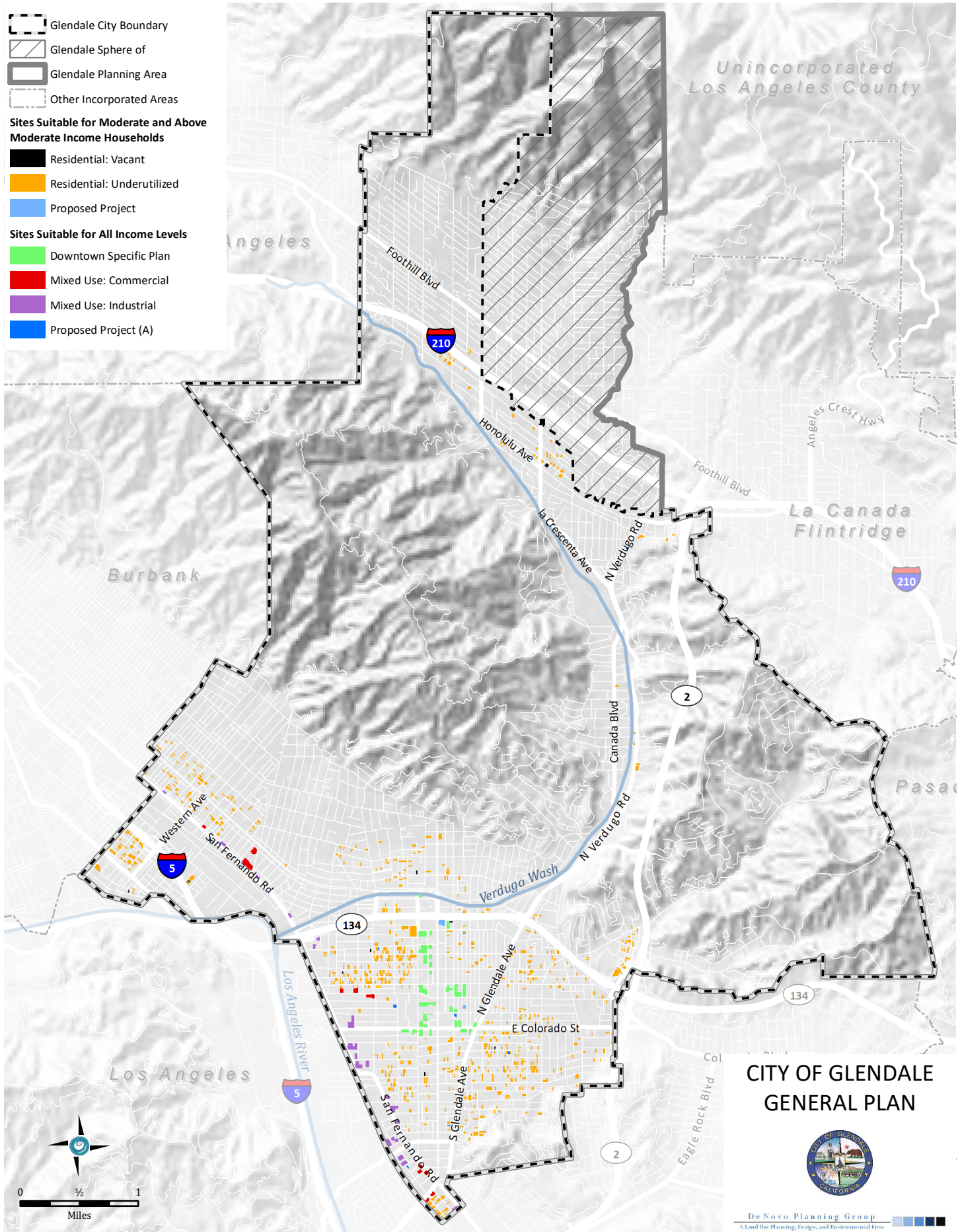


APPENDIX A: SITE INVENTORY

Public Draft
November 2021

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Figure 3. Proposed Housing Element Sites



Sources: City of Glendale; Los Angeles County. Map date: October 25, 2021.

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbMd	Cap_TTL
5641-001-027	320 S CENTRAL AVE	GLENDAL CA	91204-1609	0.59	DSP/TD	Downtown Specific Plan (A)		142	84			84
5641-001-028	300 S CENTRAL AVE	GLENDAL CA	91204-1609	0.60	DSP/TD	Downtown Specific Plan (A)		142	85			85
5641-001-033	120 W COLORADO ST	GLENDAL CA	91204-1304	0.67	DSP/TD	Downtown Specific Plan (A)		142	95			95
5641-004-007	406 E COLORADO ST	GLENDAL CA	91205-1605	0.56	DSP/EB	Downtown Specific Plan (A)		142	79			79
5641-004-008	326 E COLORADO ST	GLENDAL CA	91205-1633	0.52	DSP/EB	Downtown Specific Plan (A)		142	74			74
5641-004-042	500 E COLORADO ST	GLENDAL CA	91205-1607	0.61	DSP/EB	Downtown Specific Plan (A)		142	86			86
5642-001-923	200 W BROADWAY	GLENDAL CA	91210-1204	0.53	DSP/GAL	Downtown Specific Plan (A)		142	75			75
5642-001-944				2.13	DSP/GAL	Downtown Specific Plan (A)		142	302			302
5642-002-054	130 N CENTRAL AVE	GLENDAL CA	91203-2503	0.88	DSP/BC	Downtown Specific Plan (A)		142	125			125
5642-002-056	225 W BROADWAY	GLENDAL CA	91204-1331	1.76	DSP/BC	Downtown Specific Plan (A)		142	250			250
5642-004-038	305 E HARVARD ST	GLENDAL CA	91205-1018	0.51	DSP/EB	Downtown Specific Plan (A)		142	72			72
5642-004-053				0.86	DSP/EB	Downtown Specific Plan (A)		142	122			122
5642-005-091	124 N MARYLAND AVE	GLENDAL CA	91206-4235	1.47	DSP/AE	Downtown Specific Plan (A)		142	209			209
5642-006-060	134 N KENWOOD ST	GLENDAL CA	91206-4204	2.02	DSP/EB	Downtown Specific Plan (A)		142	287			287
5642-006-064				1.13	DSP/EB	Downtown Specific Plan (A)		142	161			161
5642-006-901	313 E BROADWAY	GLENDAL CA	91205-1010	1.61	DSP/EB	Downtown Specific Plan (A)		142	229			229
5642-009-034	503 E COLORADO ST	GLENDAL CA	91205-1606	0.74	DSP/EB	Downtown Specific Plan (A)		142	105			105
5642-010-048	233 S KENWOOD ST	GLENDAL CA	91205-1634	1.03	DSP/EB	Downtown Specific Plan (A)		142	146			146
5642-010-050	305 E COLORADO ST	GLENDAL CA	91205-1632	1.03	DSP/EB	Downtown Specific Plan (A)		142	147			147
5642-014-069	322 AMERICANA WAY	GLENDAL CA	91204	1.60	DSP/TCSP	Downtown Specific Plan (A)		142	227			227
5642-014-952				1.61	DSP/TCSP	Downtown Specific Plan (A)		142	229			229
5642-015-900	232 N ORANGE ST	GLENDAL CA	91203-2612	0.52	DSP/MO	Downtown Specific Plan (A)		142	74			74
5643-001-040	116 W DORAN ST	GLENDAL CA	91203-1905	0.58	DSP/GAT	Downtown Specific Plan (A)		142	82			82
5643-001-912				1.96	DSP/OC	Downtown Specific Plan (A)		142	278			278
5643-003-042	201 W LEXINGTON DR	GLENDAL CA	91203-2217	2.75	DSP/OC	Downtown Specific Plan (A)		142	390			390
5643-003-047				0.62	DSP/GAT	Downtown Specific Plan (A)		142	88			88
5643-018-085	600 N MARYLAND AVE	GLENDAL CA	91206-2244	1.14	DSP/GAT	Downtown Specific Plan (A)		142	162			162
5643-020-058	340 N ORANGE ST	GLENDAL CA	91203-2206	0.70	DSP/MO	Downtown Specific Plan (A)		142	100			100
5643-020-066	321 N ORANGE ST	GLENDAL CA	91203-5522	1.65	DSP/OC	Downtown Specific Plan (A)		142	234			234
5643-020-906				0.90	DSP/MO	Downtown Specific Plan (A)		142	128			128
5644-013-043	900 N CENTRAL AVE	GLENDAL CA	91203-1206	0.52	DSP/GAT	Downtown Specific Plan (A)		142	74			74
5696-004-039	300 W COLORADO ST	GLENDAL CA	91204-1603	0.74	DSP/TD	Downtown Specific Plan (A)		142	105			105
5696-004-051	352 W COLORADO ST	GLENDAL CA	91204-1603	0.96	DSP/TD	Downtown Specific Plan (A)		142	137			137
5623-027-903	6444 SAN FERNANDO RD	GLENDAL CA	91201-2124	0.50	SFMU	Mixed Use: Commercial/Residential (A)		70	18			18
5623-040-028	1021 GRANDVIEW AVE	GLENDAL CA	91201-2205	1.32	SFMU	Mixed Use: Commercial/Residential (A)		35	23			23
5623-040-032	6100 SAN FERNANDO RD	GLENDAL CA	91201-2247	1.33	SFMU	Mixed Use: Commercial/Residential (A)		100	66			66
5623-040-900				1.59	SFMU	Mixed Use: Commercial/Residential (A)		35	28			28
5638-003-063	605 W BROADWAY	GLENDAL CA	91204-1007	0.99	SFMU	Mixed Use: Commercial/Residential (A)		70	35			35
5638-004-045	655 W BROADWAY	GLENDAL CA	91204-1007	0.68	SFMU	Mixed Use: Commercial/Residential (A)		70	24			24
5640-030-003	3811 SAN FERNANDO RD	GLENDAL CA	91204-2735	0.57	SFMU	Mixed Use: Commercial/Residential (A)		100	28			28
5640-030-024	315 W CERRITOS AVE	GLENDAL CA	91204-2703	0.69	SFMU	Mixed Use: Commercial/Residential (A)		100	34			34
5640-032-023	3737 SAN FERNANDO RD	GLENDAL CA	91204-2937	0.57	SFMU	Mixed Use: Commercial/Residential (A)		100	28			28
5640-041-025	1910 S BRAND BLVD	GLENDAL CA	91204-2905	0.61	SFMU	Mixed Use: Commercial/Residential (A)		70	21			21
5640-041-031	1838 S BRAND BLVD	GLENDAL CA	91204-2903	0.63	SFMU	Mixed Use: Commercial/Residential (A)		100	31			31
5695-003-033	500 W BROADWAY	GLENDAL CA	91204-1120	0.52	SFMU	Mixed Use: Commercial/Residential (A)		70	18			18
5695-003-040	514 W BROADWAY	GLENDAL CA	91204-1120	0.82	SFMU	Mixed Use: Commercial/Residential (A)		70	29			29
5623-033-001	6316 SAN FERNANDO RD	GLENDAL CA	91204-2414	0.72	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		35	13			13
5624-009-020	6744 SAN FERNANDO RD	GLENDAL CA	91201-1746	0.51	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		70	18			18
5628-031-025	6038 SAN FERNANDO RD	GLENDAL CA	91202-2721	0.53	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		35	9			9
5635-017-021	5720 SAN FERNANDO RD	GLENDAL CA	91202-2104	0.54	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		35	9			9
5638-008-046	800 W DORAN ST	GLENDAL CA	91203-1519	0.53	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	27			27
5638-008-050	823 MILFORD ST	GLENDAL CA	91203-1520	0.58	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	29			29
5640-007-010	4310 SAN FERNANDO RD	GLENDAL CA	91204-2522	0.62	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		70	22			22
5640-008-010	4416 SAN FERNANDO RD	GLENDAL CA	91204-2207	1.13	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		70	40			40
5640-008-016	4400 SAN FERNANDO RD	GLENDAL CA	91204-2207	0.68	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	34			34
5640-019-016	421 FERNANDO CT	GLENDAL CA	91204-2723	0.52	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	26			26
5640-019-024	430 W CYPRESS ST	GLENDAL CA	91204-2402	0.52	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	26			26
5640-019-036	444 W CYPRESS ST	GLENDAL CA	91204-2402	0.69	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	34			34
5640-019-037	448 W CYPRESS ST	GLENDAL CA	91204-2402	0.70	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	35			35
5640-021-012	1651 S CENTRAL AVE	GLENDAL CA	91204-2734	0.95	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	48			48
5640-021-015	1415 GARDENA AVE	GLENDAL CA	91204-2709	1.15	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	57			57
5640-038-031	3601 SAN FERNANDO RD	GLENDAL CA	91204-2916	1.06	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		70	37			37
5695-017-032	5040 SAN FERNANDO RD	GLENDAL CA	91204-1114	0.99	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	49			49
5695-017-033	205 S KENILWORTH AVE	GLENDAL CA	91204-1111	1.60	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	80			80
5696-008-004	555 RIVERDALE DR	GLENDAL CA	91204-1479	0.70	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	35			35
5696-008-023	610 VINE ST	GLENDAL CA	91204-1418	0.56	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	28			28

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbMd	Cap_TTL
5696-008-039	4844 SAN FERNANDO RD	GLENDALE CA	91204-1412	1.98	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	99			99
5696-015-027	512 RIVERDALE DR	GLENDALE CA	91204-1410	0.93	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	47			47
5696-015-028	4728 SAN FERNANDO RD	GLENDALE CA	91204-1810	1.77	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	89			89
5696-023-020	4514 SAN FERNANDO RD	GLENDALE CA	91204-1912	0.58	IMU R	Mixed Use: Industrial/Commercial-Residential (A)		100	29			29
5642-007-038	126 S KENWOOD ST	GLENDALE CA	91205-1023	0.17	DSP/EB	Proposed Project	126-132 S Kenwood					
5642-007-040	128 S KENWOOD ST	GLENDALE CA	91205-1023	0.17	DSP/EB	Proposed Project	126-132 S Kenwood					
5642-007-042	132 S KENWOOD ST UNIT A	GLENDALE CA	91205-1023	0.17	DSP/EB	Proposed Project	126-132 S Kenwood					
5643-007-004	534 N KENWOOD ST	GLENDALE CA	91206-3252	0.17	R 1250	Proposed Project	534 N. Kenwood					
5643-018-031	625 N MARYLAND AVE	GLENDALE CA	91206-2245	0.16	DSP/GAT	Proposed Project	620 N Brand Blvd/625 N. Maryland					
5643-018-032	620 N BRAND BLVD	GLENDALE CA	91203-4208	1.35	DSP/GAT	Proposed Project	620 N Brand Blvd/625 N. Maryland					
5613-007-011	3450 N VERDUGO RD	GLENDALE CA	91208-1500	0.21	C3 I	Proposed Project (A)	3450 N Verdugo					
5627-014-009	526 HAZEL ST	GLENDALE CA	91201-2323	0.09	R 2250	Proposed Project (A)	526 Hazel					
5637-020-006	452 MILFORD ST	GLENDALE CA	91203-1709	0.16	R 1650	Proposed Project (A)	452 W Milford					
5640-015-044				0.17	R 2250 P	Proposed Project (A)	1242 S Maryland					
5640-029-014	1642 S CENTRAL AVE	GLENDALE CA	91204-2702	0.23	SFMU	Proposed Project (A)	1642 S Central					
5642-010-051	306 E HARVARD ST	GLENDALE CA	91205-1019	0.28	DSP/EB	Proposed Project (A)	200 S Louise					
5675-008-014	822 E CHESTNUT ST	GLENDALE CA	91205-1819	0.28	R 2250	Proposed Project (A)	1242 S Maryland					
5695-007-037	409 HAWTHORNE ST	GLENDALE CA	91204-1211	0.15	R 1250	Proposed Project (A)	401-409 Hawthorne					
5695-007-038	405 HAWTHORNE ST	GLENDALE CA	91204-1211	0.14	R 1250	Proposed Project (A)	401-409 Hawthorne					
5695-007-039	401 HAWTHORNE ST	GLENDALE CA	91204-1211	0.14	R 1250	Proposed Project (A)	401-409 Hawthorne					
5606-011-041	3244 ALTURA AVE	GLENDALE CA	91214-3301	0.21	R 2250	Residential: Underutilized		19			3	3
5606-011-063	3254 ALTURA AVE	GLENDALE CA	91214-3301	0.22	R 2250	Residential: Underutilized		19			3	3
5607-001-016	3315 MONTROSE AVE	GLENDALE CA	91214-3342	0.18	R 3050	Residential: Underutilized		14			2	2
5607-001-027	3361 MONTROSE AVE	GLENDALE CA	91214-3342	0.18	R 3050	Residential: Underutilized		14			2	2
5607-004-017	3442 MONTROSE AVE	GLENDALE CA	91214-3343	0.19	R 3050	Residential: Underutilized		14			2	2
5607-004-025	3406 MONTROSE AVE	GLENDALE CA	91214-3343	0.21	R 3050	Residential: Underutilized		14			2	2
5607-004-026	3402 MONTROSE AVE	GLENDALE CA	91214-3343	0.21	R 3050	Residential: Underutilized		14			2	2
5607-004-028	4025 NEW YORK AVE	GLENDALE CA	91214-3352	0.19	R 3050	Residential: Underutilized		14			2	2
5607-004-029	3405 MONTROSE AVE	GLENDALE CA	91214-3344	0.22	R 3050	Residential: Underutilized		14			2	2
5607-004-046	3422 MONTROSE AVE	GLENDALE CA	91214-3343	0.36	R 3050	Residential: Underutilized		14			4	4
5607-004-051	4115 NEW YORK AVE	GLENDALE CA	91214-3354	0.20	R 3050	Residential: Underutilized		14			2	2
5607-016-001	3242 HONOLULU AVE	GLENDALE CA	91214-3327	0.34	R 3050	Residential: Underutilized		14			5	5
5610-012-020	4030 RAMSDELL AVE	GLENDALE CA	91214-3736	0.18	R 1650	Residential: Underutilized		26			4	4
5610-012-021	4024 RAMSDELL AVE	GLENDALE CA	91214-3736	0.16	R 1650	Residential: Underutilized		26			3	3
5610-016-049	2820 HERMOSA AVE	GLENDALE CA	91214-3905	0.18	R 1650	Residential: Underutilized		26			4	4
5610-016-052	2810 HERMOSA AVE	GLENDALE CA	91214-3905	0.16	R 1650	Residential: Underutilized		26			3	3
5610-017-030	2810 PIEDMONT AVE	GLENDALE CA	91214-3835	0.22	R 1650	Residential: Underutilized		26			5	5
5610-019-036	2824 MONTROSE AVE	GLENDALE CA	91214-3852	0.32	R 1650	Residential: Underutilized		26			7	7
5610-021-044	4142 LA CRESCENTA AVE	GLENDALE CA	91214-3809	0.17	R 2250	Residential: Underutilized		19			2	2
5610-021-047	4122 LA CRESCENTA AVE	GLENDALE CA	91214-3809	0.17	R 2250	Residential: Underutilized		19			2	2
5610-022-047	2677 PIEDMONT AVE	GLENDALE CA	91020-1368	0.19	R 1650	Residential: Underutilized		26			4	4
5610-022-074	2720 MONTROSE AVE	GLENDALE CA	91020-1314	0.19	R 1650	Residential: Underutilized		26			5	5
5610-023-061	2726 PIEDMONT AVE	GLENDALE CA	91020-1306	0.44	R 1650	Residential: Underutilized		26			8	8
5610-023-063	2738 PIEDMONT AVE	GLENDALE CA	91020-1306	0.45	R 1650	Residential: Underutilized		26			9	9
5610-023-074	2719 HERMOSA AVE	GLENDALE CA	91020-1704	0.25	R 3050	Residential: Underutilized		14			3	3
5610-023-078	2701 HERMOSA AVE	GLENDALE CA	91020-1704	0.25	R 3050	Residential: Underutilized		14			2	2
5610-024-049	2760 HERMOSA AVE	GLENDALE CA	91020-1705	0.24	R 1650	Residential: Underutilized		26			5	5
5610-025-047	2644 HERMOSA AVE	GLENDALE CA	91020-1703	0.25	R 3050	Residential: Underutilized		14			2	2
5610-025-048	2648 HERMOSA AVE	GLENDALE CA	91020-1703	0.25	R 3050	Residential: Underutilized		14			2	2
5610-026-039	2653 HERMOSA AVE	GLENDALE CA	91020-1702	0.25	R 3050	Residential: Underutilized		14			2	2
5610-026-040	2651 HERMOSA AVE	GLENDALE CA	91020-1702	0.25	R 3050	Residential: Underutilized		14			3	3
5610-027-039	2653 MANHATTAN AVE	GLENDALE CA	91020-1301	0.16	R 3050	Residential: Underutilized		14			2	2
5613-003-019	3600 STANCREST DR	GLENDALE CA	91208-1324	0.21	R 2250	Residential: Underutilized		19			2	2
5613-006-008	2030 BROADVIEW DR	GLENDALE CA	91208-1221	0.24	R 2250	Residential: Underutilized		19			3	3
5613-006-009	2024 BROADVIEW DR	GLENDALE CA	91208-1221	0.16	R 2250	Residential: Underutilized		19			2	2
5613-006-010	2020 BROADVIEW DR	GLENDALE CA	91208-1221	0.17	R 2250	Residential: Underutilized		19			2	2
5613-006-017	3519 SPARR BLVD	GLENDALE CA	91208-1254	0.16	R 2250	Residential: Underutilized		19			2	2
5613-027-002	2300 BROADVIEW DR	GLENDALE CA	91208-1314	0.31	R 2250	Residential: Underutilized		19			4	4
5617-007-012	3038 HONOLULU AVE	GLENDALE CA	91214-3713	0.22	R 3050	Residential: Underutilized		14			2	2
5617-007-015	3018 HONOLULU AVE	GLENDALE CA	91214-3713	0.18	R 3050	Residential: Underutilized		14			2	2
5621-028-077	1129 ALAMEDA AVE	GLENDALE CA	91201-1307	0.17	R 2250	Residential: Underutilized		19			2	2
5621-029-023	1145 ALAMEDA AVE	GLENDALE CA	91201-1307	0.17	R 2250	Residential: Underutilized		19			2	2
5621-030-008	1153 SPAZIER AVE	GLENDALE CA	91201-1342	0.17	R 2250	Residential: Underutilized		19			2	2
5621-031-005	1120 ALAMEDA AVE	GLENDALE CA	91201-1308	0.18	R 2250	Residential: Underutilized		19			2	2
5621-031-014	1123 SPAZIER AVE	GLENDALE CA	91201-1319	0.18	R 2250	Residential: Underutilized		19			2	2
5621-031-016	1115 SPAZIER AVE	GLENDALE CA	91201-1319	0.18	R 2250	Residential: Underutilized		19			2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5621-033-036	1162 SPAZIER AVE	GLENDALE CA	91201-1320	0.17	R 2250	Residential: Underutilized		19			2	2
5621-035-014	1128 ELM AVE	GLENDALE CA	91201-1310	0.15	R 2250	Residential: Underutilized		19			2	2
5621-035-017	1138 ELM AVE	GLENDALE CA	91201-1310	0.14	R 2250	Residential: Underutilized		19			2	2
5621-036-012	1126 LINDEN AVE	GLENDALE CA	91201-1511	0.16	R 2250	Residential: Underutilized		19			2	2
5621-037-002	1148 LINDEN AVE	GLENDALE CA	91201-1511	0.15	R 2250	Residential: Underutilized		19			2	2
5621-037-005	1158 LINDEN AVE	GLENDALE CA	91201-1511	0.15	R 2250	Residential: Underutilized		19			2	2
5621-037-009	1170 LINDEN AVE	GLENDALE CA	91201-1511	0.16	R 2250	Residential: Underutilized		19			2	2
5621-038-020	1169 IRVING AVE	GLENDALE CA	91201-1506	0.15	R 2250	Residential: Underutilized		19			2	2
5621-039-017	1140 ALLEN AVE	GLENDALE CA	91201-1509	0.15	R 2250	Residential: Underutilized		19			2	2
5621-040-010	1116 IRVING AVE	GLENDALE CA	91201-1507	0.15	R 2250	Residential: Underutilized		19			2	2
5621-040-021	1133 THOMPSON AVE	GLENDALE CA	91201-1512	0.15	R 2250	Residential: Underutilized		19			2	2
5621-040-023	1127 THOMPSON AVE	GLENDALE CA	91201-1512	0.15	R 2250	Residential: Underutilized		19			2	2
5621-041-001	1144 IRVING AVE	GLENDALE CA	91201-1507	0.15	R 2250	Residential: Underutilized		19			2	2
5621-041-008	1166 IRVING AVE	GLENDALE CA	91201-1507	0.15	R 2250	Residential: Underutilized		19			2	2
5621-041-018	1169 THOMPSON AVE	GLENDALE CA	91201-1512	0.16	R 2250	Residential: Underutilized		19			2	2
5623-001-012	1156 ROSEDALE AVE	GLENDALE CA	91201-2229	0.18	R 2250	Residential: Underutilized		19			2	2
5623-001-013	1154 ROSEDALE AVE	GLENDALE CA	91201-2229	0.18	R 2250	Residential: Underutilized		19			2	2
5623-001-015	1313 5TH ST	GLENDALE CA	91201-2219	0.17	R 2250	Residential: Underutilized		19			2	2
5623-003-004	1126 ROSEDALE AVE	GLENDALE CA	91201-2212	0.18	R 2250	Residential: Underutilized		19			2	2
5623-003-008	1112 ROSEDALE AVE	GLENDALE CA	91201-2262	0.18	R 2250	Residential: Underutilized		19			2	2
5623-007-015	1408 GLENWOOD RD	GLENDALE CA	91201-1916	0.29	R 2250	Residential: Underutilized		19			3	3
5623-007-021	1144 SONORA AVE	GLENDALE CA	91201-1937	0.17	R 2250	Residential: Underutilized		19			2	2
5623-008-023	1152 RUBERTA AVE	GLENDALE CA	91201-1939	0.16	R 2250	Residential: Underutilized		19			2	2
5623-009-006	1127 SONORA AVE	GLENDALE CA	91201-1908	0.21	R 2250	Residential: Underutilized		19			3	3
5623-009-007	1125 SONORA AVE	GLENDALE CA	91201-1908	0.18	R 2250	Residential: Underutilized		19			3	3
5623-009-013	1113 SONORA AVE	GLENDALE CA	91201-1908	0.16	R 2250	Residential: Underutilized		19			2	2
5623-011-010	1161 RUBERTA AVE	GLENDALE CA	91201-1938	0.19	R 2250	Residential: Underutilized		19			3	3
5623-011-012	1153 RUBERTA AVE	GLENDALE CA	91201-1938	0.19	R 2250	Residential: Underutilized		19			3	3
5623-011-016	1148 JUSTIN AVE	GLENDALE CA	91201-1840	0.20	R 2250	Residential: Underutilized		19			3	3
5623-012-002	1147 JUSTIN AVE	GLENDALE CA	91201-1806	0.18	R 2250	Residential: Underutilized		19			2	2
5623-013-022	1118 WINCHESTER AVE	GLENDALE CA	91201-1810	0.19	R 2250	Residential: Underutilized		19			3	3
5623-014-005	1121 WINCHESTER AVE	GLENDALE CA	91201-1809	0.17	R 2250	Residential: Underutilized		19			2	2
5623-014-007	1115 WINCHESTER AVE	GLENDALE CA	91201-1809	0.16	R 2250	Residential: Underutilized		19			2	2
5623-016-009	1170 RAYMOND AVE	GLENDALE CA	91201-1842	0.16	R 2250	Residential: Underutilized		19			2	2
5623-017-015	1134 RAYMOND AVE	GLENDALE CA	91201-1842	0.15	R 2250	Residential: Underutilized		19			2	2
5623-017-016	1138 RAYMOND AVE	GLENDALE CA	91201-1842	0.15	R 2250	Residential: Underutilized		19			2	2
5623-018-001	1144 THOMPSON AVE	GLENDALE CA	91201-1513	0.15	R 2250	Residential: Underutilized		19			2	2
5623-018-004	1152 THOMPSON AVE	GLENDALE CA	91201-1513	0.15	R 2250	Residential: Underutilized		19			2	2
5623-019-017	1130 THOMPSON AVE	GLENDALE CA	91201-1513	0.15	R 2250	Residential: Underutilized		19			2	2
5623-019-018	1132 THOMPSON AVE	GLENDALE CA	91201-1513	0.15	R 2250	Residential: Underutilized		19			2	2
5623-019-020	1140 THOMPSON AVE	GLENDALE CA	91201-1513	0.15	R 2250	Residential: Underutilized		19			2	2
5623-019-022	1141 RAYMOND AVE	GLENDALE CA	91201-1817	0.16	R 2250	Residential: Underutilized		19			2	2
5623-019-023	1135 RAYMOND AVE	GLENDALE CA	91201-1817	0.15	R 2250	Residential: Underutilized		19			2	2
5623-019-024	1133 RAYMOND AVE	GLENDALE CA	91201-1817	0.16	R 2250	Residential: Underutilized		19			2	2
5623-019-027	1123 RAYMOND AVE	GLENDALE CA	91201-1817	0.16	R 2250	Residential: Underutilized		19			2	2
5623-019-028	1121 RAYMOND AVE	GLENDALE CA	91201-1817	0.15	R 2250	Residential: Underutilized		19			2	2
5623-021-011	1039 RAYMOND AVE	GLENDALE CA	91201-1711	0.18	R 2250	Residential: Underutilized		19			2	2
5623-021-013	1045 RAYMOND AVE	GLENDALE CA	91201-1711	0.18	R 2250	Residential: Underutilized		19			2	2
5623-021-015	1053 RAYMOND AVE	GLENDALE CA	91201-1711	0.18	R 2250	Residential: Underutilized		19			2	2
5623-021-016	1057 RAYMOND AVE	GLENDALE CA	91201-1711	0.18	R 2250	Residential: Underutilized		19			2	2
5623-021-039	1017 RAYMOND AVE	GLENDALE CA	91201-1711	0.18	R 2250	Residential: Underutilized		19			2	2
5623-023-023	1021 WESTERN AVE	GLENDALE CA	91201-1714	0.17	R 2250	Residential: Underutilized		19			2	2
5623-024-009	1042 RAYMOND AVE	GLENDALE CA	91201-1712	0.17	R 2250	Residential: Underutilized		19			2	2
5623-024-010	1038 RAYMOND AVE	GLENDALE CA	91201-1712	0.17	R 2250	Residential: Underutilized		19			2	2
5623-025-022	1050 WESTERN AVE	GLENDALE CA	91201-1715	0.18	R 2250	Residential: Underutilized		19			2	2
5623-025-041	1020 WESTERN AVE	GLENDALE CA	91201-1715	0.18	R 2250	Residential: Underutilized		19			2	2
5623-026-032	1052 WINCHESTER AVE	GLENDALE CA	91201-4212	0.17	R 2250	Residential: Underutilized		19			2	2
5623-027-011	1043 RUBERTA AVE	GLENDALE CA	91201-2104	0.18	R 2250	Residential: Underutilized		19			2	2
5623-027-012	1041 RUBERTA AVE	GLENDALE CA	91201-2104	0.16	R 2250	Residential: Underutilized		19			2	2
5623-027-013	1037 RUBERTA AVE	GLENDALE CA	91201-2104	0.16	R 2250	Residential: Underutilized		19			2	2
5623-027-027	1042 JUSTIN AVE	GLENDALE CA	91201-2103	0.18	R 2250	Residential: Underutilized		19			2	2
5623-029-043	1053 SONORA AVE	GLENDALE CA	91201-2436	0.18	R 2250	Residential: Underutilized		19			2	2
5623-029-044	1049 SONORA AVE	GLENDALE CA	91201-2436	0.17	R 2250	Residential: Underutilized		19			2	2
5623-029-046	1043 SONORA AVE	GLENDALE CA	91201-2436	0.18	R 2250	Residential: Underutilized		19			2	2
5623-029-048	1036 RUBERTA AVE	GLENDALE CA	91201-2105	0.18	R 2250	Residential: Underutilized		19			2	2
5623-029-049	1040 RUBERTA AVE	GLENDALE CA	91201-2105	0.19	R 2250	Residential: Underutilized		19			3	3

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5623-029-054	1058 RUBERTA AVE	GLENDALE CA	91201-2105	0.20	R 2250	Residential: Underutilized		19			4	4
5623-030-012	1016 SONORA AVE	GLENDALE CA	91201-2437	0.18	R 2250	Residential: Underutilized		19			2	2
5623-030-013	1014 SONORA AVE	GLENDALE CA	91201-2437	0.18	R 2250	Residential: Underutilized		19			2	2
5623-031-027	1034 SONORA AVE	GLENDALE CA	91201-2437	0.18	R 2250	Residential: Underutilized		19			2	2
5624-003-049	1010 SPAZIER AVE	GLENDALE CA	91201-1611	0.22	R 2250	Residential: Underutilized		19			2	2
5624-006-005	1061 LINDEN AVE	GLENDALE CA	91201-1603	0.18	R 2250	Residential: Underutilized		19			2	2
5624-008-028	1063 ALLEN AVE	GLENDALE CA	91201-1654	0.18	R 2250	Residential: Underutilized		19			2	2
5624-008-029	1065 ALLEN AVE	GLENDALE CA	91201-1654	0.18	R 2250	Residential: Underutilized		19			2	2
5624-008-035	1064 LINDEN AVE	GLENDALE CA	91201-1604	0.18	R 2250	Residential: Underutilized		19			2	2
5624-009-002	1034 ALLEN AVE	GLENDALE CA	91201-1613	0.19	R 2250	Residential: Underutilized		19			3	3
5624-009-004	1026 ALLEN AVE	GLENDALE CA	91201-1613	0.19	R 2250	Residential: Underutilized		19			3	3
5624-009-016	1027 IRVING AVE	GLENDALE CA	91201-1707	0.19	R 2250	Residential: Underutilized		19			3	3
5624-010-007	1070 ALLEN AVE	GLENDALE CA	91201-3476	0.15	R 2250	Residential: Underutilized		19			2	2
5624-010-016	1047 IRVING AVE	GLENDALE CA	91201-1707	0.19	R 2250	Residential: Underutilized		19			3	3
5624-010-019	1059 IRVING AVE	GLENDALE CA	91201-1707	0.19	R 2250	Residential: Underutilized		19			3	3
5624-011-014	1042 IRVING AVE	GLENDALE CA	91201-1708	0.18	R 2250	Residential: Underutilized		19			2	2
5624-012-001	1038 IRVING AVE	GLENDALE CA	91201-1708	0.19	R 2250	Residential: Underutilized		19			3	3
5624-012-026	1027 THOMPSON AVE	GLENDALE CA	91201-1709	0.19	R 2250	Residential: Underutilized		19			3	3
5625-003-022	520 ALLEN AVE	GLENDALE CA	91201-2559	0.19	R 3050	Residential: Underutilized		14			2	2
5625-003-023	516 ALLEN AVE	GLENDALE CA	91201-2559	0.19	R 3050	Residential: Underutilized		14			2	2
5625-003-024	512 ALLEN AVE	GLENDALE CA	91201-2559	0.18	R 3050	Residential: Underutilized		14			2	2
5625-003-032	517 IRVING AVE	GLENDALE CA	91201-2511	0.18	R 3050	Residential: Underutilized		14			2	2
5625-003-037	1911 LAKE ST	GLENDALE CA	91201-2515	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-003	516 IRVING AVE	GLENDALE CA	91201-2512	0.20	R 3050	Residential: Underutilized		14			2	2
5625-004-008	1811 LAKE ST	GLENDALE CA	91201-2513	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-012	517 THOMPSON AVE	GLENDALE CA	91201-2527	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-013	521 THOMPSON AVE	GLENDALE CA	91201-2527	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-016	518 THOMPSON AVE	GLENDALE CA	91201-2528	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-017	514 THOMPSON AVE	GLENDALE CA	91201-2528	0.19	R 3050	Residential: Underutilized		14			2	2
5625-004-019	515 RAYMOND AVE	GLENDALE CA	91201-2521	0.21	R 3050	Residential: Underutilized		14			2	2
5625-005-007	1736 LAKE ST	GLENDALE CA	91201-2552	0.18	R 3050	Residential: Underutilized		14			2	2
5625-005-013	410 THOMPSON AVE	GLENDALE CA	91201-2526	0.19	R 3050	Residential: Underutilized		14			2	2
5625-005-014	406 THOMPSON AVE	GLENDALE CA	91201-2526	0.19	R 3050	Residential: Underutilized		14			2	2
5625-005-015	402 THOMPSON AVE	GLENDALE CA	91201-2526	0.19	R 3050	Residential: Underutilized		14			2	2
5625-005-019	415 RAYMOND AVE	GLENDALE CA	91201-2519	0.19	R 3050	Residential: Underutilized		14			2	2
5625-005-020	411 RAYMOND AVE	GLENDALE CA	91201-2519	0.20	R 3050	Residential: Underutilized		14			2	2
5625-005-021	409 RAYMOND AVE	GLENDALE CA	91201-2519	0.20	R 3050	Residential: Underutilized		14			2	2
5625-006-006	320 THOMPSON AVE	GLENDALE CA	91201-2524	0.19	R 3050	Residential: Underutilized		14			2	2
5625-006-011	333 RAYMOND AVE	GLENDALE CA	91201-2517	0.20	R 3050	Residential: Underutilized		14			2	2
5625-006-012	329 RAYMOND AVE	GLENDALE CA	91201-2517	0.20	R 3050	Residential: Underutilized		14			2	2
5625-006-013	325 RAYMOND AVE	GLENDALE CA	91201-2517	0.20	R 3050	Residential: Underutilized		14			2	2
5625-007-014	321 THOMPSON AVE	GLENDALE CA	91201-2523	0.19	R 3050	Residential: Underutilized		14			2	2
5625-007-017	333 THOMPSON AVE	GLENDALE CA	91201-5409	0.19	R 3050	Residential: Underutilized		14			2	2
5625-008-005	1800 LAKE ST	GLENDALE CA	91201-2514	0.48	R 3050	Residential: Underutilized		14			7	7
5625-008-008	416 IRVING AVE	GLENDALE CA	91201-2510	0.19	R 3050	Residential: Underutilized		14			2	2
5625-008-014	401 THOMPSON AVE	GLENDALE CA	91201-2525	0.18	R 3050	Residential: Underutilized		14			2	2
5625-009-008	426 ALLEN AVE	GLENDALE CA	91201-2504	0.19	R 3050	Residential: Underutilized		14			2	2
5625-009-016	401 IRVING AVE	GLENDALE CA	91201-2509	0.18	R 3050	Residential: Underutilized		14			2	2
5625-009-017	405 IRVING AVE	GLENDALE CA	91201-2509	0.20	R 3050	Residential: Underutilized		14			2	2
5625-009-019	413 IRVING AVE	GLENDALE CA	91201-2509	0.20	R 3050	Residential: Underutilized		14			2	2
5625-010-006	320 ALLEN AVE	GLENDALE CA	91201-2502	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-010-007	316 ALLEN AVE	GLENDALE CA	91201-2502	0.18	R 3050 H	Residential: Underutilized		14			2	2
5625-010-016	315 IRVING AVE	GLENDALE CA	91201-2507	0.18	R 3050	Residential: Underutilized		14			2	2
5625-010-017	319 IRVING AVE	GLENDALE CA	91201-2507	0.19	R 3050	Residential: Underutilized		14			2	2
5625-010-021	335 IRVING AVE	GLENDALE CA	91201-2507	0.18	R 3050	Residential: Underutilized		14			2	2
5625-011-041	315 ALLEN AVE	GLENDALE CA	91201-2501	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-011-042	319 ALLEN AVE	GLENDALE CA	91201-2501	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-011-043	323 ALLEN AVE	GLENDALE CA	91201-2501	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-011-044	327 ALLEN AVE	GLENDALE CA	91201-2501	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-011-045	335 ALLEN AVE	GLENDALE CA	91201-2501	0.19	R 3050 H	Residential: Underutilized		14			2	2
5625-012-033	401 ALLEN AVE	GLENDALE CA	91201-2503	0.19	R 3050	Residential: Underutilized		14			2	2
5625-012-035	417 ALLEN AVE	GLENDALE CA	91201-2503	0.19	R 3050	Residential: Underutilized		14			2	2
5625-012-038	429 ALLEN AVE	GLENDALE CA	91201-2503	0.21	R 3050	Residential: Underutilized		14			2	2
5625-034-011	206 ALLEN AVE	GLENDALE CA	91201-2804	0.39	R 3050 H	Residential: Underutilized		14			5	5
5625-034-012	154 ALLEN AVE	GLENDALE CA	91201-2802	0.72	R 3050 H	Residential: Underutilized		14			9	9
5626-001-016	419 WESTERN AVE	GLENDALE CA	91201-2837	0.20	R 3050	Residential: Underutilized		14			2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5626-001-017	416 RAYMOND AVE	GLENDALE CA	91201-2520	0.20	R 3050	Residential: Underutilized		14			2	2
5626-001-025	400 RAYMOND AVE	GLENDALE CA	91201-2520	0.20	R 3050	Residential: Underutilized		14			2	2
5626-002-012	338 RAYMOND AVE	GLENDALE CA	91201-2518	0.19	R 3050	Residential: Underutilized		14			2	2
5626-002-014	328 RAYMOND AVE	GLENDALE CA	91201-2518	0.19	R 3050	Residential: Underutilized		14			2	2
5626-002-019	308 RAYMOND AVE	GLENDALE CA	91201-2518	0.19	R 3050	Residential: Underutilized		14			2	2
5626-011-003	1617 RIVERSIDE DR	GLENDALE CA	91201-2910	0.20	R 3050 H	Residential: Underutilized		14			2	2
5626-011-018	220 WINCHESTER AVE	GLENDALE CA	91201-2917	0.33	R 3050 H	Residential: Underutilized		14			4	4
5627-013-011	606 HAZEL ST	GLENDALE CA	91201-2325	0.15	R 2250	Residential: Underutilized		19			2	2
5627-013-012	612 HAZEL ST	GLENDALE CA	91201-2325	0.15	R 2250	Residential: Underutilized		19			2	2
5627-013-013	614 HAZEL ST	GLENDALE CA	91201-2325	0.16	R 2250	Residential: Underutilized		19			2	2
5627-013-014	616 HAZEL ST	GLENDALE CA	91201-2325	0.15	R 2250	Residential: Underutilized		19			2	2
5627-014-008	524 HAZEL ST	GLENDALE CA	91201-2323	0.16	R 2250	Residential: Underutilized		19			2	2
5627-014-010	528 HAZEL ST	GLENDALE CA	91201-2323	0.21	R 2250	Residential: Underutilized		19			2	2
5627-014-013	600 HAZEL ST	GLENDALE CA	91201-2325	0.15	R 2250	Residential: Underutilized		19			3	3
5627-014-014	604 HAZEL ST	GLENDALE CA	91201-2325	0.16	R 2250	Residential: Underutilized		19			2	2
5628-020-012	973 W GLENOAKS BLVD	GLENDALE CA	91202-2748	0.17	R 2250	Residential: Underutilized		19			2	2
5633-008-013	1231 VIOLA AVE	GLENDALE CA	91202-1859	0.19	R 1250	Residential: Underutilized		35			5	5
5633-008-014	1237 VIOLA AVE	GLENDALE CA	91202-3159	0.19	R 1250	Residential: Underutilized		35			4	4
5633-008-027	1231 N CENTRAL AVE	GLENDALE CA	91202-1861	0.18	R 1250	Residential: Underutilized		35			5	5
5633-009-018	1212 VIOLA AVE	GLENDALE CA	91202-1804	0.17	R 1250	Residential: Underutilized		35			6	6
5633-010-020	1211 VIOLA AVE	GLENDALE CA	91202-1803	0.19	R 1250	Residential: Underutilized		35			6	6
5634-013-012	1301 N PACIFIC AVE	GLENDALE CA	91202-1613	0.23	R 1650	Residential: Underutilized		26			3	3
5634-013-020	543 GLENWOOD RD	GLENDALE CA	91202-1519	0.16	R 1650	Residential: Underutilized		26			3	3
5634-015-003	624 GLENWOOD RD	GLENDALE CA	91202-1522	0.18	R 1650	Residential: Underutilized		26			3	3
5634-015-006	612 GLENWOOD RD	GLENDALE CA	91202-1522	0.17	R 1650	Residential: Underutilized		26			3	3
5634-015-012	552 GLENWOOD RD	GLENDALE CA	91202-1520	0.20	R 1650	Residential: Underutilized		26			4	4
5634-025-001	632 W STOCKER ST	GLENDALE CA	91202-2218	0.21	R 3050	Residential: Underutilized		14			3	3
5634-025-006	618 W STOCKER ST	GLENDALE CA	91202-2218	0.18	R 1650	Residential: Underutilized		26			3	3
5634-025-034	595 SOUTH ST	GLENDALE CA	91202-2254	0.18	R 1650	Residential: Underutilized		26			4	4
5634-026-023	537 SOUTH ST	GLENDALE CA	91202-2207	0.15	R 1650	Residential: Underutilized		26			2	2
5636-001-014	451 PALM DR	GLENDALE CA	91202-2307	0.16	R 1250	Residential: Underutilized		35			5	5
5636-001-018	433 PALM DR	GLENDALE CA	91202-2307	0.16	R 1250	Residential: Underutilized		35			4	4
5636-001-033	410 W STOCKER ST	GLENDALE CA	91202-4309	0.16	R 1250	Residential: Underutilized		35			4	4
5636-001-034	1151 N COLUMBUS AVE	GLENDALE CA	91202-2352	0.20	R 1250	Residential: Underutilized		35			2	2
5636-004-004	408 W DRYDEN ST	GLENDALE CA	91202-2322	0.17	R 1250	Residential: Underutilized		35			5	5
5636-004-007	420 W DRYDEN ST	GLENDALE CA	91202-2322	0.17	R 1250	Residential: Underutilized		35			5	5
5636-004-037	1038 N COLUMBUS AVE	GLENDALE CA	91202-2318	0.19	R 1250	Residential: Underutilized		35			5	5
5636-007-002	1006 SAN RAFAEL AVE	GLENDALE CA	91202-3430	0.20	R 1250	Residential: Underutilized		35			4	4
5636-007-003	1008 SAN RAFAEL AVE	GLENDALE CA	91202-2414	0.20	R 1250	Residential: Underutilized		35			5	5
5636-007-008	1028 SAN RAFAEL AVE # B	GLENDALE CA	91202-2414	0.20	R 1250	Residential: Underutilized		35			3	3
5636-007-080	1029 MELROSE AVE	GLENDALE CA	91202-2918	0.20	R 1250	Residential: Underutilized		35			5	5
5636-008-004	1151 SAN RAFAEL AVE	GLENDALE CA	91202-3447	0.23	R 1250	Residential: Underutilized		35			5	5
5636-010-003	1102 SAN RAFAEL AVE	GLENDALE CA	91202-2406	0.17	R 1250	Residential: Underutilized		35			5	5
5636-010-013	1144 SAN RAFAEL AVE	GLENDALE CA	91202-3435	0.20	R 1250	Residential: Underutilized		35			4	4
5636-010-021	1113 MELROSE AVE	GLENDALE CA	91202-2411	0.20	R 1250	Residential: Underutilized		35			4	4
5636-010-029	1145 MELROSE AVE	GLENDALE CA	91202-2410	0.20	R 1250	Residential: Underutilized		35			3	3
5636-011-002	1146 MELROSE AVE	GLENDALE CA	91202-2412	0.19	R 1250	Residential: Underutilized		35			7	7
5636-011-033	1128 MELROSE AVE	GLENDALE CA	91202-2412	0.22	R 1250	Residential: Underutilized		35			5	5
5636-013-029	371 BURCHETT ST	GLENDALE CA	91203-1305	0.19	R 1250	Residential: Underutilized		35			4	4
5636-014-005	360 BURCHETT ST	GLENDALE CA	91203-1304	0.19	R 1250	Residential: Underutilized		35			6	6
5636-014-097	372 BURCHETT ST	GLENDALE CA	91203-1328	0.45	R 1250	Residential: Underutilized		35			16	16
5636-015-015	422 BURCHETT ST	GLENDALE CA	91203-1329	0.19	R 1250	Residential: Underutilized		35			6	6
5636-015-017	430 BURCHETT ST	GLENDALE CA	91203-1329	0.19	R 1250	Residential: Underutilized		35			6	6
5636-015-018	434 BURCHETT ST	GLENDALE CA	91203-1329	0.19	R 1250	Residential: Underutilized		35			6	6
5636-015-019	438 BURCHETT ST	GLENDALE CA	91203-1329	0.19	R 1250	Residential: Underutilized		35			6	6
5636-015-028	425 BURCHETT ST	GLENDALE CA	91203-1340	0.18	R 1250	Residential: Underutilized		35			5	5
5637-002-018	373 W DORAN ST	GLENDALE CA	91203-3804	0.15	R 1250	Residential: Underutilized		35			5	5
5637-002-033	352 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			6	6
5637-002-034	350 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			5	5
5637-002-035	346 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			6	6
5637-002-036	338 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			6	6
5637-002-037	336 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			5	5
5637-002-038	332 PIONEER DR	GLENDALE CA	91203-1711	0.19	R 1250	Residential: Underutilized		35			6	6
5637-003-020	369 MILFORD ST	GLENDALE CA	91203-2070	0.18	R 1250	Residential: Underutilized		35			3	3
5637-003-021	373 MILFORD ST	GLENDALE CA	91203-2003	0.18	R 1250	Residential: Underutilized		35			4	4
5637-003-022	377 MILFORD ST	GLENDALE CA	91203-2003	0.18	R 1250	Residential: Underutilized		35			3	3

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5637-003-029	350 W DORAN ST	GLENDALE CA	91203-1717	0.18	R 1250	Residential: Underutilized		35			5	5
5637-004-007	315 W LEXINGTON DR	GLENDALE CA	91203-2005	0.20	R 1250 PS	Residential: Underutilized		35			7	7
5637-004-008	317 W LEXINGTON DR	GLENDALE CA	91203-2005	0.18	R 1250 PS	Residential: Underutilized		35			6	6
5637-004-014	343 W LEXINGTON DR	GLENDALE CA	91203-2005	0.18	R 1250	Residential: Underutilized		35			4	4
5637-004-015	349 W LEXINGTON DR	GLENDALE CA	91203-2005	0.18	R 1250	Residential: Underutilized		35			5	5
5637-004-018	359 W LEXINGTON DR	GLENDALE CA	91203-2005	0.18	R 1250	Residential: Underutilized		35			3	3
5637-004-026	368 MILFORD ST	GLENDALE CA	91203-2004	0.18	R 1250	Residential: Underutilized		35			5	5
5637-004-027	364 MILFORD ST	GLENDALE CA	91203-2011	0.18	R 1250	Residential: Underutilized		35			2	2
5637-004-028	358 MILFORD ST	GLENDALE CA	91203-2004	0.18	R 1250	Residential: Underutilized		35			5	5
5637-004-029	356 MILFORD ST	GLENDALE CA	91203-2004	0.18	R 1250	Residential: Underutilized		35			4	4
5637-004-055	344 MILFORD ST	GLENDALE CA	91203-2004	0.18	R 1250	Residential: Underutilized		35			6	6
5637-005-007	316 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250 PS	Residential: Underutilized		35			5	5
5637-005-009	320 W LEXINGTON DR	GLENDALE CA	91203-2006	0.15	R 1250 PS	Residential: Underutilized		35			4	4
5637-005-011	324 W LEXINGTON DR	GLENDALE CA	91203-2006	0.15	R 1250 PS	Residential: Underutilized		35			4	4
5637-005-012	325 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250 PS	Residential: Underutilized		35			3	3
5637-005-014	331 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250	Residential: Underutilized		35			4	4
5637-005-015	332 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250	Residential: Underutilized		35			5	5
5637-005-023	348 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250	Residential: Underutilized		35			5	5
5637-005-026	353 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250	Residential: Underutilized		35			3	3
5637-005-027	356 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250	Residential: Underutilized		35			3	3
5637-005-028	357 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250	Residential: Underutilized		35			3	3
5637-005-030	361 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250	Residential: Underutilized		35			5	5
5637-005-031	364 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250	Residential: Underutilized		35			4	4
5637-005-032	365 MYRTLE ST	GLENDALE CA	91203-2207	0.15	R 1250	Residential: Underutilized		35			4	4
5637-005-033	368 W LEXINGTON DR	GLENDALE CA	91203-2006	0.16	R 1250	Residential: Underutilized		35			3	3
5637-005-035	372 W LEXINGTON DR	GLENDALE CA	91203-2006	0.15	R 1250	Residential: Underutilized		35			4	4
5637-006-013	365 W CALIFORNIA AVE	GLENDALE CA	91203-2201	0.16	R 1250	Residential: Underutilized		35			5	5
5637-006-020	350 MYRTLE ST	GLENDALE CA	91203-2208	0.16	R 1250	Residential: Underutilized		35			5	5
5637-006-030	333 W CALIFORNIA AVE	GLENDALE CA	91203-2201	0.16	R 1250	Residential: Underutilized		35			4	4
5637-006-033	324 MYRTLE ST	GLENDALE CA	91203-2208	0.16	R 1250 PS	Residential: Underutilized		35			4	4
5637-006-036	317 W CALIFORNIA AVE	GLENDALE CA	91203-2201	0.15	R 1250 PS	Residential: Underutilized		35			4	4
5637-007-009	328 W CALIFORNIA AVE	GLENDALE CA	91203-2202	0.16	R 1250	Residential: Underutilized		35			4	4
5637-007-013	346 W CALIFORNIA AVE	GLENDALE CA	91203-2202	0.16	R 1250	Residential: Underutilized		35			3	3
5637-007-030	345 SALEM ST	GLENDALE CA	91203-2512	0.16	R 1250	Residential: Underutilized		35			3	3
5637-007-031	343 SALEM ST	GLENDALE CA	91203-2512	0.16	R 1250	Residential: Underutilized		35			5	5
5637-007-033	335 SALEM ST	GLENDALE CA	91203-2512	0.16	R 1250	Residential: Underutilized		35			5	5
5637-007-098				0.16	R 1250	Residential: Underutilized		35			6	6
5637-008-010	348 SALEM ST	GLENDALE CA	91203-2513	0.16	R 1250	Residential: Underutilized		35			6	6
5637-008-012	354 SALEM ST	GLENDALE CA	91203-2513	0.16	R 1250	Residential: Underutilized		35			5	5
5637-008-013	360 SALEM ST	GLENDALE CA	91203-2513	0.16	R 1250	Residential: Underutilized		35			5	5
5637-008-024	363 W WILSON AVE	GLENDALE CA	91203-2506	0.16	R 1250	Residential: Underutilized		35			4	4
5637-008-025	361 W WILSON AVE	GLENDALE CA	91203-2506	0.16	R 1250	Residential: Underutilized		35			4	4
5637-009-019	354 W WILSON AVE	GLENDALE CA	91203-2507	0.22	R 1250	Residential: Underutilized		35			7	7
5637-009-026	326 W WILSON AVE	GLENDALE CA	91203-2507	0.22	R 1250	Residential: Underutilized		35			6	6
5637-010-026	409 PIONEER DR	GLENDALE CA	91203-1712	0.17	R 1650	Residential: Underutilized		26			2	2
5637-011-057	515 W CALIFORNIA AVE	GLENDALE CA	91203-2101	0.20	R 2250	Residential: Underutilized		19			3	3
5637-011-059	537 W CALIFORNIA AVE	GLENDALE CA	91203-2109	0.21	R 2250	Residential: Underutilized		19			4	4
5637-015-005	460 W WILSON AVE	GLENDALE CA	91203-2509	0.20	R 1650	Residential: Underutilized		26			3	3
5637-015-007	452 W WILSON AVE	GLENDALE CA	91203-2509	0.20	R 1650	Residential: Underutilized		26			4	4
5637-015-009	444 W WILSON AVE	GLENDALE CA	91203-2509	0.20	R 1650	Residential: Underutilized		26			4	4
5637-016-002	406 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-008	428 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			2	2
5637-016-010	436 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			2	2
5637-016-011	440 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-012	444 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-014	452 SALEM ST	GLENDALE CA	91203-2118	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-021	467 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-027	443 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-030	429 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			2	2
5637-016-031	425 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			2	2
5637-016-033	419 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			3	3
5637-016-034	415 W WILSON AVE	GLENDALE CA	91203-2508	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-005	416 W CALIFORNIA AVE	GLENDALE CA	91203-2107	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-008	434 W CALIFORNIA AVE	GLENDALE CA	91203-2107	0.16	R 1650	Residential: Underutilized		26			2	2
5637-017-009	436 W CALIFORNIA AVE	GLENDALE CA	91203-2107	0.18	R 1650	Residential: Underutilized		26			4	4
5637-017-011	444 W CALIFORNIA AVE	GLENDALE CA	91203-2107	0.16	R 1650	Residential: Underutilized		26			2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5637-017-012	448 W CALIFORNIA AVE	GLENDALE CA	91203-2107	0.16	R 1650	Residential: Underutilized		26			2	2
5637-017-022	459 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-025	443 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-026	441 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-030	425 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-031	421 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-033	415 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			3	3
5637-017-034	409 SALEM ST	GLENDALE CA	91203-2117	0.16	R 1650	Residential: Underutilized		26			2	2
5637-018-017	415 W CALIFORNIA AVE	GLENDALE CA	91203-2921	0.15	R 1650	Residential: Underutilized		26			2	2
5637-018-034	416 MYRTLE ST	GLENDALE CA	91203-2114	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-001	468 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-003	460 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-006	454 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-008	444 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-009	440 W LEXINGTON DR	GLENDALE CA	91203-1707	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-015	416 W LEXINGTON DR	GLENDALE CA	91203-1707	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-020	406 W LEXINGTON DR	GLENDALE CA	91203-1707	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-025	405 MYRTLE ST	GLENDALE CA	91203-2113	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-027	415 MYRTLE ST	GLENDALE CA	91203-2113	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-028	417 MYRTLE ST	GLENDALE CA	91203-2113	0.16	R 1650	Residential: Underutilized		26			2	2
5637-019-029	421 MYRTLE ST	GLENDALE CA	91203-2113	0.15	R 1650	Residential: Underutilized		26			2	2
5637-019-034	441 MYRTLE ST	GLENDALE CA	91203-2113	0.16	R 1650	Residential: Underutilized		26			2	2
5637-019-038	461 MYRTLE ST	GLENDALE CA	91203-2113	0.16	R 1650	Residential: Underutilized		26			2	2
5637-019-039	463 MYRTLE ST	GLENDALE CA	91203-2113	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-040	465 MYRTLE ST	GLENDALE CA	91203-2113	0.16	R 1650	Residential: Underutilized		26			3	3
5637-019-042	458 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-019-044	412 W LEXINGTON DR	GLENDALE CA	91203-1707	0.15	R 1650	Residential: Underutilized		26			3	3
5637-020-004	460 MILFORD ST	GLENDALE CA	91203-1709	0.17	R 1650	Residential: Underutilized		26			3	3
5637-020-005	456 MILFORD ST	GLENDALE CA	91203-1709	0.16	R 1650	Residential: Underutilized		26			2	2
5637-020-011	434 MILFORD ST	GLENDALE CA	91203-1709	0.17	R 1650	Residential: Underutilized		26			3	3
5637-020-012	430 MILFORD ST	GLENDALE CA	91203-3844	0.17	R 1650	Residential: Underutilized		26			2	2
5637-020-013	424 MILFORD ST	GLENDALE CA	91203-1709	0.17	R 1650	Residential: Underutilized		26			3	3
5637-020-025	419 W LEXINGTON DR	GLENDALE CA	91203-3845	0.17	R 1650	Residential: Underutilized		26			2	2
5637-020-026	421 W LEXINGTON DR	GLENDALE CA	91203-1706	0.17	R 1650	Residential: Underutilized		26			3	3
5637-020-027	423 W LEXINGTON DR	GLENDALE CA	91203-1706	0.17	R 1650	Residential: Underutilized		26			2	2
5637-020-030	439 W LEXINGTON DR	GLENDALE CA	91203-1706	0.17	R 1650	Residential: Underutilized		26			2	2
5637-020-038	471 W LEXINGTON DR	GLENDALE CA	91203-1706	0.17	R 1650	Residential: Underutilized		26			4	4
5637-021-012	459 MILFORD ST	GLENDALE CA	91203-1708	0.17	R 1650	Residential: Underutilized		26			3	3
5637-021-013	465 MILFORD ST	GLENDALE CA	91203-1708	0.17	R 1650	Residential: Underutilized		26			3	3
5637-021-014	467 MILFORD ST	GLENDALE CA	91203-1708	0.17	R 1650	Residential: Underutilized		26			4	4
5637-022-016	411 W DORAN ST	GLENDALE CA	91203-1714	0.35	R 1650	Residential: Underutilized		26			9	9
5637-024-040	512 W DORAN ST	GLENDALE CA	91203-1624	0.16	R 3050	Residential: Underutilized		14			2	2
5638-001-040	508 W CALIFORNIA AVE	GLENDALE CA	91203-2102	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-041	506 W CALIFORNIA AVE	GLENDALE CA	91203-2102	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-049	504 SALEM ST	GLENDALE CA	91203-2120	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-053	524 W CALIFORNIA AVE	GLENDALE CA	91203-2102	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-056	525 SALEM ST	GLENDALE CA	91203-2119	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-057	521 SALEM ST	GLENDALE CA	91203-2119	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-058	517 SALEM ST	GLENDALE CA	91203-2119	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-060	520 SALEM ST	GLENDALE CA	91203-2120	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-065	521 W WILSON AVE	GLENDALE CA	91203-2414	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-066	517 W WILSON AVE	GLENDALE CA	91203-2414	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-069	524 W WILSON AVE	GLENDALE CA	91203-2415	0.20	R 2250	Residential: Underutilized		19			3	3
5638-001-074	512 W WILSON AVE	GLENDALE CA	91203-2415	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-075	508 W WILSON AVE	GLENDALE CA	91203-2415	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-078	501 W WILSON AVE	GLENDALE CA	91203-2414	0.16	R 2250	Residential: Underutilized		19			2	2
5638-001-079	505 W WILSON AVE	GLENDALE CA	91203-2414	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-080	509 W WILSON AVE	GLENDALE CA	91203-2414	0.15	R 2250	Residential: Underutilized		19			2	2
5638-001-081	513 W WILSON AVE	GLENDALE CA	91203-2414	0.15	R 2250	Residential: Underutilized		19			2	2
5638-003-041	600 W WILSON AVE	GLENDALE CA	91203-2417	0.19	R 2250	Residential: Underutilized		19			4	4
5638-003-044	612 W WILSON AVE	GLENDALE CA	91203-2417	0.20	R 2250	Residential: Underutilized		19			3	3
5638-004-040	664 W WILSON AVE	GLENDALE CA	91203-2417	0.22	R 2250	Residential: Underutilized		19			3	3
5638-004-041	660 W WILSON AVE	GLENDALE CA	91203-2417	0.22	R 2250	Residential: Underutilized		19			3	3
5638-005-034	629 W WILSON AVE	GLENDALE CA	91203-2416	0.16	R 2250	Residential: Underutilized		19			2	2
5638-005-036	623 W WILSON AVE	GLENDALE CA	91203-2416	0.16	R 2250	Residential: Underutilized		19			2	2
5638-005-037	619 W WILSON AVE	GLENDALE CA	91203-2416	0.16	R 2250	Residential: Underutilized		19			2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5638-005-044	610 SALEM ST	GLENDALE CA	91203-2421	0.16	R 2250	Residential: Underutilized		19			2	2
5638-005-048	626 SALEM ST	GLENDALE CA	91203-2421	0.16	R 2250	Residential: Underutilized		19			2	2
5638-005-056	542 SALEM ST	GLENDALE CA	91203-2157	0.16	R 2250	Residential: Underutilized		19			2	2
5638-006-002	707 W WILSON AVE	GLENDALE CA	91203-2408	0.16	R 2250	Residential: Underutilized		19			2	2
5638-006-004	717 W WILSON AVE	GLENDALE CA	91203-2408	0.16	R 2250	Residential: Underutilized		19			2	2
5638-006-012	676 SALEM ST	GLENDALE CA	91203-2421	0.18	R 2250	Residential: Underutilized		19			2	2
5638-006-015	662 SALEM ST	GLENDALE CA	91203-2421	0.17	R 2250	Residential: Underutilized		19			2	2
5638-006-021	663 W WILSON AVE	GLENDALE CA	91203-2416	0.17	R 2250	Residential: Underutilized		19			2	2
5638-006-023	655 W WILSON AVE	GLENDALE CA	91203-2416	0.17	R 2250	Residential: Underutilized		19			2	2
5638-010-013	709 MILFORD ST	GLENDALE CA	91203-1533	0.16	R 2250	Residential: Underutilized		19			2	2
5638-010-014	713 MILFORD ST	GLENDALE CA	91203-1533	0.16	R 2250	Residential: Underutilized		19			2	2
5638-015-042	606 W CALIFORNIA AVE	GLENDALE CA	91203-1506	0.16	R 2250	Residential: Underutilized		19			2	2
5638-015-043	610 W CALIFORNIA AVE	GLENDALE CA	91203-1506	0.16	R 2250	Residential: Underutilized		19			2	2
5638-016-005	609 W CALIFORNIA AVE	GLENDALE CA	91203-1505	0.15	R 2250	Residential: Underutilized		19			2	2
5638-016-011	629 W CALIFORNIA AVE	GLENDALE CA	91203-1505	0.21	R 2250	Residential: Underutilized		19			2	2
5638-016-012	633 W CALIFORNIA AVE	GLENDALE CA	91203-1505	0.21	R 2250	Residential: Underutilized		19			2	2
5638-016-016	649 W CALIFORNIA AVE	GLENDALE CA	91203-1505	0.19	R 2250	Residential: Underutilized		19			3	3
5638-017-001	411 CHESTER ST	GLENDALE CA	91203-1527	0.16	R 2250	Residential: Underutilized		19			2	2
5638-017-003	405 CHESTER ST	GLENDALE CA	91203-1527	0.16	R 2250	Residential: Underutilized		19			2	2
5638-017-022	714 MILFORD ST	GLENDALE CA	91203-1534	0.16	R 2250	Residential: Underutilized		19			2	2
5638-018-003	405 CONCORD ST	GLENDALE CA	91203-1513	0.24	R 2250	Residential: Underutilized		19			2	2
5638-018-005	345 CONCORD ST	GLENDALE CA	91203-1511	0.15	R 2250	Residential: Underutilized		19			2	2
5638-019-014	651 SALEM ST	GLENDALE CA	91203-2420	0.16	R 2250	Residential: Underutilized		19			2	2
5638-019-017	637 SALEM ST	GLENDALE CA	91203-2420	0.16	R 2250	Residential: Underutilized		19			2	2
5638-019-018	633 SALEM ST	GLENDALE CA	91203-2420	0.16	R 2250	Residential: Underutilized		19			2	2
5638-020-030	707 SALEM ST	GLENDALE CA	91203-2404	0.16	R 2250	Residential: Underutilized		19			2	2
5638-020-034	723 SALEM ST	GLENDALE CA	91203-2404	0.19	R 2250	Residential: Underutilized		19			3	3
5638-020-036	240 CONCORD ST	GLENDALE CA	91203-2438	0.17	R 2250	Residential: Underutilized		19			2	2
5638-020-038	239 CHESTER ST	GLENDALE CA	91203-2401	0.17	R 2250	Residential: Underutilized		19			2	2
5640-005-011	338 MAGNOLIA AVE	GLENDALE CA	91204-2516	0.17	R 2250	Residential: Underutilized		19			2	2
5640-005-027	327 W CYPRESS ST	GLENDALE CA	91204-2509	0.17	R 2250 P	Residential: Underutilized		19			2	2
5640-009-005	323 W PALMER AVE	GLENDALE CA	91204-2218	0.17	R 2250	Residential: Underutilized		19			2	2
5640-009-006	327 W PALMER AVE	GLENDALE CA	91204-2218	0.17	R 2250	Residential: Underutilized		19			2	2
5640-010-019	205 W PALMER AVE	GLENDALE CA	91204-2305	0.22	R 1650	Residential: Underutilized		26			5	5
5640-011-031	131 MAGNOLIA AVE	GLENDALE CA	91204-2606	0.17	R 1650	Residential: Underutilized		26			3	3
5640-012-016	1241 S ORANGE ST	GLENDALE CA	91204-2610	0.20	R 1650	Residential: Underutilized		26			3	3
5640-014-021	123 E PALMER AVE	GLENDALE CA	91205-3122	0.22	R 2250	Residential: Underutilized		19			2	2
5640-015-023	1258 S MARYLAND AVE	GLENDALE CA	91205-3121	0.17	R 2250 P	Residential: Underutilized		19			2	2
5640-015-029	1234 S MARYLAND AVE	GLENDALE CA	91205-3121	0.17	R 2250 P	Residential: Underutilized		19			3	3
5640-015-030	1230 S MARYLAND AVE	GLENDALE CA	91205-3121	0.17	R 2250 P	Residential: Underutilized		19			3	3
5640-037-017	1844 VASSAR ST	GLENDALE CA	91204-2925	0.18	R 3050	Residential: Underutilized		14			2	2
5640-037-018	1838 VASSAR ST	GLENDALE CA	91204-2925	0.18	R 3050	Residential: Underutilized		14			2	2
5640-037-019	1836 VASSAR ST	GLENDALE CA	91204-2925	0.18	R 3050	Residential: Underutilized		14			2	2
5640-038-024	1914 VASSAR ST	GLENDALE CA	91204-2927	0.18	R 3050	Residential: Underutilized		14			2	2
5640-039-007	1925 VASSAR ST	GLENDALE CA	91204-2926	0.18	R 3050	Residential: Underutilized		14			2	2
5640-039-008	1929 VASSAR ST	GLENDALE CA	91204-2926	0.18	R 3050	Residential: Underutilized		14			2	2
5640-039-019	1936 GARDENA AVE	GLENDALE CA	91204-2911	0.18	R 3050	Residential: Underutilized		14			2	2
5640-039-022	1924 GARDENA AVE	GLENDALE CA	91204-2911	0.18	R 3050	Residential: Underutilized		14			2	2
5640-040-001	1823 VASSAR ST	GLENDALE CA	91204-2936	0.18	R 3050	Residential: Underutilized		14			2	2
5640-040-005	1835 VASSAR ST	GLENDALE CA	91204-2936	0.18	R 3050	Residential: Underutilized		14			2	2
5640-040-006	1839 VASSAR ST	GLENDALE CA	91204-2936	0.19	R 3050	Residential: Underutilized		14			2	2
5640-040-012	1832 GARDENA AVE	GLENDALE CA	91204-2909	0.19	R 3050	Residential: Underutilized		14			2	2
5640-040-016	1818 GARDENA AVE	GLENDALE CA	91204-2909	0.18	R 3050	Residential: Underutilized		14			2	2
5640-040-017	1814 GARDENA AVE	GLENDALE CA	91204-2909	0.18	R 3050	Residential: Underutilized		14			2	2
5640-041-004	1821 GARDENA AVE	GLENDALE CA	91204-2908	0.23	R 3050	Residential: Underutilized		14			2	2
5640-041-005	1823 GARDENA AVE	GLENDALE CA	91204-2908	0.22	R 3050	Residential: Underutilized		14			2	2
5640-041-006	1827 GARDENA AVE	GLENDALE CA	91204-2908	0.23	R 3050	Residential: Underutilized		14			2	2
5640-041-009	1839 GARDENA AVE	GLENDALE CA	91204-2908	0.22	R 3050	Residential: Underutilized		14			2	2
5640-041-010	1843 GARDENA AVE	GLENDALE CA	91204-2908	0.21	R 3050	Residential: Underutilized		14			2	2
5640-041-014	1909 GARDENA AVE	GLENDALE CA	91204-2910	0.21	R 3050	Residential: Underutilized		14			2	2
5640-041-016	1913 GARDENA AVE	GLENDALE CA	91204-2910	0.21	R 3050	Residential: Underutilized		14			2	2
5640-041-017	1917 GARDENA AVE	GLENDALE CA	91204-2910	0.20	R 3050	Residential: Underutilized		14			2	2
5640-041-018	1925 GARDENA AVE	GLENDALE CA	91204-2910	0.20	R 3050	Residential: Underutilized		14			2	2
5640-041-021	1937 GARDENA AVE	GLENDALE CA	91204-2910	0.19	R 3050	Residential: Underutilized		14			2	2
5641-002-008	208 W ELK AVE	GLENDALE CA	91204-1719	0.17	R 1650	Residential: Underutilized		26			2	2
5641-003-025	214 E ELK AVE	GLENDALE CA	91205	0.97	R 1650	Residential: Underutilized		26			25	25

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5641-005-012	329 E LOMITA AVE	GLENDALE CA	91205-1654	0.18	R 1650	Residential: Underutilized		26			4	4
5641-005-020	317 E CHESTNUT ST	GLENDALE CA	91205-2126	0.20	R 1650	Residential: Underutilized		26			3	3
5641-007-005	126 W LOMITA AVE	GLENDALE CA	91204-1713	0.40	R 1650	Residential: Underutilized		26			10	10
5641-007-006	122 W LOMITA AVE	GLENDALE CA	91204-1713	0.20	R 1650	Residential: Underutilized		26			4	4
5641-007-007	116 W LOMITA AVE	GLENDALE CA	91204-1713	0.20	R 1650	Residential: Underutilized		26			4	4
5641-007-016	119 W CHESTNUT ST	GLENDALE CA	91204-1708	0.20	R 1650	Residential: Underutilized		26			3	3
5641-008-020	131 W MAPLE ST	GLENDALE CA	91204-2111	0.20	R 1650	Residential: Underutilized		26			4	4
5641-009-016	205 E MAPLE ST	GLENDALE CA	91205-2109	0.20	R 1650	Residential: Underutilized		26			3	3
5641-009-019	119 E MAPLE ST	GLENDALE CA	91205-2107	0.20	R 1650	Residential: Underutilized		26			4	4
5641-010-004	314 E CHESTNUT ST	GLENDALE CA	91205-2127	0.20	R 1650	Residential: Underutilized		26			4	4
5641-010-005	316 E CHESTNUT ST	GLENDALE CA	91205-2127	0.20	R 1650	Residential: Underutilized		26			4	4
5641-011-005	716 S LOUISE ST	GLENDALE CA	91205-2135	0.16	R 1650	Residential: Underutilized		26			3	3
5641-011-007	724 S LOUISE ST	GLENDALE CA	91205-2135	0.16	R 1650	Residential: Underutilized		26			3	3
5641-011-008	726 S LOUISE ST	GLENDALE CA	91205-2135	0.17	R 1650	Residential: Underutilized		26			2	2
5641-012-022	722 S MARYLAND AVE	GLENDALE CA	91205-2114	0.18	R 1650	Residential: Underutilized		26			4	4
5641-012-025	738 S MARYLAND AVE	GLENDALE CA	91205-2114	0.18	R 1650	Residential: Underutilized		26			4	4
5641-012-026	735 S LOUISE ST	GLENDALE CA	91205-2134	0.18	R 1650	Residential: Underutilized		26			3	3
5641-012-027	731 S LOUISE ST	GLENDALE CA	91205-2134	0.16	R 1650	Residential: Underutilized		26			2	2
5641-013-032	201 W WINDSOR RD	GLENDALE CA	91204-2174	0.16	R 1650	Residential: Underutilized		26			2	2
5641-014-011	211 W GARFIELD AVE	GLENDALE CA	91204-2103	0.16	R 1650	Residential: Underutilized		26			3	3
5641-014-013	203 W GARFIELD AVE	GLENDALE CA	91204-2103	0.16	R 1650	Residential: Underutilized		26			3	3
5641-014-024	200 W WINDSOR RD	GLENDALE CA	91204-2118	0.16	R 1650	Residential: Underutilized		26			3	3
5641-014-026	210 W WINDSOR RD	GLENDALE CA	91204-2118	0.16	R 1650	Residential: Underutilized		26			2	2
5641-015-009	300 E WINDSOR RD	GLENDALE CA	91205-2159	0.22	R 2250	Residential: Underutilized		19			3	3
5641-016-024	219 E ACACIA AVE	GLENDALE CA	91205-3154	0.21	R 2250	Residential: Underutilized		19			2	2
5641-016-027	211 E ACACIA AVE	GLENDALE CA	91205-3154	0.21	R 2250	Residential: Underutilized		19			2	2
5641-017-005	126 W GARFIELD AVE	GLENDALE CA	91204-2102	0.16	R 1650	Residential: Underutilized		26			3	3
5641-017-007	200 W GARFIELD AVE	GLENDALE CA	91204-2104	0.16	R 1650	Residential: Underutilized		26			3	3
5641-017-008	210 W GARFIELD AVE	GLENDALE CA	91204-2104	0.16	R 1650	Residential: Underutilized		26			3	3
5641-018-013	126 W ACACIA AVE	GLENDALE CA	91204-2308	0.16	R 1650	Residential: Underutilized		26			3	3
5642-017-903	237 N JACKSON ST	GLENDALE CA	91206-4334	0.17	R 1250	Residential: Underutilized		35			5	5
5643-005-001	212 E DORAN ST	GLENDALE CA	91206-2208	0.17	R 1250	Residential: Underutilized		35			4	4
5643-005-013	546 N MARYLAND AVE	GLENDALE CA	91206-2240	0.18	R 1250	Residential: Underutilized		35			4	4
5643-005-017	528 N MARYLAND AVE	GLENDALE CA	91206-2240	0.17	R 1250	Residential: Underutilized		35			5	5
5643-005-029	416 N MARYLAND AVE	GLENDALE CA	91206-2237	0.17	R 1250	Residential: Underutilized		35			5	5
5643-005-032	400 N MARYLAND AVE	GLENDALE CA	91206-2237	0.25	R 1250	Residential: Underutilized		35			8	8
5643-006-012	503 N KENWOOD ST	GLENDALE CA	91206-3253	0.17	R 1250	Residential: Underutilized		35			4	4
5643-006-013	429 N KENWOOD ST	GLENDALE CA	91206-3249	0.17	R 1250	Residential: Underutilized		35			5	5
5643-007-003	538 N KENWOOD ST	GLENDALE CA	91206-3252	0.17	R 1250	Residential: Underutilized		35			5	5
5643-008-011	436 N JACKSON ST	GLENDALE CA	91206-3228	0.17	R 1250	Residential: Underutilized		35			5	5
5643-008-012	432 N JACKSON ST	GLENDALE CA	91206-3228	0.17	R 1250	Residential: Underutilized		35			5	5
5643-008-013	428 N JACKSON ST	GLENDALE CA	91206-3228	0.18	R 1250	Residential: Underutilized		35			4	4
5643-008-016	416 N JACKSON ST	GLENDALE CA	91206-3228	0.18	R 1250	Residential: Underutilized		35			4	4
5643-014-023	701 E CALIFORNIA AVE	GLENDALE CA	91206-3704	0.19	R 1250	Residential: Underutilized		35			4	4
5643-015-003	343 N HOWARD ST	GLENDALE CA	91206-3731	0.17	R 1250	Residential: Underutilized		35			4	4
5643-015-019	328 N ISABEL ST	GLENDALE CA	91206-3625	0.17	R 1250	Residential: Underutilized		35			5	5
5643-015-020	324 N ISABEL ST	GLENDALE CA	91206-3639	0.17	R 1250	Residential: Underutilized		35			4	4
5643-015-040	321 N ISABEL ST	GLENDALE CA	91206-3626	0.18	R 1250	Residential: Underutilized		35			6	6
5643-015-042	317 N ISABEL ST	GLENDALE CA	91206-3626	0.17	R 1250	Residential: Underutilized		35			6	6
5643-015-044	315 N ISABEL ST	GLENDALE CA	91206-3626	0.18	R 1250	Residential: Underutilized		35			6	6
5643-015-046	306 N JACKSON ST	GLENDALE CA	91206-3644	0.17	R 1250	Residential: Underutilized		35			4	4
5643-016-045	608 N KENWOOD ST	GLENDALE CA	91206-3264	0.16	R 1250	Residential: Underutilized		35			4	4
5643-017-032	333 N KENWOOD ST	GLENDALE CA	91206-3545	0.18	R 1250	Residential: Underutilized		35			4	4
5643-017-033	329 N KENWOOD ST	GLENDALE CA	91206-3545	0.17	R 1250	Residential: Underutilized		35			5	5
5643-019-003	339 N LOUISE ST	GLENDALE CA	91206-3521	0.17	R 1250	Residential: Underutilized		35			3	3
5644-010-026	320 E DRYDEN ST	GLENDALE CA	91207-2214	0.18	R 1250	Residential: Underutilized		35			3	3
5644-010-027	316 E DRYDEN ST	GLENDALE CA	91207-2210	0.18	R 1250	Residential: Underutilized		35			3	3
5644-011-014	120 W DRYDEN ST	GLENDALE CA	91207	0.28	R 1250	Residential: Underutilized		35			9	9
5644-011-015	204 E DRYDEN ST	GLENDALE CA	91207-1904	0.23	R 1250	Residential: Underutilized		35			5	5
5644-015-012	402 E FAIRVIEW AVE	GLENDALE CA	91207-1916	0.19	R 1250	Residential: Underutilized		35			5	5
5644-015-027	403 CAMERON PL	GLENDALE CA	91207-2005	0.20	R 1250	Residential: Underutilized		35			6	6
5644-016-019	312 CAMERON PL	GLENDALE CA	91207-2004	0.17	R 1250	Residential: Underutilized		35			4	4
5644-017-020	721 N KENWOOD ST	GLENDALE CA	91206-2018	0.18	R 1250	Residential: Underutilized		35			3	3
5644-017-025	712 N KENWOOD ST	GLENDALE CA	91206-2017	0.16	R 1250	Residential: Underutilized		35			4	4
5644-017-026	708 N KENWOOD ST	GLENDALE CA	91206-2017	0.15	R 1250	Residential: Underutilized		35			4	4
5644-020-002	720 N HOWARD ST	GLENDALE CA	91206-2005	0.17	R 1250	Residential: Underutilized		35			5	5

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5644-020-003	716 N HOWARD ST	GLENDALE CA	91206-2005	0.17	R 1250	Residential: Underutilized		35			5	5
5644-020-037	709 N HOWARD ST	GLENDALE CA	91206-2006	0.16	R 1250	Residential: Underutilized		35			3	3
5645-001-019	545 N ADAMS ST	GLENDALE CA	91206-3422	0.29	R 1650	Residential: Underutilized		26			6	6
5645-002-047	1405 E CALIFORNIA AVE	GLENDALE CA	91206-3909	0.17	R 2250	Residential: Underutilized		19			2	2
5645-002-057	1416 E CALIFORNIA AVE	GLENDALE CA	91206-3908	0.17	R 2250	Residential: Underutilized		19			2	2
5645-002-076	1431 STANLEY AVE	GLENDALE CA	91206-3925	0.18	R 2250	Residential: Underutilized		19			2	2
5645-003-064	1228 E CALIFORNIA AVE	GLENDALE CA	91206-3838	0.15	R 1650	Residential: Underutilized		26			2	2
5645-004-050	328 N CHEVY CHASE DR	GLENDALE CA	91206-3842	0.21	R 1650	Residential: Underutilized		26			4	4
5645-005-005	1219 E LEXINGTON DR	GLENDALE CA	91206-3868	0.16	R 1650	Residential: Underutilized		26			3	3
5645-005-009	1235 E LEXINGTON DR	GLENDALE CA	91206-3868	0.18	R 1650	Residential: Underutilized		26			4	4
5645-005-012	1243 E LEXINGTON DR	GLENDALE CA	91206-3868	0.18	R 1650	Residential: Underutilized		26			3	3
5645-005-015	1307 E LEXINGTON DR	GLENDALE CA	91206-3871	0.18	R 1650	Residential: Underutilized		26			4	4
5645-005-016	1309 E LEXINGTON DR	GLENDALE CA	91206-3871	0.18	R 1650	Residential: Underutilized		26			4	4
5645-006-045	1127 E DORAN ST	GLENDALE CA	91206-3426	0.17	R 1650	Residential: Underutilized		26			2	2
5645-008-015	421 PIEDMONT AVE	GLENDALE CA	91206-3449	0.15	R 1650	Residential: Underutilized		26			3	3
5645-009-013	921 E LEXINGTON DR	GLENDALE CA	91206-3755	0.15	R 1650	Residential: Underutilized		26			3	3
5645-009-018	1003 E LEXINGTON DR	GLENDALE CA	91206-3855	0.15	R 1650	Residential: Underutilized		26			2	2
5645-009-020	1011 E LEXINGTON DR	GLENDALE CA	91206-3855	0.16	R 1650	Residential: Underutilized		26			3	3
5645-009-021	1015 E LEXINGTON DR	GLENDALE CA	91206-3855	0.15	R 1650	Residential: Underutilized		26			2	2
5645-009-022	1021 E LEXINGTON DR	GLENDALE CA	91206-3855	0.15	R 1650	Residential: Underutilized		26			2	2
5645-010-030	345 N CEDAR ST	GLENDALE CA	91206-3717	0.22	R 1650	Residential: Underutilized		26			5	5
5645-013-001	324 N ADAMS ST	GLENDALE CA	91206-3805	0.23	R 1650	Residential: Underutilized		26			3	3
5645-013-005	342 N ADAMS ST	GLENDALE CA	91206-3805	0.16	R 1650	Residential: Underutilized		26			3	3
5645-013-007	1112 E LEXINGTON DR	GLENDALE CA	91206-3857	0.16	R 1650	Residential: Underutilized		26			3	3
5645-013-016	1147 E CALIFORNIA AVE	GLENDALE CA	91206-3824	0.19	R 1650	Residential: Underutilized		26			4	4
5645-013-018	1105 E CALIFORNIA AVE	GLENDALE CA	91206-3824	0.17	R 1650	Residential: Underutilized		26			2	2
5645-013-024	320 N ADAMS ST	GLENDALE CA	91206-3805	0.19	R 1650	Residential: Underutilized		26			3	3
5645-014-030	337 N CHEVY CHASE DR	GLENDALE CA	91206-3843	0.15	R 1650	Residential: Underutilized		26			3	3
5645-014-041	1236 E LEXINGTON DR	GLENDALE CA	91206-3867	0.25	R 1650	Residential: Underutilized		26			2	2
5645-015-002	1108 E CALIFORNIA AVE	GLENDALE CA	91206-3823	0.18	R 1650	Residential: Underutilized		26			3	3
5645-015-003	1116 E CALIFORNIA AVE	GLENDALE CA	91206-3823	0.16	R 1650	Residential: Underutilized		26			3	3
5645-015-008	1112 E CALIFORNIA AVE	GLENDALE CA	91206-3823	0.18	R 1650	Residential: Underutilized		26			3	3
5645-015-011	232 N ADAMS ST	GLENDALE CA	91206-4520	0.18	R 1650	Residential: Underutilized		26			4	4
5645-016-004	1111 E WILSON AVE	GLENDALE CA	91206-4538	0.16	R 1650	Residential: Underutilized		26			2	2
5645-016-007	1100 STANLEY AVE	GLENDALE CA	91206-4530	0.16	R 1650	Residential: Underutilized		26			3	3
5645-016-011	1118 STANLEY AVE	GLENDALE CA	91206-4530	0.16	R 1650	Residential: Underutilized		26			3	3
5645-016-012	1120 STANLEY AVE	GLENDALE CA	91206-4530	0.15	R 1650	Residential: Underutilized		26			3	3
5645-016-028	1128 STANLEY AVE	GLENDALE CA	91206-4530	0.17	R 1650	Residential: Underutilized		26			3	3
5645-017-003	240 N BELMONT ST	GLENDALE CA	91206-4422	0.17	R 1650	Residential: Underutilized		26			4	4
5645-017-005	237 N ADAMS ST	GLENDALE CA	91206-4513	0.15	R 1650	Residential: Underutilized		26			3	3
5645-017-006	236 N BELMONT ST	GLENDALE CA	91206-4422	0.17	R 1650	Residential: Underutilized		26			3	3
5645-017-023	206 N BELMONT ST	GLENDALE CA	91206-4422	0.17	R 1650	Residential: Underutilized		26			3	3
5645-018-026	204 N CEDAR ST	GLENDALE CA	91206-4441	0.17	R 1650	Residential: Underutilized		26			2	2
5645-020-012	215 N EVERETT ST	GLENDALE CA	91206-4450	0.16	R 1650	Residential: Underutilized		26			2	2
5645-021-006	1326 STANLEY AVE	GLENDALE CA	91206-4621	0.19	R 1650	Residential: Underutilized		26			3	3
5645-021-011	1300 STANLEY AVE	GLENDALE CA	91206-4621	0.16	R 1650	Residential: Underutilized		26			2	2
5645-022-019	1464 STANLEY AVE	GLENDALE CA	91206-3926	0.17	R 2250	Residential: Underutilized		19			2	2
5645-023-004	1521 E BROADWAY	GLENDALE CA	91205-1504	0.26	R 2250	Residential: Underutilized		19			4	4
5645-023-020	112 SINCLAIR AVE	GLENDALE CA	91206-4059	0.16	R 2250	Residential: Underutilized		19			2	2
5645-023-022	120 SINCLAIR AVE	GLENDALE CA	91206-4013	0.16	R 2250	Residential: Underutilized		19			2	2
5645-025-006	1411 E BROADWAY	GLENDALE CA	91205-1502	0.17	R 2250	Residential: Underutilized		19			2	2
5645-026-004	1316 E WILSON AVE	GLENDALE CA	91206-4632	0.17	R 1650	Residential: Underutilized		26			3	3
5645-026-008	1329 BARRINGTON WAY	GLENDALE CA	91206-4603	0.18	R 1650	Residential: Underutilized		26			3	3
5645-026-022	1312 E WILSON AVE	GLENDALE CA	91206-4632	0.16	R 1650	Residential: Underutilized		26			2	2
5645-028-003	1230 E WILSON AVE	GLENDALE CA	91206-4629	0.17	R 1650	Residential: Underutilized		26			2	2
5646-023-008	720 N ADAMS ST	GLENDALE CA	91206-2501	0.17	R 2250	Residential: Underutilized		19			2	2
5646-024-003	915 MONTEREY RD	GLENDALE CA	91206-2518	0.17	R 2250	Residential: Underutilized		19			2	2
5646-024-015	719 N ADAMS ST	GLENDALE CA	91206-2502	0.18	R 2250	Residential: Underutilized		19			2	2
5647-001-009	1320 N CENTRAL AVE APT 000C	GLENDALE CA	91202-3153	0.25	R 1250	Residential: Underutilized		35			5	5
5647-001-010	1322 N CENTRAL AVE UNIT 8	GLENDALE CA	91202-3154	0.25	R 1250	Residential: Underutilized		35			6	6
5647-003-021	1108 N CENTRAL AVE	GLENDALE CA	91202-3035	0.26	R 1250	Residential: Underutilized		35			6	6
5647-004-019	1133 N MARYLAND AVE	GLENDALE CA	91207-1606	0.16	R 1250	Residential: Underutilized		35			3	3
5647-006-017	1328 N BRAND BLVD	GLENDALE CA	91202-1906	0.78	R 2250	Residential: Underutilized		19			15	15
5647-009-021	1116 N MARYLAND AVE	GLENDALE CA	91207-1607	0.17	R 1250	Residential: Underutilized		35			4	4
5647-009-023	1108 N MARYLAND AVE	GLENDALE CA	91207-1607	0.17	R 1250	Residential: Underutilized		35			4	4
5647-009-024	1104 N MARYLAND AVE	GLENDALE CA	91207-1607	0.17	R 1250	Residential: Underutilized		35			4	4

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL	
5647-009-025	1100 N MARYLAND AVE	GLENDALE CA	91207-1607	0.17	R 1250	Residential: Underutilized		35				4	4
5652-003-020	1767 HILLSIDE DR	GLENDALE CA	91208-2560	0.16	R 2250	Residential: Underutilized		19				2	2
5652-018-015	1801 CRESTMONT CT	GLENDALE CA	91208-2619	0.23	R 2250	Residential: Underutilized		19				2	2
5652-018-016	1800 OAK KNOLL RD	GLENDALE CA	91208-2622	0.23	R 2250	Residential: Underutilized		19				3	3
5652-018-017	1808 OAK KNOLL RD	GLENDALE CA	91208-2622	0.20	R 2250	Residential: Underutilized		19				3	3
5652-019-029	1801 OAK KNOLL RD	GLENDALE CA	91208-2621	0.18	R 2250	Residential: Underutilized		19				2	2
5652-019-030	1811 OAK KNOLL RD	GLENDALE CA	91208-2621	0.19	R 2250	Residential: Underutilized		19				3	3
5653-012-011	2610 CANADA BLVD	GLENDALE CA	91208-2030	0.29	R 3050	Residential: Underutilized		14				2	2
5653-019-019	2111 N VERDUGO RD	GLENDALE CA	91208-2528	0.17	R 2250	Residential: Underutilized		19				2	2
5661-013-016	317 SINCLAIR AVE	GLENDALE CA	91206-4029	0.16	R 2250	Residential: Underutilized		19				2	2
5661-013-018	323 SINCLAIR AVE	GLENDALE CA	91206-4029	0.16	R 2250	Residential: Underutilized		19				2	2
5661-016-006	1808 E GLENOAKS BLVD	GLENDALE CA	91206-2831	0.16	R 2250	Residential: Underutilized		19				2	2
5661-016-018	1711 ORCHARD AVE	GLENDALE CA	91206-4124	0.17	R 2250	Residential: Underutilized		19				2	2
5661-016-020	1721 ORCHARD AVE	GLENDALE CA	91206-4124	0.16	R 2250	Residential: Underutilized		19				2	2
5661-016-023	1809 ORCHARD AVE	GLENDALE CA	91206-4126	0.16	R 2250	Residential: Underutilized		19				2	2
5661-017-018	1737 HOLLY DR	GLENDALE CA	91206-4116	0.39	R 2250	Residential: Underutilized		19				5	5
5661-017-021	357 HARVEY DR	GLENDALE CA	91206-4135	0.23	R 2250	Residential: Underutilized		19				4	4
5665-018-046	1905 E CHEVY CHASE DR	GLENDALE CA	91206-2817	0.18	R 2250	Residential: Underutilized		19				2	2
5665-021-007	512 HILL DR	GLENDALE CA	91206-2839	0.18	R 2250	Residential: Underutilized		19				2	2
5665-021-013	1901 E GLENOAKS BLVD	GLENDALE CA	91206-2834	0.14	R 2250	Residential: Underutilized		19				2	2
5665-021-014	1904 EDEN AVE	GLENDALE CA	91206-2822	0.18	R 2250	Residential: Underutilized		19				2	2
5665-021-029	1918 E CHEVY CHASE DR	GLENDALE CA	91206-2816	0.34	R 2250	Residential: Underutilized		19				4	4
5665-022-006	1705 E GLENOAKS BLVD	GLENDALE CA	91206-2827	0.17	R 2250	Residential: Underutilized		19				2	2
5665-022-009	1717 E GLENOAKS BLVD	GLENDALE CA	91206-2827	0.20	R 2250	Residential: Underutilized		19				3	3
5665-022-016	417 HILL DR	GLENDALE CA	91206-2838	0.16	R 2250	Residential: Underutilized		19				2	2
5665-022-017	421 HILL DR	GLENDALE CA	91206-2838	0.20	R 2250	Residential: Underutilized		19				3	3
5665-022-020	505 HILL DR	GLENDALE CA	91206-2840	0.18	R 2250	Residential: Underutilized		19				2	2
5674-003-021	131 N ADAMS ST	GLENDALE CA	91206-4503	0.25	R 1650	Residential: Underutilized		26				4	4
5674-005-001	822 E WILSON AVE	GLENDALE CA	91206-4456	0.21	R 1650	Residential: Underutilized		26				4	4
5674-008-012	130 FRANKLIN CT	GLENDALE CA	91205-1113	0.17	R 2250	Residential: Underutilized		19				2	2
5674-009-022	132 S EVERETT ST	GLENDALE CA	91205-1107	0.17	R 2250	Residential: Underutilized		19				2	2
5674-011-016	130 S BELMONT ST	GLENDALE CA	91205-1202	0.17	R 2250	Residential: Underutilized		19				2	2
5674-011-024	137 S ADAMS ST	GLENDALE CA	91205-1311	0.17	R 2250	Residential: Underutilized		19				2	2
5674-011-028	142 S BELMONT ST	GLENDALE CA	91205-1202	0.18	R 2250	Residential: Underutilized		19				2	2
5674-014-003	1108 E HARVARD ST	GLENDALE CA	91205-1330	0.16	R 2250	Residential: Underutilized		19				2	2
5674-014-007	1124 E HARVARD ST	GLENDALE CA	91205-1330	0.15	R 2250	Residential: Underutilized		19				2	2
5674-014-010	1136 E HARVARD ST	GLENDALE CA	91205-1330	0.15	R 2250	Residential: Underutilized		19				2	2
5674-014-021	1111 ORANGE GROVE AVE	GLENDALE CA	91205-1333	0.15	R 2250	Residential: Underutilized		19				2	2
5674-014-022	1105 ORANGE GROVE AVE	GLENDALE CA	91205-1333	0.15	R 2250	Residential: Underutilized		19				2	2
5674-015-001	1022 E HARVARD ST	GLENDALE CA	91205-1213	0.16	R 2250	Residential: Underutilized		19				2	2
5674-015-005	1006 E HARVARD ST	GLENDALE CA	91205-1213	0.15	R 2250	Residential: Underutilized		19				2	2
5674-015-020	1003 ORANGE GROVE AVE	GLENDALE CA	91205-1216	0.16	R 2250	Residential: Underutilized		19				2	2
5674-015-021	1009 ORANGE GROVE AVE	GLENDALE CA	91205-1216	0.15	R 2250	Residential: Underutilized		19				2	2
5674-018-010	624 ORANGE GROVE AVE	GLENDALE CA	91205-1725	0.16	R 2250	Residential: Underutilized		19				2	2
5674-018-012	616 ORANGE GROVE AVE	GLENDALE CA	91205-1725	0.16	R 2250	Residential: Underutilized		19				2	2
5674-018-046	636 ORANGE GROVE AVE	GLENDALE CA	91205-1725	0.16	R 2250	Residential: Underutilized		19				3	3
5674-019-005	818 ORANGE GROVE AVE	GLENDALE CA	91205-1246	0.16	R 2250	Residential: Underutilized		19				2	2
5674-020-005	1006 ORANGE GROVE AVE	GLENDALE CA	91205-1217	0.16	R 2250	Residential: Underutilized		19				2	2
5674-021-011	1128 ORANGE GROVE AVE	GLENDALE CA	91205-1334	0.16	R 2250	Residential: Underutilized		19				2	2
5674-022-011	1141 E ELK AVE	GLENDALE CA	91205-1317	0.15	R 2250	Residential: Underutilized		19				2	2
5674-023-010	1009 E ELK AVE	GLENDALE CA	91205-1840	0.16	R 2250	Residential: Underutilized		19				2	2
5674-023-014	919 E ELK AVE	GLENDALE CA	91205-1838	0.15	R 2250	Residential: Underutilized		19				2	2
5674-023-017	907 E ELK AVE	GLENDALE CA	91205-1838	0.16	R 2250	Residential: Underutilized		19				2	2
5674-024-006	807 E ELK AVE	GLENDALE CA	91205-1836	0.15	R 2250	Residential: Underutilized		19				2	2
5674-024-007	801 E ELK AVE	GLENDALE CA	91205-1836	0.19	R 2250	Residential: Underutilized		19				3	3
5674-024-017	819 E ELK AVE	GLENDALE CA	91205-1836	0.15	R 2250	Residential: Underutilized		19				2	2
5674-024-018	817 E ELK AVE	GLENDALE CA	91205-1836	0.15	R 2250	Residential: Underutilized		19				2	2
5674-024-019	815 E ELK AVE	GLENDALE CA	91205-1836	0.15	R 2250	Residential: Underutilized		19				2	2
5674-025-018	637 E ELK AVE	GLENDALE CA	91205-1719	0.16	R 2250	Residential: Underutilized		19				2	2
5674-025-027	607 E ELK AVE	GLENDALE CA	91205-1719	0.16	R 2250	Residential: Underutilized		19				2	2
5674-027-005	528 E ELK AVE	GLENDALE CA	91205-1718	0.16	R 2250	Residential: Underutilized		19				2	2
5674-027-007	536 E ELK AVE	GLENDALE CA	91205-1718	0.16	R 2250	Residential: Underutilized		19				2	2
5674-027-017	531 E LOMITA AVE	GLENDALE CA	91205-2230	0.15	R 2250	Residential: Underutilized		19				2	2
5674-028-008	702 E ELK AVE	GLENDALE CA	91205-1722	0.16	R 2250	Residential: Underutilized		19				2	2
5674-028-017	711 E LOMITA AVE	GLENDALE CA	91205-2234	0.15	R 2250	Residential: Underutilized		19				2	2
5674-028-022	629 E LOMITA AVE	GLENDALE CA	91205-2232	0.15	R 2250	Residential: Underutilized		19				2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5674-028-023	625 E LOMITA AVE	GLENDALE CA	91205-2232	0.15	R 2250	Residential: Underutilized		19			2	2
5674-029-013	824 E ELK AVE	GLENDALE CA	91205-1837	0.15	R 2250	Residential: Underutilized		19			2	2
5674-031-003	422 S ADAMS ST	GLENDALE CA	91205-1874	0.17	R 2250	Residential: Underutilized		19			2	2
5675-001-015	1115 E CHESTNUT ST	GLENDALE CA	91205-2501	0.19	R 2250	Residential: Underutilized		19			3	3
5675-001-021	1137 E CHESTNUT ST	GLENDALE CA	91205-2501	0.16	R 2250	Residential: Underutilized		19			2	2
5675-002-013	514 S BELMONT ST	GLENDALE CA	91205-1815	0.16	R 2250	Residential: Underutilized		19			2	2
5675-003-008	816 E LOMITA AVE	GLENDALE CA	91205-1821	0.16	R 2250	Residential: Underutilized		19			2	2
5675-003-017	817 E CHESTNUT ST	GLENDALE CA	91205-1818	0.16	R 2250	Residential: Underutilized		19			2	2
5675-003-022	731 E CHESTNUT ST	GLENDALE CA	91205-2249	0.16	R 2250	Residential: Underutilized		19			2	2
5675-004-003	606 E LOMITA AVE	GLENDALE CA	91205-2233	0.17	R 2250	Residential: Underutilized		19			2	2
5675-004-004	610 E LOMITA AVE	GLENDALE CA	91205-2233	0.16	R 2250	Residential: Underutilized		19			2	2
5675-004-005	614 E LOMITA AVE	GLENDALE CA	91205-2233	0.15	R 2250	Residential: Underutilized		19			2	2
5675-004-007	622 E LOMITA AVE	GLENDALE CA	91205-2233	0.16	R 2250	Residential: Underutilized		19			2	2
5675-004-019	627 E CHESTNUT ST	GLENDALE CA	91205-2213	0.16	R 2250	Residential: Underutilized		19			2	2
5675-004-021	623 E CHESTNUT ST	GLENDALE CA	91205-2213	0.17	R 2250	Residential: Underutilized		19			2	2
5675-004-024	611 E CHESTNUT ST	GLENDALE CA	91205-2213	0.16	R 2250	Residential: Underutilized		19			2	2
5675-004-025	607 E CHESTNUT ST	GLENDALE CA	91205-2213	0.16	R 2250	Residential: Underutilized		19			2	2
5675-007-004	610 E CHESTNUT ST	GLENDALE CA	91205-2214	0.16	R 2250	Residential: Underutilized		19			2	2
5675-007-005	614 E CHESTNUT ST	GLENDALE CA	91205-2214	0.17	R 2250	Residential: Underutilized		19			2	2
5675-007-009	630 E CHESTNUT ST	GLENDALE CA	91205-2214	0.16	R 2250	Residential: Underutilized		19			2	2
5675-007-012	704 E CHESTNUT ST	GLENDALE CA	91205-2252	0.16	R 2250	Residential: Underutilized		19			2	2
5675-007-019	625 E MAPLE ST	GLENDALE CA	91205-2321	0.16	R 2250	Residential: Underutilized		19			2	2
5675-007-021	619 E MAPLE ST	GLENDALE CA	91205-2321	0.16	R 2250	Residential: Underutilized		19			2	2
5675-008-004	913 E MAPLE ST	GLENDALE CA	91205-1828	0.16	R 2250	Residential: Underutilized		19			2	2
5675-008-012	812 E CHESTNUT ST	GLENDALE CA	91205-1819	0.16	R 2250	Residential: Underutilized		19			2	2
5675-008-013	816 E CHESTNUT ST	GLENDALE CA	91205-1819	0.16	R 2250	Residential: Underutilized		19			2	2
5675-008-015	826 E CHESTNUT ST	GLENDALE CA	91205-1819	0.16	R 2250	Residential: Underutilized		19			2	2
5675-008-023	811 E MAPLE ST	GLENDALE CA	91205-1826	0.16	R 2250	Residential: Underutilized		19			2	2
5675-009-001	1001 E MAPLE ST	GLENDALE CA	91205-1830	0.17	R 2250	Residential: Underutilized		19			2	2
5675-009-012	524 S BELMONT ST	GLENDALE CA	91205-1815	0.15	R 2250	Residential: Underutilized		19			2	2
5675-010-013	1131 E MAPLE ST	GLENDALE CA	91205-2529	0.16	R 2250	Residential: Underutilized		19			2	2
5675-011-007	1132 E MAPLE ST	GLENDALE CA	91205-2530	0.16	R 2250	Residential: Underutilized		19			2	2
5675-011-014	1113 RALEIGH ST	GLENDALE CA	91205-2531	0.21	R 2250	Residential: Underutilized		19			3	3
5675-011-016	1121 RALEIGH ST	GLENDALE CA	91205-2531	0.16	R 2250	Residential: Underutilized		19			2	2
5675-011-019	1133 RALEIGH ST	GLENDALE CA	91205-2531	0.16	R 2250	Residential: Underutilized		19			2	2
5675-012-010	1016 E MAPLE ST	GLENDALE CA	91205-1831	0.18	R 2250	Residential: Underutilized		19			2	2
5675-012-013	709 S ADAMS ST	GLENDALE CA	91205-1805	0.17	R 2250	Residential: Underutilized		19			2	2
5675-012-016	1019 RALEIGH ST	GLENDALE CA	91205-1812	0.19	R 2250	Residential: Underutilized		19			3	3
5675-012-017	1015 RALEIGH ST	GLENDALE CA	91205-1812	0.17	R 2250	Residential: Underutilized		19			2	2
5675-012-020	1001 RALEIGH ST	GLENDALE CA	91205-1812	0.17	R 2250	Residential: Underutilized		19			2	2
5675-012-022	909 RALEIGH ST	GLENDALE CA	91205-1810	0.17	R 2250	Residential: Underutilized		19			2	2
5675-012-023	905 RALEIGH ST	GLENDALE CA	91205-1810	0.17	R 2250	Residential: Underutilized		19			2	2
5675-014-008	617 RALEIGH ST	GLENDALE CA	91205-2309	0.15	R 2250	Residential: Underutilized		19			2	2
5675-015-009	507 RALEIGH ST	GLENDALE CA	91205-2327	0.17	R 2250	Residential: Underutilized		19			2	2
5675-015-010	505 RALEIGH ST	GLENDALE CA	91205-2327	0.16	R 2250	Residential: Underutilized		19			2	2
5675-015-019	500 E MAPLE ST	GLENDALE CA	91205-2304	0.16	R 2250	Residential: Underutilized		19			2	2
5675-016-006	515 E WINDSOR RD	GLENDALE CA	91205-2307	0.18	R 2250	Residential: Underutilized		19			2	2
5675-016-007	509 E WINDSOR RD	GLENDALE CA	91205-2307	0.18	R 2250	Residential: Underutilized		19			2	2
5675-016-012	421 E WINDSOR RD	GLENDALE CA	91205-2305	0.18	R 2250	Residential: Underutilized		19			2	2
5675-016-019	418 RALEIGH ST	GLENDALE CA	91205-2326	0.17	R 2250	Residential: Underutilized		19			2	2
5675-016-028	526 RALEIGH ST	GLENDALE CA	91205-2328	0.17	R 2250	Residential: Underutilized		19			2	2
5675-017-005	617 E WINDSOR RD	GLENDALE CA	91205-2404	0.17	R 2250	Residential: Underutilized		19			2	2
5675-017-010	608 RALEIGH ST	GLENDALE CA	91205-2310	0.17	R 2250	Residential: Underutilized		19			2	2
5675-018-001	717 E WINDSOR RD	GLENDALE CA	91205-2435	0.17	R 2250	Residential: Underutilized		19			2	2
5675-018-005	801 E WINDSOR RD	GLENDALE CA	91205-2407	0.20	R 2250	Residential: Underutilized		19			3	3
5675-018-006	803 E WINDSOR RD	GLENDALE CA	91205-2407	0.17	R 2250	Residential: Underutilized		19			2	2
5675-018-007	807 E WINDSOR RD	GLENDALE CA	91205-2407	0.16	R 2250	Residential: Underutilized		19			2	2
5675-018-009	800 RALEIGH ST	GLENDALE CA	91205-1809	0.20	R 2250	Residential: Underutilized		19			3	3
5675-018-016	818 RALEIGH ST	GLENDALE CA	91205-1809	0.18	R 2250	Residential: Underutilized		19			2	2
5675-018-021	827 E WINDSOR RD	GLENDALE CA	91205-2407	0.17	R 2250	Residential: Underutilized		19			2	2
5675-019-003	737 S ADAMS ST	GLENDALE CA	91205-2562	0.17	R 2250	Residential: Underutilized		19			2	2
5675-019-009	1015 E WINDSOR RD	GLENDALE CA	91205-2411	0.18	R 2250	Residential: Underutilized		19			2	2
5675-019-018	912 RALEIGH ST	GLENDALE CA	91205-1811	0.21	R 2250	Residential: Underutilized		19			2	2
5675-020-005	1128 RALEIGH ST	GLENDALE CA	91205-2532	0.17	R 2250	Residential: Underutilized		19			2	2
5675-020-006	1126 RALEIGH ST	GLENDALE CA	91205-2532	0.17	R 2250	Residential: Underutilized		19			2	2
5675-020-007	1122 RALEIGH ST	GLENDALE CA	91205-2532	0.17	R 2250	Residential: Underutilized		19			2	2

APN	Address	City	Zip	Acres	Zoning	Type	ProjName	Density	Cap_Low	Cap_Mod	Cap_AbM	Cap_TTL
5675-020-009	1112 RALEIGH ST	GLENDALE CA	91205-2532	0.15	R 2250	Residential: Underutilized		19			2	2
5675-020-010	1110 RALEIGH ST	GLENDALE CA	91205-2532	0.15	R 2250	Residential: Underutilized		19			2	2
5675-020-018	1117 E WINDSOR RD	GLENDALE CA	91205-2533	0.18	R 2250	Residential: Underutilized		19			2	2
5675-020-019	1119 E WINDSOR RD	GLENDALE CA	91205-2533	0.18	R 2250	Residential: Underutilized		19			2	2
5675-020-020	1125 E WINDSOR RD	GLENDALE CA	91205-2533	0.18	R 2250	Residential: Underutilized		19			2	2
5675-020-022	1131 E WINDSOR RD	GLENDALE CA	91205-2533	0.16	R 2250	Residential: Underutilized		19			2	2
5675-020-023	1135 E WINDSOR RD	GLENDALE CA	91205-2533	0.16	R 2250	Residential: Underutilized		19			2	2
5675-022-005	813 S ADAMS ST	GLENDALE CA	91205-2527	0.19	R 1650	Residential: Underutilized		26			3	3
5675-022-006	817 S ADAMS ST	GLENDALE CA	91205-2527	0.19	R 1650	Residential: Underutilized		26			4	4
5675-022-031	913 E GARFIELD AVE	GLENDALE CA	91205-2908	0.20	R 1650	Residential: Underutilized		26			4	4
5675-022-034	901 E GARFIELD AVE	GLENDALE CA	91205-2908	0.16	R 1650	Residential: Underutilized		26			3	3
5675-022-035	831 E GARFIELD AVE	GLENDALE CA	91205-2906	0.20	R 1650	Residential: Underutilized		26			3	3
5675-022-045	1008 E WINDSOR RD	GLENDALE CA	91205-2412	0.19	R 1650	Residential: Underutilized		26			3	3
5675-023-005	816 E WINDSOR RD	GLENDALE CA	91205-2408	0.19	R 1650	Residential: Underutilized		26			3	3
5675-024-008	700 E WINDSOR RD	GLENDALE CA	91205-2406	0.21	R 1650	Residential: Underutilized		26			3	3
5675-024-009	631 E GARFIELD AVE	GLENDALE CA	91205-2942	0.20	R 1650	Residential: Underutilized		26			3	3
5675-025-014	826 MARIPOSA ST	GLENDALE CA	91205-2808	0.18	R 1650	Residential: Underutilized		26			4	4
5675-025-019	537 E GARFIELD AVE	GLENDALE CA	91205-2885	0.17	R 1650	Residential: Underutilized		26			3	3
5675-025-022	534 E WINDSOR RD	GLENDALE CA	91205-2308	0.26	R 1650	Residential: Underutilized		26			6	6
5675-028-003	611 E ACACIA AVE	GLENDALE CA	91205-3003	0.19	R 1650	Residential: Underutilized		26			3	3
5675-028-004	615 E ACACIA AVE	GLENDALE CA	91205-3003	0.20	R 1650	Residential: Underutilized		26			3	3
5675-028-005	619 E ACACIA AVE	GLENDALE CA	91205-3003	0.17	R 1650	Residential: Underutilized		26			3	3
5675-028-006	623 E ACACIA AVE	GLENDALE CA	91205-3003	0.17	R 1650	Residential: Underutilized		26			3	3
5675-028-007	625 E ACACIA AVE	GLENDALE CA	91205-3003	0.17	R 1650	Residential: Underutilized		26			3	3
5675-029-009	812 E GARFIELD AVE	GLENDALE CA	91205-2907	0.19	R 1650	Residential: Underutilized		26			3	3
5675-029-022	705 E ACACIA AVE A	GLENDALE CA	91205-3004	0.24	R 1650	Residential: Underutilized		26			4	4
5675-030-001	1015 E ACACIA AVE	GLENDALE CA	91205-3011	0.20	R 1650	Residential: Underutilized		26			4	4
5675-030-034	1005 E ACACIA AVE	GLENDALE CA	91205-3011	0.19	R 1650	Residential: Underutilized		26			4	4
5675-031-011	1119 E ACACIA AVE	GLENDALE CA	91205-2535	0.18	R 2250	Residential: Underutilized		19			2	2
5675-031-903	914 S ADAMS ST	GLENDALE CA	91205-2522	0.15	R 2250	Residential: Underutilized		19			2	2
5675-031-909	1115 E ACACIA AVE	GLENDALE CA	91205-2535	0.18	R 2250	Residential: Underutilized		19			2	2
5676-003-019	1011 S ADAMS ST	GLENDALE CA	91205-2523	0.39	R 1650	Residential: Underutilized		26			10	10
5676-004-005	815 E CHEVY CHASE DR	GLENDALE CA	91205-3017	0.28	R 1650	Residential: Underutilized		26			5	5
5676-004-012	825 E CHEVY CHASE DR	GLENDALE CA	91205-3017	0.21	R 1650	Residential: Underutilized		26			3	3
5676-005-004	724 E ACACIA AVE	GLENDALE CA	91205-3006	0.19	R 1650	Residential: Underutilized		26			3	3
5676-005-041	722 E ACACIA AVE	GLENDALE CA	91205-3006	0.19	R 1650	Residential: Underutilized		26			4	4
5676-008-006	1014 MARIPOSA ST	GLENDALE CA	91205-2812	0.18	R 1650	Residential: Underutilized		26			3	3
5676-008-007	1018 MARIPOSA ST	GLENDALE CA	91205-2812	0.17	R 1650	Residential: Underutilized		26			3	3
5676-008-008	1024 MARIPOSA ST	GLENDALE CA	91205-2812	0.18	R 1650	Residential: Underutilized		26			3	3
5676-008-009	1028 MARIPOSA ST	GLENDALE CA	91205-2812	0.16	R 1650	Residential: Underutilized		26			3	3
5676-008-018	1009 BOYNTON ST	GLENDALE CA	91205-2825	0.15	R 1650	Residential: Underutilized		26			3	3
5676-008-022	1023 BOYNTON ST	GLENDALE CA	91205-2825	0.20	R 1650	Residential: Underutilized		26			4	4
5676-009-009	1023 MARIPOSA ST	GLENDALE CA	91205-2811	0.16	R 1650	Residential: Underutilized		26			3	3
5676-009-010	1021 MARIPOSA ST	GLENDALE CA	91205-2811	0.15	R 1650	Residential: Underutilized		26			3	3
5676-011-010	513 E PALMER AVE	GLENDALE CA	91205-3416	0.16	R 1650	Residential: Underutilized		26			3	3
5676-012-010	541 E PALMER AVE	GLENDALE CA	91205-3470	0.16	R 1650	Residential: Underutilized		26			3	3
5676-014-009	715 E PALMER AVE	GLENDALE CA	91205-3420	0.17	R 1650	Residential: Underutilized		26			2	2
5676-019-020	1211 TYLER ST	GLENDALE CA	91205-3636	0.21	R 3050	Residential: Underutilized		14			2	2
5676-019-021	1215 TYLER ST	GLENDALE CA	91205-3636	0.22	R 3050	Residential: Underutilized		14			2	2
5676-023-003	722 E PALMER AVE	GLENDALE CA	91205-3421	0.18	R 3050	Residential: Underutilized		14			2	2
5676-023-007	704 E PALMER AVE	GLENDALE CA	91205-3421	0.20	R 3050	Residential: Underutilized		14			2	2
5676-024-006	1220 BOYNTON ST	GLENDALE CA	91205-3407	0.25	R 2250	Residential: Underutilized		19			3	3
5676-024-007	1222 BOYNTON ST	GLENDALE CA	91205-3407	0.25	R 2250	Residential: Underutilized		19			4	4
5676-025-023	1276 BOYNTON ST	GLENDALE CA	91205-3407	0.48	R 2250	Residential: Underutilized		19			7	7
5676-025-025	1286 BOYNTON ST	GLENDALE CA	91205-3407	0.32	R 2250	Residential: Underutilized		19			4	4
5676-026-009	1233 BOYNTON ST	GLENDALE CA	91205-3448	0.29	R 2250	Residential: Underutilized		19			5	5
5676-026-015	1208 MARIPOSA ST	GLENDALE CA	91205-3215	0.17	R 2250	Residential: Underutilized		19			2	2
5676-027-004	1263 BOYNTON ST	GLENDALE CA	91205-3448	0.21	R 2250	Residential: Underutilized		19			3	3
5676-027-009	1285 BOYNTON ST	GLENDALE CA	91205-3448	0.19	R 2250	Residential: Underutilized		19			3	3
5676-027-010	1289 BOYNTON ST	GLENDALE CA	91205-3448	0.19	R 2250	Residential: Underutilized		19			3	3
5676-027-011	511 E CYPRESS ST	GLENDALE CA	91205-3303	0.21	R 2250	Residential: Underutilized		19			3	3
5676-027-013	501 E CYPRESS ST	GLENDALE CA	91205-3303	0.18	R 2250	Residential: Underutilized		19			2	2
5676-027-024	1280 MARIPOSA ST	GLENDALE CA	91205-3215	0.18	R 2250	Residential: Underutilized		19			2	2
5676-027-031	1277 BOYNTON ST	GLENDALE CA	91205-3448	0.26	R 2250	Residential: Underutilized		19			3	3
5676-029-005	1241 MARIPOSA ST	GLENDALE CA	91205-3214	0.17	R 2250 P	Residential: Underutilized		19			2	2
5676-029-033	1261 MARIPOSA ST	GLENDALE CA	91205-3214	0.18	R 2250	Residential: Underutilized		19			3	3

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5677-001-015	424 E CYPRESS ST	GLENDALE CA	91205-3335	0.29	R 3050	Residential: Underutilized		14			3	3
5679-003-010	1382 E GARFIELD AVE	GLENDALE CA	91205-2660	0.21	R 3050	Residential: Underutilized		14			2	2
5679-003-011	1384 E GARFIELD AVE	GLENDALE CA	91205-2660	0.24	R 3050	Residential: Underutilized		14			2	2
5679-003-012	1386 E GARFIELD AVE	GLENDALE CA	91205-2660	0.22	R 3050	Residential: Underutilized		14			2	2
5679-005-007	905 S VERDUGO RD	GLENDALE CA	91205-3868	0.20	R 3050	Residential: Underutilized		14			2	2
5679-005-009	1370 E ACACIA AVE	GLENDALE CA	91205-3864	0.18	R 3050	Residential: Underutilized		14			2	2
5679-006-017	1380 HILDA AVE	GLENDALE CA	91205-3819	0.19	R 3050	Residential: Underutilized		14			2	2
5679-009-006	1234 E ACACIA AVE	GLENDALE CA	91205-3804	0.19	R 3050	Residential: Underutilized		14			2	2
5679-026-014	1237 E WINDSOR RD	GLENDALE CA	91205-2659	0.19	R 3050	Residential: Underutilized		14			2	2
5679-027-023	1323 E WINDSOR RD	GLENDALE CA	91205-2662	0.18	R 3050	Residential: Underutilized		14			2	2
5679-028-019	1360 E MAPLE ST	GLENDALE CA	91205-2653	0.19	R 3050	Residential: Underutilized		14			2	2
5679-031-015	1324 E WINDSOR RD	GLENDALE CA	91205-2623	0.18	R 3050	Residential: Underutilized		14			2	2
5679-032-015	1209 E GARFIELD AVE	GLENDALE CA	91205-2612	0.61	R 3050	Residential: Underutilized		14			8	8
5680-005-008	220 S CHEVY CHASE DR	GLENDALE CA	91205-1322	0.15	R 2250	Residential: Underutilized		19			2	2
5680-005-011	1219 ORANGE GROVE AVE	GLENDALE CA	91205-1415	0.16	R 2250	Residential: Underutilized		19			2	2
5680-005-022	1237 ORANGE GROVE AVE	GLENDALE CA	91205-1415	0.16	R 2250	Residential: Underutilized		19			2	2
5680-008-022	1220 ORANGE GROVE AVE	GLENDALE CA	91205-1460	0.15	R 2250	Residential: Underutilized		19			2	2
5680-017-012	411 S VERDUGO RD	GLENDALE CA	91205-1929	0.17	R 3050	Residential: Underutilized		14			2	2
5680-018-004	424 GRISWOLD ST	GLENDALE CA	91205-1925	0.18	R 3050	Residential: Underutilized		14			2	2
5680-018-005	500 GRISWOLD ST	GLENDALE CA	91205-1927	0.18	R 3050	Residential: Underutilized		14			2	2
5680-021-019	315 LINCOLN AVE	GLENDALE CA	91205-2008	0.23	R 2250	Residential: Underutilized		19			3	3
5680-022-016	321 LAFAYETTE ST	GLENDALE CA	91205-2004	0.16	R 2250	Residential: Underutilized		19			2	2
5680-025-031	1534 E BROADWAY	GLENDALE CA	91205-1556	0.17	R 2250	Residential: Underutilized		19			2	2
5680-030-006	320 LINCOLN AVE	GLENDALE CA	91205-2009	0.17	R 2250	Residential: Underutilized		19			2	2
5680-031-005	424 LINCOLN AVE	GLENDALE CA	91205-2015	0.21	R 2250	Residential: Underutilized		19			3	3
5683-002-002	600 S VERDUGO RD	GLENDALE CA	91205-2719	0.18	R 2250	Residential: Underutilized		19			3	3
5683-002-020	1444 ROCK GLEN AVE	GLENDALE CA	91205-2019	0.22	R 2250	Residential: Underutilized		19			3	3
5683-002-030	1524 ROCK GLEN AVE	GLENDALE CA	91205-2021	0.23	R 2250	Residential: Underutilized		19			2	2
5683-002-031	1526 ROCK GLEN AVE	GLENDALE CA	91205-2021	0.20	R 2250	Residential: Underutilized		19			3	3
5683-003-016	1434 E MAPLE ST	GLENDALE CA	91205-2715	0.21	R 2250	Residential: Underutilized		19			3	3
5683-004-001	1512 E MAPLE ST	GLENDALE CA	91205-2717	0.17	R 2250	Residential: Underutilized		19			2	2
5695-004-026	433 IVY ST	GLENDALE CA	91204-1213	0.18	R 1250	Residential: Underutilized		35			4	4
5695-004-027	429 IVY ST	GLENDALE CA	91204-1213	0.17	R 1250	Residential: Underutilized		35			5	5
5695-011-024	554 HAWTHORNE ST	GLENDALE CA	91204-1110	0.22	R 3050	Residential: Underutilized		14			2	2
5695-011-025	556 HAWTHORNE ST	GLENDALE CA	91204-1110	0.22	R 3050	Residential: Underutilized		14			2	2
5696-009-009	430 VINE ST	GLENDALE CA	91204-4556	0.17	R 2250	Residential: Underutilized		19			2	2
5696-010-002	516 S PACIFIC AVE	GLENDALE CA	91204-1424	0.20	R 2250	Residential: Underutilized		19			3	3
5696-010-005	471 RIVERDALE DR	GLENDALE CA	91204-1513	0.17	R 2250	Residential: Underutilized		19			2	2
5696-010-008	451 RIVERDALE DR	GLENDALE CA	91204-1513	0.29	R 2250	Residential: Underutilized		19			4	4
5696-010-029	509 S COLUMBUS AVE	GLENDALE CA	91204-1509	0.35	R 2250	Residential: Underutilized		19			7	7
5696-011-021	321 W LOMITA AVE	GLENDALE CA	91204-1686	0.19	R 2250	Residential: Underutilized		19			3	3
5696-011-027	349 W LOMITA AVE	GLENDALE CA	91204-1604	0.18	R 2250	Residential: Underutilized		19			3	3
5696-012-013	363 RIVERDALE DR	GLENDALE CA	91204-2018	0.18	R 2250	Residential: Underutilized		19			2	2
5696-013-009	320 RIVERDALE DR	GLENDALE CA	91204-2019	0.18	R 2250	Residential: Underutilized		19			3	3
5696-013-010	324 RIVERDALE DR	GLENDALE CA	91204-2019	0.19	R 2250	Residential: Underutilized		19			4	4
5696-013-013	328 RIVERDALE DR	GLENDALE CA	91204-2019	0.18	R 2250	Residential: Underutilized		19			2	2
5696-013-018	350 RIVERDALE DR	GLENDALE CA	91204-2019	0.17	R 2250	Residential: Underutilized		19			2	2
5696-013-020	358 RIVERDALE DR	GLENDALE CA	91204-2019	0.18	R 2250	Residential: Underutilized		19			2	2
5696-014-027	431 W MAPLE ST	GLENDALE CA	91204-1909	0.17	R 2250	Residential: Underutilized		19			2	2
5696-014-033	417 W MAPLE ST	GLENDALE CA	91204-1909	0.17	R 2250	Residential: Underutilized		19			2	2
5696-016-007	420 W MAPLE ST	GLENDALE CA	91204-1910	0.17	R 2250	Residential: Underutilized		19			2	2
5696-016-012	442 W MAPLE ST	GLENDALE CA	91204-1910	0.17	R 2250	Residential: Underutilized		19			2	2
5696-016-014	448 W MAPLE ST	GLENDALE CA	91204-1910	0.17	R 2250	Residential: Underutilized		19			2	2
5696-016-015	454 W MAPLE ST	GLENDALE CA	91204-4268	0.17	R 2250	Residential: Underutilized		19			2	2
5696-016-027	429 W WINDSOR RD	GLENDALE CA	91204-1913	0.21	R 2250	Residential: Underutilized		19			3	3
5696-016-030	441 W WINDSOR RD	GLENDALE CA	91204-4249	0.21	R 2250	Residential: Underutilized		19			3	3
5696-017-008	347 W WINDSOR RD	GLENDALE CA	91204-4640	0.21	R 2250	Residential: Underutilized		19			2	2
5696-017-010	355 W WINDSOR RD	GLENDALE CA	91204-2016	0.17	R 2250	Residential: Underutilized		19			2	2
5696-017-024	342 W MAPLE ST	GLENDALE CA	91204-4600	0.22	R 2250	Residential: Underutilized		19			2	2
5696-017-025	346 W MAPLE ST	GLENDALE CA	91204-2015	0.22	R 2250	Residential: Underutilized		19			2	2
5696-019-011	432 W WINDSOR RD	GLENDALE CA	91204-1914	0.21	R 2250	Residential: Underutilized		19			3	3
5696-019-012	428 W WINDSOR RD	GLENDALE CA	91204-1914	0.16	R 2250	Residential: Underutilized		19			2	2
5696-019-017	408 W WINDSOR RD	GLENDALE CA	91204-1914	0.21	R 2250	Residential: Underutilized		19			2	2
5696-019-021	411 W GARFIELD AVE	GLENDALE CA	91204-1938	0.20	R 2250	Residential: Underutilized		19			2	2
5696-019-022	413 W GARFIELD AVE	GLENDALE CA	91204-1907	0.21	R 2250	Residential: Underutilized		19			3	3
5696-019-024	421 W GARFIELD AVE	GLENDALE CA	91204-1907	0.21	R 2250	Residential: Underutilized		19			3	3

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5696-022-008	432 W GARFIELD AVE	GLENDAL CA	91204-1908	0.17	R 2250	Residential: Underutilized		19			2	2
5696-022-009	428 W GARFIELD AVE	GLENDAL CA	91204-1908	0.17	R 2250	Residential: Underutilized		19			2	2
5696-022-015	424 W GARFIELD AVE	GLENDAL CA	91204-1908	0.18	R 2250	Residential: Underutilized		19			2	2
5696-022-025	416 W GARFIELD AVE	GLENDAL CA	91204-1908	0.19	R 2250	Residential: Underutilized		19			3	3
5696-024-021	321 W ACACIA AVE	GLENDAL CA	91204-2208	0.17	R 2250	Residential: Underutilized		19			2	2
5696-024-022	325 W ACACIA AVE	GLENDAL CA	91204-2208	0.16	R 2250	Residential: Underutilized		19			2	2
5696-024-024	333 W ACACIA AVE	GLENDAL CA	91204-2208	0.16	R 2250	Residential: Underutilized		19			2	2
5696-024-030	357 W ACACIA AVE	GLENDAL CA	91204-2208	0.16	R 2250	Residential: Underutilized		19			2	2
5696-025-012	1026 FLORENCE PL	GLENDAL CA	91204-2217	0.15	R 2250	Residential: Underutilized		19			2	2
5696-025-014	1018 FLORENCE PL	GLENDAL CA	91204-2217	0.16	R 2250	Residential: Underutilized		19			2	2
5696-025-015	1016 FLORENCE PL	GLENDAL CA	91204-2217	0.16	R 2250	Residential: Underutilized		19			2	2
5696-025-018	340 W ACACIA AVE	GLENDAL CA	91204-2253	0.15	R 2250	Residential: Underutilized		19			2	2
5696-025-020	332 W ACACIA AVE	GLENDAL CA	91204-2253	0.16	R 2250	Residential: Underutilized		19			2	2
5696-025-027	1033 VIRGINIA PL	GLENDAL CA	91204-2220	0.16	R 2250	Residential: Underutilized		19			2	2
5696-025-036	316 W ACACIA AVE	GLENDAL CA	91204-2209	0.16	R 2250	Residential: Underutilized		19			2	2
5807-024-020	2308 FLORENCITA AVE	GLENDAL CA	91020-1818	0.18	R 3050 P	Residential: Underutilized		14			2	2
5610-024-905	2740 HERMOSA AVE	GLENDAL CA	91020-1705	0.50	R 3050	Residential: Vacant		14			7	7
5626-012-011				0.16	R 3050 H	Residential: Vacant		14			2	2
5627-014-011	532 HAZEL ST	GLENDAL CA	91201-2323	0.14	R 2250	Residential: Vacant		19			3	3
5636-011-044	227 W DRYDEN ST	GLENDAL CA	91202-2508	0.19	R 1250	Residential: Vacant		35			7	7
5637-013-053				0.14	R 3050	Residential: Vacant		14			2	2
5638-019-032				0.13	R 2250	Residential: Vacant		19			2	2
5641-013-038	211 W WINDSOR RD	GLENDAL CA	91204-2117	0.20	R 1650	Residential: Vacant		26			5	5
5643-018-025	625 N LOUISE ST	GLENDAL CA	91206-2228	0.16	R 1250	Residential: Vacant		35			6	6
5675-004-016	705 E CHESTNUT ST	GLENDAL CA	91205-2215	0.16	R 2250	Residential: Vacant		19			3	3

PUBLIC DRAFT



APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Public Draft
November 2021

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Public Engagement Summary Report

**City of Glendale Housing
Element Update**

November 2021

In partnership with De Novo Planning Group

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Introduction

The City of Glendale is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Glendale is dedicated to meeting its current and future housing needs. The Housing Element Update process is a unique opportunity to connect with residents of Glendale and learn more about residents' values, priorities, concerns, and ideas. This effort is a complement to the City's ongoing Focused General Plan Update which includes an update to the City's Land Use and Circulation Elements.

Throughout this process, the City supported multilingual (English, Spanish, Korean, Tagalog, and Armenian) public engagement by posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; copies of key advertisements and presentations are included at the end of this document and are also available on the project website at <https://www.glendaleplan.com/>.

- General Education and Advertisements
- Project Website
- Community Survey
- Virtual Community Meetings
- Stakeholder Engagement
- City Council Briefings
- Public Review of Draft 2021-2029 Housing Element

General Education and Advertisements

The City engaged in a multifaceted multilingual campaign to advertise the City's Housing Element. It is noted that the COVID-19 pandemic significantly limited opportunities for traditional in-person engagement during preparation of the Housing Element. The City worked creatively to identify alternative ways to solicit feedback from the community in a virtual format.

Social Media

The City of Glendale maintains various social media accounts including Facebook, Nextdoor, and Instagram. Starting in early 2021 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

Fact Sheets/Newsletters

Flyers in English, Spanish, and Armenian were prepared to advertise the Housing Element Update. These materials were made available online and in hard copy at City Hall. A project Fact Sheet was also made available.

Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Housing Element Community Meeting, City Council briefings, and the Public Review Draft 2021-2029 Housing Element.

Project Website

A dedicated webpage (<https://www.glendaleplan.com/>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website launched in January 2021 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

Housing Element Update

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Glendale. It is a policy document that identifies goals, policies and programs that the City uses to direct and guide actions related to housing. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing;
- Identify and analyze existing and projected housing needs for all economic segments of the community;
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the city's fair share of regional housing needs at all income levels;
- Be certified (approved) by the State Department of Housing and Community Development (HCD) as complying with state law; and
- Be internally consistent with other parts of the General Plan (and meeting this requirement is critical to having a legally adequate General Plan).



[Housing Element Factsheet](#)

Community Housing Survey Response Summary

Thank you for your participation in the City's Housing Community Survey! As part of the community outreach associated with the Housing Element Update, a community survey was facilitated online using the SurveyMonkey platform. The survey was conducted in five languages: Spanish, English, Armenian, Korean, and Filipino. The survey gathered information on housing-related issues. The survey, which was posted on April 5, 2021 and closed on May 2, 2021, focused on existing conditions to better understand the characteristics of households in Glendale, identify the community's housing needs and priorities, and

Virtual Community Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Glendale and gather input on housing-related topics. The virtual workshop was hosted on the project website from April 5, 2021 through May 2, 2021. The extended timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consistent of two parts:

Part A: [Overview video](#) (narrated in English and subtitled in Spanish) describing Housing Elements and why they are important.

Part B: Community survey (in English, Spanish, Korean, Tagalog, and Armenian) to gather information on housing-related issues including fair housing concerns. The survey is summarized as part of this Appendix, and a copy of the survey and responses is provided for full context.

Virtual Community Meeting

The City hosted a Virtual Community Meeting on the Housing Element on October 11, 2021 to allow for an additional opportunity for the public to provide input on the City's strategy to accommodate its RHNA prior to finalizing the Public Draft Housing Element. The intent of the Community Meeting was to provide another avenue/opportunity for the public to learn about the Housing Element, provide input, and ask questions. The Community Meeting included a live presentation via Zoom followed by a question and answer period. The City requested RSVPs and received approximately 40 registrations. The total number of participants was approximately a dozen community members, plus representatives from City staff. A copy of this presentation is available as an attachment and was also made available on the project website, along with a recording of the meeting.

Stakeholder Meetings/Consultation

Throughout preparation of the Public Draft General Plan, the City has engaged directly with community stakeholders working in and around Glendale. The City has provided direct notice via email advertising the virtual workshop, community meetings, and City Council briefings. The City has contacted the following groups:

Organization
Stakeholders/Providers
Armenian Relief Society Western Region Social Services
Ascencia - Continuum of Care
CD, Housing
CSP, Human Services Section
CSP, Workforce Development Section - Verdugo Jobs Center - Homeless Coalition
Door of Hope Continuum of Care
Glendale Assoc of Realtors
Glendale YMCA - Continuum of Care
GlenWest Realty
Heritage Housing Partners
Housing Rights Center
Melby and Anderson - Chamber of Commerce-HO Task Force - Homeless Coalition
PATH Ventures
The Salvation Army Continuum of Care
San Gabriel Valley Habitat for Humanity
Human Good - formally The Be Group (SoCal Presbyterian Homes)
Stevenson Real Estate Services
Trumark Real Estate
Urban Initiatives
West Hollywood Community Housing Corp.
YWCA of Glendale Continuum of Care
Family Promise of the Verdugos Continuum of Care
Arroyos & Foothills Conservancy
Abundant Housing LA
Developers
A. G. Spanos Cos.
Ability First
Abode Communities
AEW Capital Management
Affirmed Housing

Affordable Housing Development
Alliance Residential
AMCAL
American Campus
American Communities LLC
American Multi-family
American Urban Group, LLC
Arbi Derian
Arbor
Architectural Resource Group
Architecture and Preservation
Armenian National Committee
Arpa Design
Artspace
Ashwood Construction
Ashwood Construction
Aspen Financial
AZ Architecture Studio
BAR Architects
BBL Builders
Be Group / Human Good
Berkshire Property Advisors
Bernini Capital
Boghossian and Assoc
Bozzuto
Bridge Housing
C W Architects
CalCHA
Camden
Camden
Cardon Design Build
Caruso Affiliated
Catalyst Housing
Cesar Chavez Foundation
CF Jordan
Champion Home Builder
Chandler Pratt
Chelsea Investments
City Ventures
Cityworks Design

Clark Builders
Clifford Beers Housing
Community Dynamics
Community Housing Works
Construction Enterprises
Cranbrook Realty
CSI Support and Development Services
Curt Pringle Associates
CV Assets
DDCM Incorporated
Design Build Historic Restoration
DJR
DMB Architects
Dominium Plymouth
DOMUS Design
Doster Construction Company
Douglas Wilson Companies
EAH Housing
Efrain Olivares
Estolano Lesar Perez
Fairfield Residential
Foothill Investment Company, Inc.
Fortune-Johnson
FSY Architects, Inc.
Gables Residential
Gabor & Allen, Inc
Galaxy Builders
Gangi Development
Gensler
Gilmore Associates
Glendale Association of Realtors
Glendale Chamber
Glendale Historical Society
Glendale Housing Authority
Golden West Communities
Gonzalez Goodale Architects
Gonzalez Goodale Architects
Greg Hindson
Greg Tufenkian
Greystar Real Estate Partners

Harkins Builders
Heritage Housing Partners
Hernandez Advisors
Historic Resource Group
Hopkins Construction
Hudson Partners
IHO
Irvine Co.
ITEX
Jamboree Housing
Kane Balmer Berkman
Ken Kurose
KFA Architectural Group
Legendary
Linc Housing
Malekian and Associates Inc.
Mapleton Partners
Mayans Development Inc.
McCormack, Baron, Salazar
McShane Associates
Mercy Housing
Meta Housing
Metro Investments
Metropolitan Pacific Capital Inc.
Mill Creek
Mollenhauer Group
Moule & Polyzoides
National CORE
Neal Payton
NH&RA
North By Northwest Capital
NRP Group
Olson Company
Omgivning
Onyx Architects
Osborn Architects
Overland Pacific and Cutler
Page and Turnbull
Palm Communities
PATH Ventures

Patrick Allen
PLACE
Place Works
PNC Real Estate
Post Properties
Quatro Design Group
Real Estate Group
Related Companies
REMAX
Rising Realty
ROEM Development
Roobik Ovanesian
Rose A. Coughlin
SCANPH
Shea Properties
Sheppard Mullen
Shimoda Design Group
Sima Alimadadian
Skid Row Housing Trust
Spectra Company
Steve Sung
Steven Fader Architects
Studio One Eleven
Taag LLC
Terravest Inc.
The Bedford Group
The Dinerstein Companies
The ITEX Group, LLC
The Ratkovich Company
The Related Group
Thomas Safran & Associates
Thompson Thrift
Tierra West/NBLW
Tim Mulrenan
Tina Frank
Toledo Homes
Tom Marble
Tony Choo
Trammell Crow
TRG Pacific Development

TSM
UCP
Urban Housing Communitites
Urban Pacific Realty Advisors
USA Properties
Vanguard Investments
Verdugo & Associates
Vinson Real Estate Group
Watermark Residential
WERMERS
Western National Group
WHCHC
Wiseman
Withee Malcolm Arch
WoodPartners
Workforce Homebuilders LLC
Yael Lir

City Council Briefings

As part of engaging the board community, the City facilitated a City Council briefing in August 2021. This meeting focused on discussing policy direction and the sites inventory strategy. A copy of these presentation has been provided. The City Council is scheduled to receive a second briefing on November 2 regarding the Public Draft Housing Element.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available on November 1, 2021. The material was posted to the project website and advertised at public hearings and to individuals registered for project notifications. The City is also advertising the Public Review Draft and providing direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around Glendale.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City’s Housing Element Project Manager.

Attachments



City of Glendale 2021-2029

Housing Element Update

The City of Glendale is in the process of preparing the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions, provide information about the update process, and let you know how to get involved.

What is a Housing Element?

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Glendale. It is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

Why is the City updating its Housing Element?

Each city and county in California is required to have a Housing Element and update it at least every eight years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development (HCD). Updating the Housing Element will ensure that the City meets State requirements, and makes Glendale eligible for State grants and other funding resources. It will also give our elected and appointed officials clear guidance on housing issues facing Glendale.

Some key features of the Housing Element include:

- » Demographic and housing characteristics
- » An assessment of fair housing
- » An evaluation of housing constraints and existing resources
- » An analysis of potential sites appropriate for new housing
- » An evaluation of existing policies and programs
- » Development of policies and programs to support housing production

The Housing Element is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

CITY OF GLENDALE



Land Use and Mobility Update



www.GlendalePlan.com



Contact: Erik Krause | 818-937-8156
EKrause@glendaleca.gov

What is the Regional Housing Needs Allocation (RHNA)?

The State of California is facing a housing shortage. As such, the State requires that every city and county must help accommodate new housing growth. Since people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the “Regional Housing Needs Allocation” or “RHNA” for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each city and county.

RHNA stands for: Regional Housing Needs Allocation. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each City.

Glendale’s RHNA allocation for the 2021-2029 planning period is 13,393 units. This means that the City of Glendale is responsible for identifying areas that can accommodate 13,393 new housing units. Glendale’s RHNA allocation is divided into income categories as seen in the table below. The City of Glendale is NOT responsible for building new homes. However, Glendale must demonstrate to HCD that there is enough land zoned for housing to accommodate the allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

City of Glendale 2021-2029 RHNA Housing Needs Allocation

INCOME GROUP	% OF MEDIAN HOUSEHOLD INCOME	INCOME RANGE (4-PERSON HOUSEHOLD)		RHNA ALLOCATION (HOUSING UNITS)
		Min.	Max.	
Very-Low Income	<50% of AMI	<\$56,300		3,430
Low Income	50- 80% of AMI	\$56,301	\$90,100	2,158
Moderate Income	80- 120% of AMI	\$90,101	\$92,750	2,244
Above-Moderate Income	>120% of AMI	\$92,751+		5,561
Total				13,393

AMI: Area Median Income. Los Angeles County Area Median Income (AMI) for 2020 is \$77,300 (California Department of Housing and Urban Development, 2020).



How does the Housing Element impact me?

The availability and cost of housing impacts all of us and has direct impacts on our residents' quality-of-life. Having a healthy mix of housing types and price ranges ensures that our community will continue to thrive by creating a healthy business and civic environment, and promoting well-being.

Some of the benefits of a healthy housing mix include:



Businesses are better able to attract or relocate potential employees



Seniors and those on a fixed-income can afford to stay in their homes



Rent and mortgages are a manageable percentage of monthly income



Kids that have grown up in Glendale can afford to rent or buy here



Glendale community members are able to live closer to their jobs



A reduction in homelessness

Project Timeline



How can I get involved?

There are many ways that you can get involved and provide input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Glendale's values and priorities. Community input will be an important factor in determining how to accommodate the RHNA. Visit GlendalePlan.com to get involved including:

- » Join the email list to stay informed
- » Participate in our outreach events
- » Complete a community survey



www.GlendalePlan.com



Contact: Erik Krause | 818-937-8156
EKrause@glendaleca.gov

1., re: Understanding RHNA and the Housing Element (Study Session)



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE JOINT MEETING: GLENDALE CITY COUNCIL AND GLENDALE
HOUSING AUTHORITY**

AGENDA ITEM

Report: Understanding RHNA and the Housing Element (Study Session)

COUNCIL ACTION

Item Type: Public Hearing

Approved for August 17, 2021 **calendar**

ADMINISTRATIVE ACTION

Submitted by:

Philip S. Lanzafame, Director of Community Development

Prepared by:

Bradley Calvert, AICP, Assistant Director of Community Development

Erik Krause, Deputy Director of Community Development

Kristen Asp, AICP, Principal Planner

Reviewed by:

Michele Flynn, Director of Finance

Michael J. Garcia, City Attorney

Approved by:

Roubik R. Golanian, P.E., City Manager

RECOMMENDATION

Staff is recommending that City Council receive the presentation on the Regional Housing Needs Assessment and the status of the Housing Element.

BACKGROUND/ANALYSIS

Housing Element Update

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Glendale. It is a policy document that identifies goals, policies and programs that the City uses to direct and guide actions related to housing. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing;
- Identify and analyze existing and projected housing needs for all economic segments of the community;
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the city's fair share of regional housing needs at all income levels (RHNA);
- Be certified (approved) by the State Department of Housing and Community Development (HCD) as complying with state law; and
- Be internally consistent with other parts of the General Plan (meeting this requirement is critical to having a legally adequate General Plan).

6th Cycle (2021-2029) Housing Element Update

The City is in the process of updating the Housing Element of the City's General Plan to ensure that we're prepared to meet the future housing needs of Glendale for the planning period from 2021 through 2029. Under State law, every city and county in California is required to update its Housing Element to address specific requirements and submit the element to the Department of Housing and Community Development (HCD).

The Housing Element serves as a blueprint for meeting the housing needs of our residents, at all economic levels and addressing segments of the population with special housing needs. The Housing Element will include:

1. An assessment of the characteristics of the City's population using data from the U.S. Census and American Community Survey
2. An inventory of sites suitable for residential development

3. An assessment of financial and programmatic resources including Home Investment Partnership Program (HOME), HUD Section 8 Program, and Community Development Block Grant Program, etc.
4. An analysis of constraints to housing production in Glendale such as financial, development, infrastructure and environmental constraints

This data and analysis will provide the basis for a comprehensive set of policies to address current and projected housing needs. As part of the Land Use and Mobility Update project (which includes an update to our Housing Element), we are asking for the community to provide specific input regarding housing priorities and challenges. Participation from our residents and stakeholders is vital to ensure that our community's values are identified and articulated in the Housing Element and that the City's approach provides the best fit for our community's goals, values, and priorities.

Regional Housing Needs Allocation (6th Cycle 2021-2029)

Fundamental to the Housing Element Update, is how the City addresses its assigned fair-share of regional housing needs. This fair-share is determined through a regional housing needs allocation process. HCD, with input from the Southern California Association of Governments (SCAG), determines the region's total housing need for the 2021-2029 period. SCAG then determines the housing allocation for each member city and county through the Regional Housing Needs Assessment (RHNA) allocation. The Housing Element Update must identify enough potentially developable land zoned for residential use to accommodate the City's new RHNA allocation. At this time, the State does not require the units to be built, just identify potentially developable land suitable for housing.

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City of Glendale is located within the Southern California Association of Governments (SCAG) region who is responsible for developing RHNA allocations for 197 local jurisdictions. The 6th cycle RHNA allocation plan covers the planning period October 2021 through October 2029.

State housing law requires that every council of governments, including SCAG, to adopt a RHNA methodology to distribute existing and projected housing need to every jurisdiction within the region. In November 2019, the Regional Council approved the draft RHNA methodology to submit to HCD for their 60-day review and comment period, which is required by State law.

HCD found that SCAG's draft RHNA methodology furthered the five objectives of State housing law and in March 2020, the SCAG Regional Council adopted the Final RHNA methodology. Based on the adopted methodology, SCAG distributed the draft RHNA allocation in September 2020. The main determining factors in the RHNA methodology are household growth, job accessibility, and transit accessibility.

After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. The resource indicator used is based on factors such as educational attainment, low-income job access, reading proficiency, and pollution levels. These same resource indicators are used to determine whether a jurisdiction is designated as disadvantaged under the RHNA methodology.

The California Department of Housing and Community Development (HCD) determined that 1,341,827 housing units will be needed for the SCAG region, of which Glendale is a part, for the next 8-year planning cycle (October 2021 to October 2029). SCAG, through the RHNA process, must allocate these units to the individual jurisdictions within the region, which jurisdictions must, in turn, provide the necessary regulatory environment to facilitate the development of their allocated share. According to the final distribution approved by HCD on March 22, 2021, Glendale is allocated 13,425 units for the next planning cycle. Of the cities in Los Angeles County, only Los Angeles and Long Beach had a higher distribution than Glendale (456,643 and 26502 respectively).

On March 24, 2020 staff presented a report to City Council regarding SCAG's RHNA methodology to determine each jurisdiction's allocation as a share of the HCD determined need for 1,341,827 housing units in the SCAG region. The SCAG region is comprised of 197 local southern California jurisdictions. At the council meeting staff also discussed the process for appealing RHNA allocations to SCAG. Ultimately, council decided not to appeal and accepted Glendale's allocation.

A total of 52 jurisdictions filed an appeal. Of the 52 appeals filed, two were partially granted. A total of 3,132 units from these successful appeals were reallocated back to the region in order to ensure that the 1,341,827 regional determination was met for the Final RHNA Allocation.

Glendale must plan for this allocation in the upcoming required update of the General Plan Housing Element and must implement necessary regulatory measures to achieve this allocation. The site inventory and list of available sites will be complete in late August. Early indications show that Glendale will likely be able to meet this allocation in the next planning cycle based on available capacity under current zoning standards, which include mixed-use residential districts, inclusionary housing requirements which mandate affordable housing units, density bonus standards, and accessory dwelling unit standards.

The statutory RHNA objectives are to ensure new housing and affordable housing opportunities located near employment centers and populated areas that have access to high quality transit. SCAG has determined that the current adopted RHNA methodology may achieve these objectives, in that infill and development near and around employment and high quality transit can reduce transportation costs for lower income households and would have the potential to decrease the number of people that need to commute by automobile. Although SCAG believes the methodology is sound, it is based on HCD population growth projections. Recent data indicates that population growth in the Southern California region has slowed, which could mean that HCD's initial population projections are overstated. The table below shows the affordability level for each income area that makes up the 13,425-unit allocation.

TOTAL RHNA FOR GLENDALE	13425	<i>Percent of total</i>
Very-low income (<50% of AMI)	3439	25.6%
Low income (50-80% of AMI)	2163	16.1%
Moderate income (80-120% of AMI)	2249	16.8%
Above moderate income (>120% of AMI)	5574	41.5%

Pursuant to Government Code section 65852.2 subdivision (m), and section 65583.1, ADUs and JADUs may be utilized towards the Regional Housing Need Allocation (RHNA) and Annual Progress Report (APR) pursuant to Government Code section 65400. To credit a unit toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit. Generally, an ADU, and a JADU with shared sanitation facilities, and any other unit that meets the census definition, and is reported to DOF as part of the DOF annual City and County Housing Unit Change Survey, can be credited toward the RHNA based on the appropriate income level. The housing element or APR must include a reasonable methodology to demonstrate the level of affordability. Local governments can track actual or anticipated affordability to assure ADUs and JADUs are counted towards the appropriate income category.

To calculate ADUs in the housing element, local agencies must generally use a three-part approach: (1) development trends, (2) anticipated affordability and (3) resources and incentives. Development trends must consider ADUs permitted in the prior planning period and may also consider more recent trends. Anticipated affordability can use a variety of methods to estimate the affordability by income group. Common approaches include rent surveys of ADUs, using rent surveys and square footage assumptions and data available through the APR pursuant to Government Code section 65400.

In addition to counting ADUs and JADUs towards the RHNA allocation, staff will be looking into the possibility of including the conversion of existing units to affordable units that are part of the California Statewide Communities Development Authority (CSCDA)

and California Community Housing Agency (CalCHA) programs in helping meet the affordable income categories of RHNA. There is current legislation that continues to work its way unopposed through the state legislature (AB787) that would authorize a planning agency to include in its annual report the number of units in an existing multifamily building that were converted to deed-restricted rental housing for very low, low-, or moderate-income households by the imposition of affordability covenants and restrictions for the unit. The bill would apply only to converted units that meet specified requirements, including that the rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households and the initial post-conversion rent for the unit is at least 10% less than the average monthly rent charged over the 12 months prior to conversion. The bill would authorize a city or county to reduce its share of regional housing need for the income category of the converted units on a unit- for - unit basis, as specified.

Housing Element Current Status

The Housing Element is one of the required Elements of the City's Comprehensive General Plan and is required by State law to be updated every eight years. This element serves as a policy guideline for meeting the housing needs of the community. It identifies the City's existing and projected housing needs, and establishes goals and policies to guide daily decision making when addressing these needs.

Examples of the goals include:

- A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents;
- A City with High Quality Residential Neighborhoods that are Attractive and Well Designed;
- A City with Increased Opportunities for Affordable Housing;
- A City with Housing Services that Address Groups with Special Housing Needs;
- A City with Equal Housing Opportunities for All Persons; and
- A City with Housing that is Livable and Sustainable.

The consultant assisting staff with our current update of the Housing Element (De Novo) has provided a draft of Chapters 1 through 3 (referred to as Part A) of the Housing Element; these chapters make up the Background Report. Staff reviewed the draft chapters and provided comments back to De Novo. In the meantime, De Novo continues to work on the inventory of opportunity sites identifying where housing could be built in the city to meet our Regional Housing Needs Assessment (RHNA) obligations. De Novo is making progress on the Housing Plan (the Goals, Policies, and Programs), which depends in large part on the results of the analysis completed in the Background Report.

The summary below outlines the plan to continue making process on subsequent chapters while De Novo works with the property owner(s) of opportunity sites to determine capacity:

- Chapter 4: Affirmatively Furthering Fair Housing - wait until sites are confirmed (analysis depends on sites) and follow HCD's new Guidance Memo and data mapping tool - this will be the focus of our work in the coming weeks
- Chapter 5: Constraints - proceed with preparing this Chapter
- Chapter 6: Housing Plan - completion cannot occur before opportunity sites are confirmed (analysis depends on sites)
- Chapter 7: Other Requirements - proceed with preparing this Chapter

Staff is planning to host a few community workshops throughout September to expand upon the information collected as part of the prior surveys and present the overarching policies included in the Housing Element. We will also explain the sites inventory, fair housing issues, etc. Those will be either virtual or in-person depending on conditions at the time they are scheduled.

While there is a statutory deadline of October 15, 2021 to submit the adopted Housing Element to the California Department of Housing and Community Development (HCD), State law includes a 120-day grace period for this deadline. Due to late guidance provided to jurisdictions by HCD related to new requirements to analyze affirmatively furthering fair housing, delays at the regional level in determining final RHNA numbers, and the COVID-19 pandemic which has impacted an agency's ability to engage the public in a discussion about housing goals and priorities, the vast majority of agencies in southern California, including the City of Glendale, will prepare and adopt their updated Housing Element during the state-allowed 120-day grace period in accordance with State law. We are in a good position to move forward in line with the schedule requirements for HCD and review/approval of Glendale's Housing Element. Failure to adopt its housing element within 120 days of the statutory due date, the jurisdiction will be required to update its housing element every four years until it adopts at least two consecutive revisions by the applicable due dates.

Tentative Schedule

- August 17, 2021 – Study Session
- September 2021 – Community Meetings
- October 2021 - November 2021 – Public Review Period
- October 2021 – Submit Draft to HCD
- November 2021 – Planning Commission
- January 2022 – City Council Adoption

FISCAL IMPACT

There is no anticipated fiscal impact associated with adopting the Housing Element as

the consulting team is already under contract.

ALTERNATIVES

Alternative 1: Staff is recommending that City Council receive the presentation on the Regional Housing Needs Assessment and the Housing Element.

Alternative 2: The City Council may comment and provide direction on the Housing Element Update.

Alternative 3: The City Council may consider any other alternative proposed by staff.

CAMPAIGN DISCLOSURE

N/A

EXHIBITS

N/A



Understanding RHNA and the Housing Element

City Council Study Session | August 17, 2021

Housing Element Background

State Requirements for Cities

- Mandatory General Plan Element
- Must be updated every 8 years
- CA Department of Housing and Community Development (HCD):
 - Sets regional housing need number
 - Reviews and certifies Housing Elements

SCAG Role in Housing Elements

- Council of Governments for six-county region (197 jurisdictions)
- Distributes regional housing needs from State number
- SCAG members have a target due date of Oct 15, 2021 plus a 120-day grace period (Feb 15, 2022)
- Adopts RTP – HE must be consistent with regional plans



How is Regional Housing Needs Assessment (RHNA) Determined?

- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNA
- HCD identified a RHNA of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved by the state
- **Glendale's regional connectivity (ex: highways, train, buses) and proximity to regional jobs means a larger allocation this planning cycle**

Glendale's 2021-2029 RHNA

- 1,341,827 housing units to SCAG Region
- 13,425 Housing Units to City of Glendale

Income Category	Number of Units	Percent of Total
Very-low Income (<50% AMI)	3,439	25.6%
Low Income (50-80% AMI)	2,163	16.1%
Moderate Income (80-120% AMI)	2,249	16.8%
Above Moderate Income (>120% AMI)	5,574	41.5%
Total	13,425	100%

RHNA Appeals Process

SCAG adopted a narrowly-defined appeal

RHNA allocation methodology not subject to appeal

Existing General Plan and Zoning not a basis for appeal

52 jurisdictions filed an appeal of their RHNA

2 were partially granted

A total of 3,132 units (0.23% of the total SCAG allocation) were reallocated back to the region



What's Included in a Housing Element?

- Housing needs assessment
- Existing housing inventory
- Assessment of fair housing
- Constraints to providing housing (governmental and nongovernmental)
- Resources available for the development and preservation of housing
- Goals, policies, and programs

Public Engagement Program

- www.GlendalePlan.com
- Housing Element Virtual Workshop with survey
 - 300 responses
 - Conducted in English, Armenian, Spanish, Korean, and Filipino
- Open House in August (with other City planning projects)
- Advertisements on social media
- Direct outreach to stakeholders
- Direct outreach to Tribes
- More open houses throughout September

RHNA Housing Site Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable RHNA Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development (can be local or regional history)

Plan to Identify Adequate Sites



Approved housing and mixed-use projects (on or after 7/1/2021)



Projects in the application pipeline



ADUs/JADUs, mixed-use sites identified in the General Plan



Conversion of existing units to affordable units

Who Builds Housing?

- It is the City's job to demonstrate that there is enough land zoned for housing to accommodate its RHNA at all income levels (these are the "Housing Sites")
- The City of Glendale does not build housing
- The private market builds housing
- Glendale "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Next Steps

Work Completed

- Introduction
- Review of Past Accomplishments
- Housing Needs Assessment

Next Steps

- Site Inventory
- Constraints
- Housing Plan (goals, policies, programs)
- Prepare Draft Housing Element for Public Review and HCD Review
- City must adopt its Housing Element no later than 2/15/2022 to stay on 8-year update cycle



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ENVIRONMENTAL JUSTICE

WHAT IS IT?

The negative effects of Environmental degradation and pollution can cause severe impacts to human health.

California now required cities to consider environmental justice in their General Plans. The new Environmental Justice Element must focus on addressing disproportionate environmental impacts and improving the wellness of all communities by bolstering community planning efforts, considering exposure to adverse environmental effects, increasing access to amenities and services, and promoting the fair treatment of all people regardless of their race, ethnicity, national origin, or income.

CURRENT CONDITIONS

Glendale has several “Disadvantaged Communities” (known as DACs). These communities are generally located in the downtown core and southern region of the City and require special attention to address issues of environmental justice.

They are often low-income communities, communities of color, communities comprising members of tribal nations, and immigrant communities & they disproportionately experience impacts such as increased exposure to pollutants, and unsafe drinking water which has contributed to sustained poorer health outcomes.

KEY QUESTIONS

What areas of the City do you think experience uneven public health impacts?

How can the City better engage the community in the planning process?



MOBILITY/ CIRCULATION

WHAT IS IT?

The Mobility Element (aka the Circulation Element) provides the framework for all modes of transportation within the City. The City uses a multi-modal base for transportation planning which includes: roadway, transit, bicycle, pedestrian, and rail modes of travel, rather than just automobile travel.

This element must address all existing AND proposed major thoroughfares and transportation routes function and performance. It reflects the City's desire to provide for complete streets. The Mobility Element also provides for coordination with Los Angeles Metro (Metro).

CURRENT CONDITIONS

The City's Mobility Element was last comprehensively updated in 1998. Currently vehicles have the most robust and comprehensive travel routes throughout the City. There are also a number of freeways and highways providing access to and around Glendale.

Existing bike lanes are limited connections to create a comprehensive system. The City is also home to the Glendale Amtrak/Metrolink Station, now referred to as the Larry Zarian Transportation Center, which provides connections to other areas throughout the region.

KEY QUESTIONS

How easy is it to get around Glendale on your bike, on foot, on transit, or in a car?

Are there areas of the City where mobility improvements (new bike lanes, sidewalk improvements, more parking, etc.) are especially warranted?



LAND USE

WHAT IS IT?

The main purpose of the Land Use Element is to provide a long-term, comprehensive plan that depicts and gears City growth AND development in the right direction.

It promotes the thoughtful, equitable, & accessible distribution of different land uses, including residential, commercial, industrial, and open space; and it must actively align with all other General Plan elements to ensure all proposed growth can effectively take place.

Thoughtful land use planning can help improve public health, reduce infrastructure costs, enhance local economics, & address long-term environmental issues such as climate change and water resources.

CURRENT CONDITIONS

Residential neighborhoods are spread out across the City, coupled with open space areas and other amenities serving local and regional needs. Downtown, the City has is home to numerous multifamily and mixed-use developers along with commercial and business activities.

An industrial hub is in the southeast portion of the City. Community services run along major roadways.

KEY QUESTIONS

Do you think Glendale offers a good balance of land uses so people can live, work, and shop in the City?

What types of uses do you want to see more of in Glendale in the future?

What areas of the City are most special and should be preserved and protected?



HOUSING

WHAT IS IT?

The Housing Element looks at the City's current housing needs to plan properly for the projected population.

It serves as a blueprint for meeting the housing needs of our residents, at all economic levels and addressing segments of the population with special housing needs.

The Housing Element is a vital tool in helping meet the City's Regional Housing Needs Allocation (RHNA) targets. The Housing Element is required to be reviewed and certified by the State of California as being in compliance with all state housing laws and must be updated every eight years. This Housing Element cycle plans for 2021-2029.

CURRENT CONDITIONS

Currently, Glendale has 71,509 occupied housing units. Most low density residential neighborhoods are located outside the downtown greater area and surrounding Verdugo Mountains. Medium and higher density townhomes and apartments are located more towards the center of town and surrounding area. The most common housing type is the multi-family units, representing 61% of the City's total housing.

As part of this planning period, the City must demonstrate that it has sufficient land use capacity to accommodate approximately 13,000 new housing units. The City is not required to build housing.

KEY QUESTIONS

How can the City better meet the housing needs of all people and incomes?



Virtual Community Meeting

October 11, 2021 at 6:00 PM



In order to meet the housing needs of our community, the City of Glendale is in the process of updating its Housing Element for the planning period from 2021 to 2029.

Members of the public are invited to participate in a virtual meeting to review the City's progress and provide additional comments before it is released later this year.

RSVP [here](#) by 12:00 PM on October 11, 2021 to receive a Zoom link for the meeting.

Can't join our meeting? Share your ideas with us [online](#).

For more information about the City's Housing Element update, click [here](#).



@MyGlendaleCDD



Reunión comunitaria virtual

11 de octubre de 2021 a las 6:00 PM



Con el fin de satisfacer las necesidades de vivienda de nuestra comunidad, la ciudad de Glendale está en el proceso de actualizar su componente de vivienda para el período de planificación de 2021 a 2029.

Se invita a los ciudadanos a participar en una reunión virtual para revisar el progreso de la ciudad y aportar comentarios adicionales antes de que se publique a finales de este año.

Confirme su asistencia [aquí](#) antes de las 12:00 PM del 11 de octubre de 2021 para recibir un enlace de Zoom para la reunión.

¿No puede asistir a nuestra reunión? Comparta sus ideas con nosotros [en línea](#).

Para más información sobre la actualización del componente de vivienda de la ciudad, haga clic [aquí](#).



@MyGlendaleCDD



Համայնքային վիրտուալ ժողով 2021թ. հոկտեմբեր 11, Ժ.18:00



Մեր համայնքի բնակարանային կարիքները հոգալու համար Գլենդեյլի քաղաքապետարանը 2021-2029 թթ. պլանավորման ժամանակահատվածի համար թարմացնում է իր «Բնակարանային տարրը»:

Հանրության անդամներին հրավիրում ենք մասնակցել վիրտուալ հանդիպմանը՝ քաղաքի առաջընթացը վերանայելու և լրացուցիչ մեկնաբանությունների համար, մինչև այն կթողարկվի ավելի ուշ այս տարի:

Պատասխանեք [այստեղ](#) մինչև 2021 թ. հոկտեմբերի 11-ը, ժամը 12:00-ն՝ ժողովի Zoom հղումը ստանալու համար:

Չե՞ք կարող միանալ մեր հանդիպմանը: Կիսվեք ձեր գաղափարներով մեզ հետ [անցանց](#):

Քաղաքապետարանի «Բնակարանային տարրերի» թարմացման մասին լրացուցիչ տեղեկությունների համար սեղմեք [այստեղ](#):



@MyGlendaleCDD



City of Glendale Housing Element Progress Update

Community Open House | October 11, 2021

Housing Element Background

State Requirements for Cities

- Mandatory General Plan Element
- Must be updated every 8 years
- CA Department of Housing and Community Development (HCD):
 - Sets regional housing need number
 - Reviews and certifies Housing Elements

SCAG Role in Housing Elements

- Council of Governments for six-county region (197 jurisdictions)
- Distributes regional housing needs from State number
- SCAG members have a target due date of Oct 15, 2021 plus a 120-day grace period (Feb 13, 2022)
- Adopts RTP – HE must be consistent with regional plans





Structure of the 2021-2029 Draft Housing Element

Part 1: Housing Plan

- Goals
- Policies
- Programs
- Quantified Objectives

Part 2: Background Report

- Housing needs assessment
- Existing housing inventory
- Constraints to providing housing (governmental and nongovernmental)
- Resources available for the development and preservation of housing
- Assessment of fair housing



Structure of the 2021-2029 Draft Housing Element

Appendix A: Site Inventory

- Map of sites to accommodate the City's RHNA
- List of sites and their characteristics
- Specific format in accordance with HCD requirements

Appendix B: Public Feedback

- Summary of outreach conducted
- Feedback received
- Table summarizing how input influenced the Housing Element

Public Engagement Program

- www.GlendalePlan.com
- Housing Element Virtual Workshop with survey
 - 300 responses
 - Conducted in English, Armenian, Spanish, Korean, and Filipino
- Open House in August (with other City planning projects)
- Briefing to City Council in August
- Advertisements on social media
- Direct outreach to stakeholders
- Direct outreach to Tribes

Highlights of 5th Cycle Progress

- Committed funding to develop new affordable housing projects
- Facilitated the acquisition of two multifamily projects for dedication as workforce housing
- Added the My Connect app so all residents can monitor energy use on their cell phones
- Adopted and implemented a Rental Rights Program in response to rising rental rates in the region
- Assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity
- Approved a new citywide Inclusionary Zoning Ordinance (IZO)
- Implemented a Commercial Development Impact Fee, a one-time fee charged to new commercial developments designated for affordable housing

5th Cycle RHNA Progress

During the 2014-2021 RHNA period, the City will have permitted 4,493 housing units, **222% of its 5th Cycle RHNA**

Status	Very Low	Low	Moderate	Above Moderate	Total
5 th RHNA Allocation	508	310	337	862	2,017
Permits Issued During the Planning Period	125	218	19	4,131	4,493
Remaining Allocation	383	92	318	0 (3,269 surplus)	0 (2,476 surplus)

How is Regional Housing Needs Assessment (RHNA) Determined?

- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNA
- HCD identified a RHNA of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved by the state
- **Glendale's regional connectivity (ex: highways, train, buses) and proximity to regional jobs means a larger allocation this planning cycle**

Glendale's 2021-2029 RHNA

- 1,341,827 housing units to SCAG Region
- 13,425 Housing Units to City of Glendale

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Very-low Income (<50% AMI)	3,439	25.6%
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Total	13,425	100%

RHNA Housing Site Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable RHNA Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development (can be local or regional history)

Credits Towards the City's 6th Cycle RHNA

Status	Very Low	Low	Moderate	Above Moderate	Total
6th Cycle RHNA	3,439	3,163	2,249	5,574	13,425
Projects Constructed/Under Construction (7/1/21)	0	177	232	27	436
Projects Approved/Not Under Construction (7/1/21)	0	249	609	0	858
Proposed Projects	292	399	1400	557	2,686
ADU/JADU Projections (Min)	300	568	26	378	1,272
<i>Credits Subtotal</i>	592	1,393	2,267	962	5,214
Remaining RHNA	2,847	770	0 (+ 18)	4,612	8,229

Plan to Accommodate Remaining RHNA



Underdeveloped nonresidential land
designated for mixed-use development
(appropriate for all income households)



Underdeveloped residential land
(appropriate for moderate and above
moderate-income households)



Areas already master planned for
residential development (appropriate for all
income households)



Conversion of existing units to affordable
units (appropriate for moderate income
households)

Who Builds Housing?

- It is the City's job to demonstrate that there is enough land zoned for housing to accommodate its RHNA at all income levels (these are the "Housing Sites")
- The City of Glendale does not build housing
- The private market builds housing
- Glendale "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Work Progress Summary

Work Completed to Date

- Introduction
- Review of Past Accomplishments
- Housing Needs Assessment
- Constraints
- Develop Site Inventory Strategy
- Identification of Progress Towards the RHNA
- Quantification of ADU Potential
- Evaluation of Existing Housing Element Sites

Next Steps (Reflective of Tonight's Input)

- Finalize Site Inventory
- Complete Fair Housing Analysis
- Finalize Housing Plan (goals, policies, programs)

Next Steps

Activity	Date
Draft Housing Element 30-Day Public Review	November 1, 2021 – December 1, 2021
HCD 60-Day Review Period	November 1, 2021 – January 1, 2022
Target Planning Commission Hearing	December 15, 2021
Target City Council Hearing	January 25, 2022
End of 120-Day Statutory Grace Period to Adopt Housing Element	February 13, 2022

Comments and Questions





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City of Glendale Housing Element Virtual Community Meeting

Summary of Questions and Answers

1. When will the draft Housing Element be available for public review?

The City of Glendale will release a draft Housing Element for a 30-day public review period on November 1, 2021. This timeline is in accordance with State requirements. Public comments on the draft are encouraged and will be shared with the Planning Commission and City Council during their review process.

2. Glendale has had high transit connectivity to the region for a long time. Why was this not a bigger factor in past cycles (i.e., the 5th Cycle which planned for housing from 2013-2021) and why is it a big factor in this cycle (i.e., the 6th Cycle, which plans for housing from 2021-2029)?

As part of each Housing Element update cycle, the Southern California Association of Governments (SCAG) receives from the State of California an allocation of housing units it needs to plan for during the planning period. To determine how these units are distributed throughout the region, SCAG establishes a methodology based on numerous factors, including (but not limited to) population trends, socioeconomic characteristics of a community, access to jobs, and access to transit corridors.

The methodology used to distribute units around the region changes each planning period. For the 6th Cycle (2021-2029), the methodology weighed heavily on allocating units to areas with access to transit facilities. For this reason, access to transit was a more significant factor in determining a City's allocation in the 6th Cycle than it was in the 5th Cycle.

3. How will the City plan to address fair housing in the Housing Element?

Assembly Bill 686 (AB 686) requires cities updating their Housing Element on or after January 1, 2021 (this includes the City of Glendale) to consider fair housing issues as part of the Housing Element. The draft Housing Element, scheduled for public review beginning on November 1st will include a chapter analyzing fair housing in accordance with the requirements of AB 686 and the guidance provided by the California Department of Housing and Community Development (HCD). This section will include, but is not limited to, a summary of public outreach conducted, an analysis of local, regional, and federal information, an analysis of proposed housing sites as they relate to affirmatively furthering fair housing, and an assessment of contributing factors and goals, policies, and programs included to address these factors.

4. Is the City considering goals, policies, or programs to promote adaptive reuse of existing buildings?

The City of Glendale has very limited vacant land and new development is expected to occur at infill locations. The City does not currently have an "adaptive reuse" ordinance. The draft Housing Element will include programs that promote opportunities for infill development and identify ways

for the City to reduce constraints related to housing production. The City may consider opportunities related to adaptive reuse as part of this program.

Community Survey Results

**City of Glendale Housing
Element Update**

June 2021

In partnership with De Novo Planning Group

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Introduction

The City of Glendale is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element Update process is a unique opportunity to connect with residents of Glendale and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a community survey was facilitated online using the SurveyMonkey platform. The survey was conducted in five languages: Spanish, English, Armenian, Korean, and Filipino. The survey gathered information on housing-related issues. The survey, which was posted on April 5, 2021 and closed on May 2, 2021, focused on existing conditions to better understand the characteristics of households in Glendale, identify the community's housing needs and priorities, and uncover real or perceived fair housing concerns in Glendale.

This report is a summary of the responses received and the general themes that emerged.

To help gain insight into the profile of respondents, included in each survey was a question asking the respondent to identify whether they:

1. Live in Glendale but work somewhere else;
2. Live and work in Glendale;
3. Work in Glendale but live somewhere else; or,
4. Did not live or work in Glendale.

This Report summarizes the results of both surveys based on the respondent's answer to this question; in other words, the results of each question/topic area are grouped into **resident responses** (regardless of where they work), **worker responses** (which includes people who only work in Glendale but live somewhere else), and **other responses** (people who do not live or work in Glendale). The breakdown of response types by group is included in the summary for each survey.

Executive Summary

- 64% of residents have lived in Glendale for 10+ years
- 59% of residents chose to live in Glendale because of safe neighborhoods
- 43% of residents would rate their housing as being in excellent condition, while 31% rated it as showing signs of minor deferred maintenance
- 74% of residents are very satisfied or somewhat satisfied with their current housing situation
- 44% of residents already own a home in Glendale, while 44% rent

Issues that residents rated as most important to them include:

- Rehabilitate existing housing (88%)
- Promote affordable housing for working families (87%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (86%)
- Support fair/equitable housing opportunities (82%)
- Support programs to help neighborhoods that have suffered foreclosures (76%)
- Provide housing for all income levels (76%)

Community Survey: Existing Conditions and Fair Housing Issues

The Community Survey was comprised of 29 questions. It had a completion rate of 77% with 297 total responses. The survey responses reveal information about existing housing conditions and fair housing issues in Glendale. The results are organized into five categories: values and priorities; housing affordability; housing maintenance; housing fit; and fair housing.

Respondent Demographics

The survey contained seven questions related to demographics. The first question asked respondents if they live or work in Glendale. The answers to this question provide the following breakdown of response types by group: ¹

Resident responses:

- Most of the respondents (83%) are residents of Glendale. Of all respondents, 46% live and work within Glendale and 36% work somewhere else.

Worker responses:

- Some (14%) respondents work in Glendale but live somewhere else.

Other responses:

- A small percentage (3%) of respondents neither live nor work in Glendale.

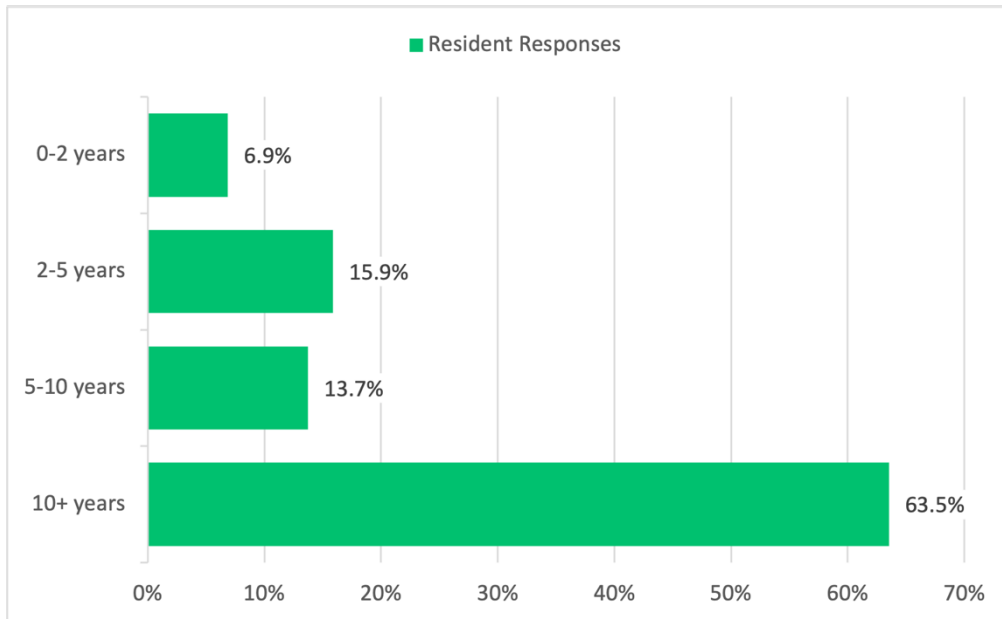
Of the other six demographic questions asked, one of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other five questions highlighted the following about the respondents:

- Of those individuals who live in Glendale, approximately 64% have lived here for 10+ years. The next highest response (16%) was 2-5 years, followed by 5-10 years (14%) and finally, fewer than two years (7%).²

¹ Question 1: Do you live and/or work in Glendale?

² Question 2: How long have you lived in the City?

Figure 1: How long have you lived in Glendale? (Residents Only)



- Most of the respondents rent their home (49%) followed closely (47%) by respondents who own their home. Of remaining respondents, 3% neither own nor rent and 1% are currently without permanent shelter.³
 - Of resident responses, the majority (53%) rent their home, followed by 44% who own their home, 3% who neither own nor rent, and 1% currently without permanent shelter.
 - Of worker responses, most (68%) own their home, with 26% of respondents renting and 6% neither owning nor renting.
 - Of other responses, most (57%) rent their home, while 43% own their home.
- Most of the respondents (55%) live in a single-family home, with the next highest category being multi-family homes (33%), followed by duplex/attached homes (8%). A small percentage (2%) live in accessory dwelling units, with 1% (each) currently without permanent shelter or living in other types of units.⁴
 - Of resident responses, the majority (53%) live in a single-family home, with the next highest category being multi-family homes (36%), followed by duplex/attached homes (8%). A few (2%) live in accessory dwelling units, with 1% currently without permanent shelter.

³ Question 4: Do you currently own or rent your home?

⁴ Question 6: Select the type of housing that best describes your current home.

-
- Of worker responses, the majority (71%) live in a single-family home, with the next highest category being multi-family homes (15%), followed by duplex/attached homes (9%). The remaining 6% live in accessory dwelling units.
 - Of other responses, most (43% each) live in a single-family home or multi-family home.
 - Of all the respondents surveyed, the most common types of households include couples (27%) and couples with children younger than 18 (25%), followed by single-person households (19%). The remainder of responses showed a considerable range in household types including 9% (each) who identified as a multi-generational household or a young adult living with parents.⁵
 - Of resident responses, the most common types of households include couples (29%) and couples with children younger than 18 (24%), followed by single-person households (19%) and young adults living with parents (10%). The remainder of resident responses showed a considerable range in household types including 7% who identified as a multi-generational household, 6% as single person living with roommates, and 3% as single parent with children under 18.
 - Of worker responses, the most common types of households include couples with children younger than 18 (33%), followed by couples and multi-generational households (20% each). The remainder of worker responses showed a considerable range in household types including 10% who identified as single and 7% young adults living with parents.
 - Of other responses, the most common types of households include single person households and couple with children under 18 (40% each), followed by multi-generational household (20%).
 - The respondents were primarily between the ages of 24-39 years old (38%), followed by 40-55 years old (29%), and 56-74 years old (25%).⁶
 - Of resident responses, respondents were primarily between the ages of 24-39 years old (39%), followed by 40-55 years old (28%), and 56-74 years old (25%).
 - Of worker responses, respondents were primarily 40-55 years old (40%), followed by 24-39 years old (33%), and the remainder 56-74 years old (27%).
 - Of other responses, respondents were primarily 24-39 years old and 40-55 years old (40% each), followed by 56-74 years old (20%).

⁵ Question 24: Which of the following best describes your household type?

⁶ Question 28: What age range most accurately describes you?

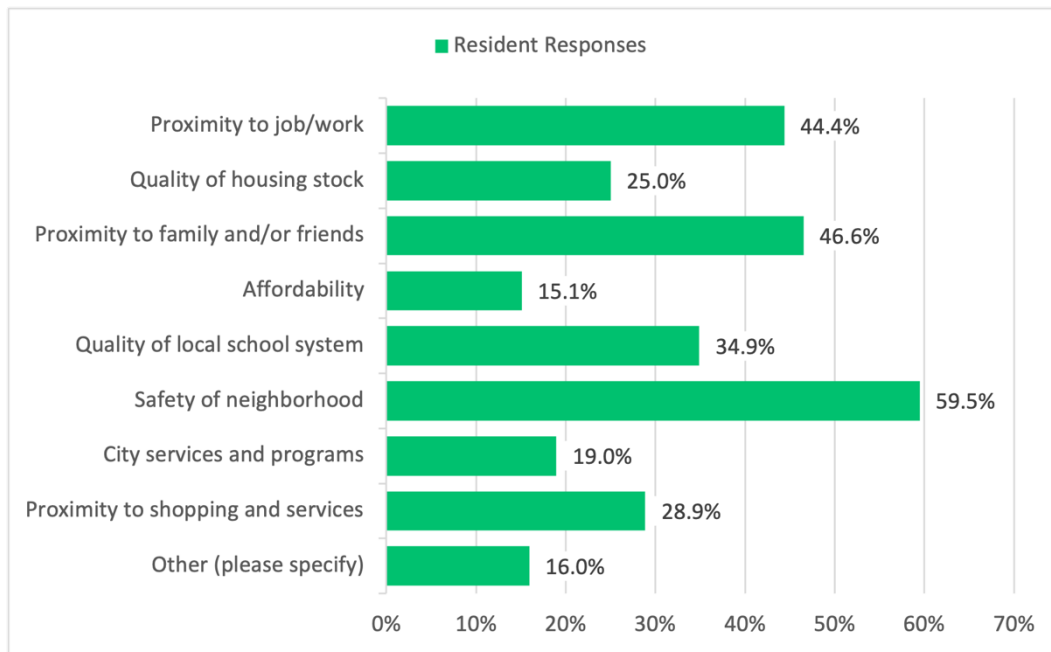
Values and Priorities

When resident respondents were asked, “What made you decide to live here? (Select all that apply)”⁷ the most common answers were:

- Safety of neighborhood (59%)
- Proximity of family and/or friends (46%)
- Proximity to job/work (44%)
- Quality of local school system (35%)
- Proximity to shopping and services (29%)
- Quality of housing stock (25%)
- Proximity to family and/or friends (21%)
- City services and programs (19%)
- Other (17%)
- Affordability (15%)

It should be noted that this question was only answered by those respondents who live in Glendale. Those who do not live in Glendale were not asked this question.

Figure 1: What made you decide to live here? (Residents Only)



⁷ Question 3: What made you decide to live here? (Select all that apply)

Housing Affordability

When respondents were asked, “If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)”⁸ those who do not already own a home responded as summarized below.

Resident Responses:

Of resident responses, 41% who responded to this question already owned a home in Glendale. Fewer than 3% of residents expressed the opinion that they currently do not wish to own or rent in Glendale. Other responses included:

- I cannot find a home within my target price range in Glendale (44%)
- I do not currently have the financial resources for an appropriate down payment (34%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (26%)
- I cannot currently find a home that suits my quality standards in Glendale (8%)
- I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations) (6%)

Worker responses:

Of worker responses, 38% expressed the opinion that they currently do not wish to own or rent in Glendale. The majority (53%) of workers responded that they cannot find a home within their target price range in Glendale. Other responses included:

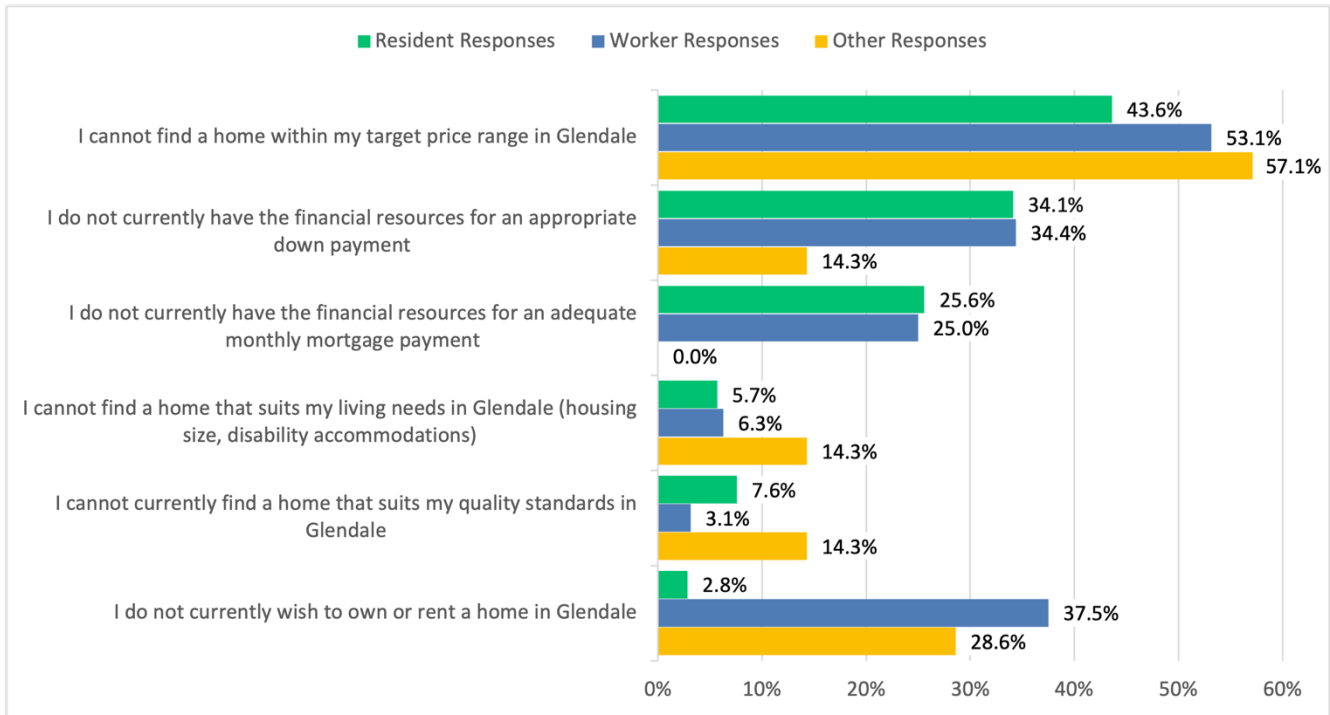
- I do not currently have the financial resources for an appropriate down payment (34%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (25%)
- I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations) (6%)
- I cannot currently find a home that suits my quality standards in Glendale (e.g., interior maintenance, finishes, landscaping) (3%)

Other responses:

Of other responses, the majority (57%) cannot find a home within their target price range in Glendale.

⁸ Question 5: If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

Figure 2: If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time?



When asked what percentage of their income they spend on housing⁹, about 42% of residents and 41% of workers spent less than 30% of their income on housing. However, a much higher percentage of residents than non-residents spend more than half of their income on housing (18% for residents versus 6% for workers). Responses broken down by group were:

Resident responses:

- Less than 30% of income spent on housing (42%)
- Between 30%-50% of income spent on housing (40%)
- More than 50% of income spent on housing (18%)

Worker responses:

- Less than 30% of income spent on housing (41%)
- Between 30%-50% of income spent on housing (53%)
- More than 50% of income spent on housing (6%)

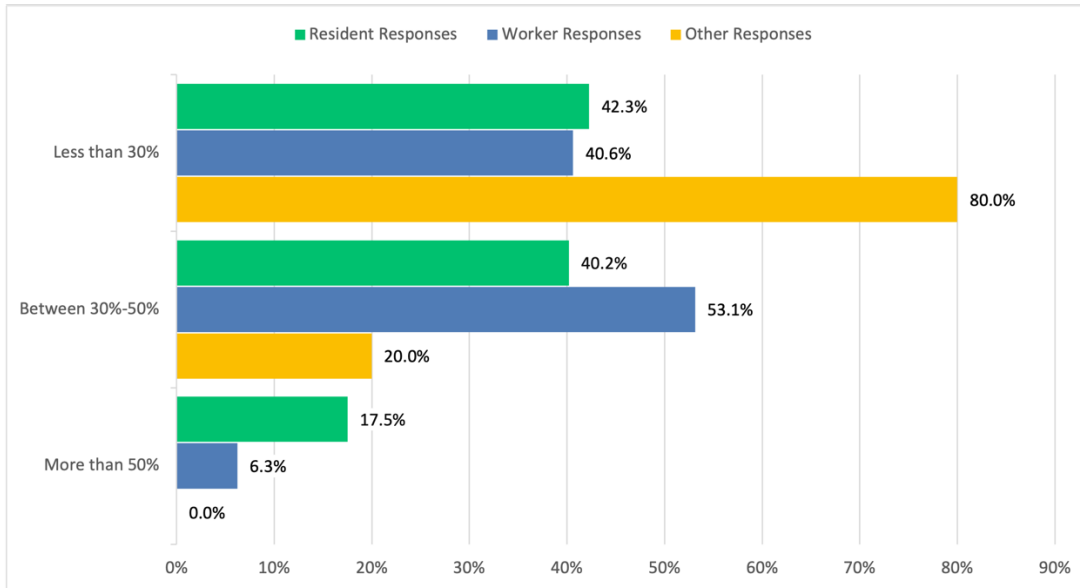
Other responses:

- Less than 30% of income spent on housing (80%)

⁹ Question 13: Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- Between 30%-50% of income spent on housing (20%)
- More than 50% of income spent on housing (0%)

Figure 3: What percentage of your income do you spend on housing?



Housing Maintenance

When respondents were asked, “How would you rate the physical condition of the residence you live in?”¹⁰ most respondents answered positively, with the response “excellent condition” receiving 43% of resident responses, 41% of worker responses, and 29% of other responses.

Resident responses:

Of resident responses, approximately 31% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 24% of residents indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Worker responses:

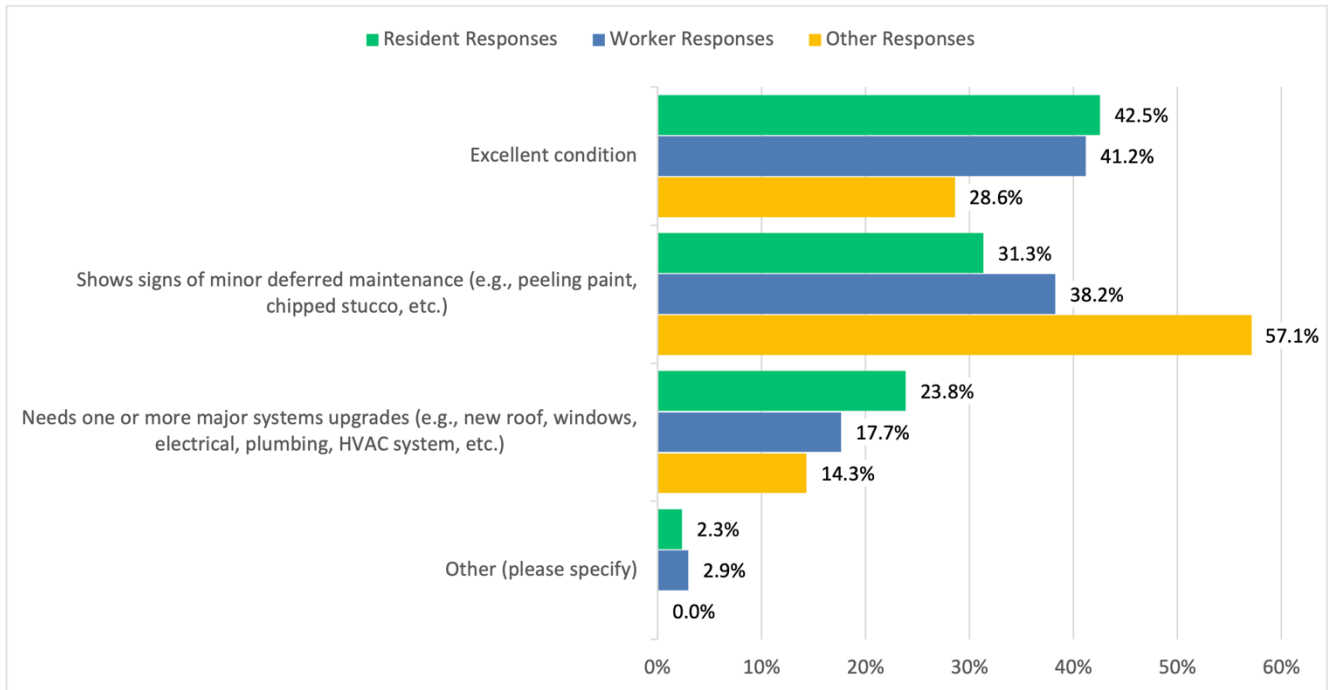
Of worker responses, approximately 38% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 18% of workers indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Other responses:

¹⁰ Question 11: How would you rate the physical condition of the residence you live in?

Of other responses, approximately 57% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 14% indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Figure 5: How would you rate the physical condition of the residence you live in?



When asked, “Which of the following housing upgrades or expansions have you considered making on your home?”¹¹ the top responses included:

Resident responses:

- Kitchen or bathroom remodels (37%)
- None (36%)
- Painting (31%)
- Solar (21%)
- Roofing (16%)
- Other (14%)
- Room addition (14%)

Worker responses:

- Painting (44%)

¹¹ Question 12: Which of the following housing upgrades or expansions have you considered making on your home?

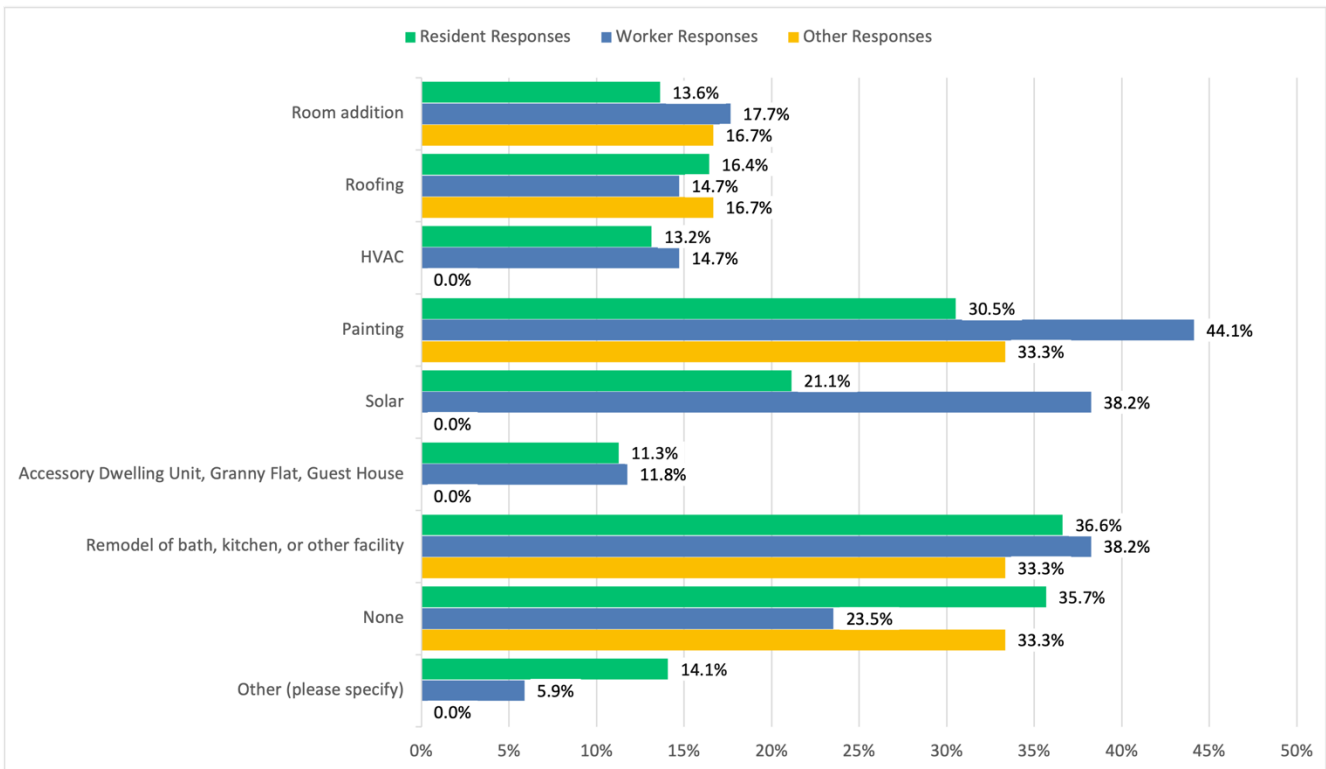
- Kitchen or bathroom remodels (38%)
- Solar (38%)
- None (24%)
- Room addition (18%)
- Roofing (15%)
- HVAC (15%)

Other responses:

- Kitchen or bathroom remodels (33%)
- Painting (33%)
- None (33%)
- Room addition (17%)
- Roofing (17%)

The other responses included landscaping and other maintenance related to the interior of the home. Some respondents answered they were not able to make improvements to their rented property.

Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?



Housing Fit

When asked, “How satisfied are you with your current housing situation?”¹², over 75% of all groups indicated that they were very satisfied or somewhat satisfied with their current housing. The top responses broken down by group were:

Resident responses:

- I am very satisfied (39%)
- I am somewhat satisfied (35%)
- I am somewhat dissatisfied (15%)
- I am dissatisfied (11%)

Worker responses:

- I am very satisfied (62%)
- I am somewhat satisfied (29%)
- I am somewhat dissatisfied (3%)
- I am dissatisfied (6%)

Other responses:

- I am very satisfied (43%)
- I am somewhat satisfied (43%)
- I am somewhat dissatisfied 14%)

When asked, “Do you think that the range of housing options currently available in the City of Glendale meets your needs?”¹³ most respondents thought it did not. Responses broken down by group were:

Resident responses:

- Yes (46%)
- No (54%)

Worker responses:

- Yes (42%)
 - No (58%)
-

¹² Question 7: How satisfied are you with your current housing situation?

¹³ Question 9: Do you think that the range of housing options currently available in the City of Glendale meets your needs?

Other responses:

- Yes (29%)
- No (71%)

When asked, “What types of housing are most needed in the City of Glendale? (Select all that apply)”¹⁴ all groups responded that single-family (detached) were most needed. Responses broken down by group were:

Resident responses:

- Single-family (detached) (54%)
- Condominiums (multi-family ownership homes) (35%)
- Apartments (multi-family rental homes) (32%)
- Duplex/Attached Housing (31%)
- Senior Housing (27%)
- Other (21%)
- Accessory Dwelling Unit (ADU) (14%)
- Housing for people with disabilities (11%)

Worker responses:

- Single-family (detached) (67%)
- Senior Housing (39%)
- Apartments (multi-family rental homes) (36%)
- Duplex/Attached Housing (36%)
- Condominiums (multi-family ownership homes) (30%)
- Housing for people with disabilities (27%)
- Accessory Dwelling Unit (ADU) (18%)
- Other (15%)

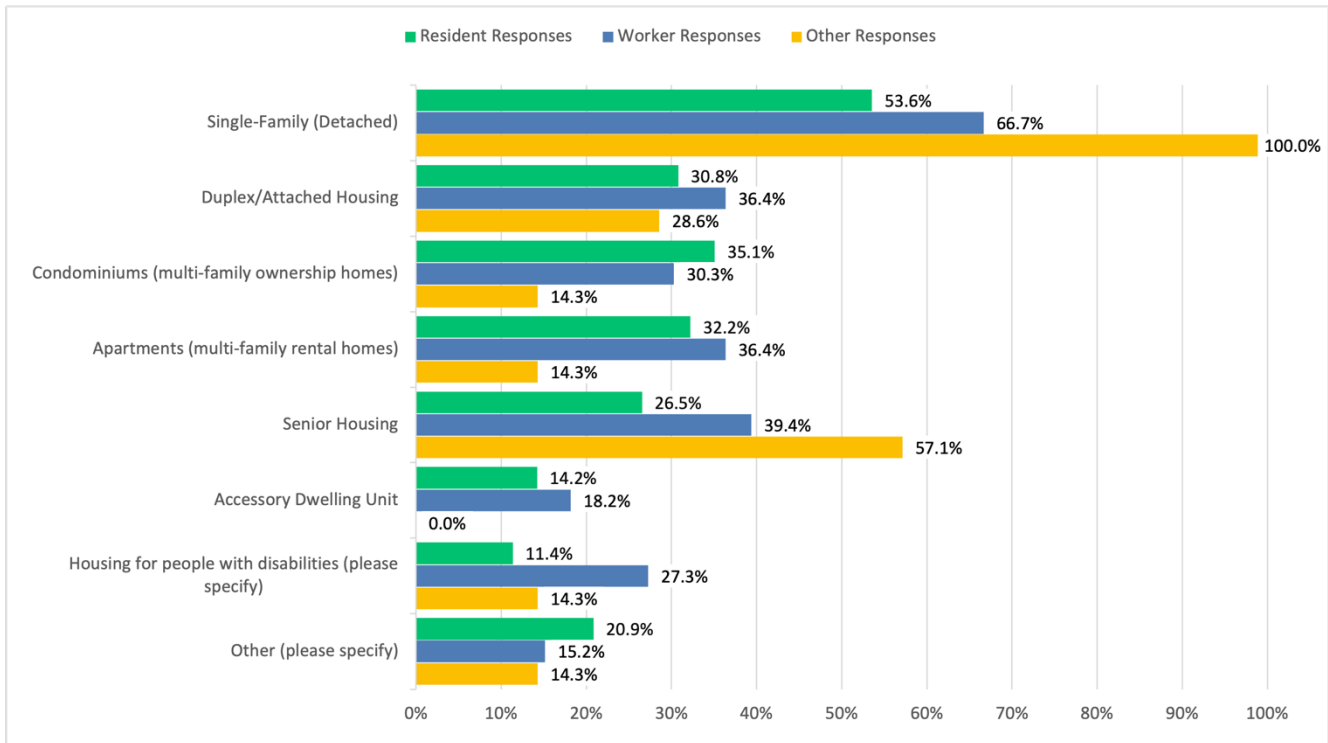
Other responses:

- Single-family (detached) (100%)
- Senior Housing (57%)
- Duplex/Attached Housing (29%)
- Apartments (multi-family rental homes) (14%)

¹⁴ Question 10: What types of housing are most needed in the City of Glendale? (Select all that apply).

- Condominiums (multi-family ownership homes) (14%)
- Housing for people with disabilities (14%)
- Other (14%)
- Accessory Dwelling Unit (ADU) (0%)

Figure 7: What types of housing are most needed in the City of Glendale?



Some of the other responses included:

- No additional housing needed
- Affordable housing at a range of income levels
- Homeless housing

When asked, “If you are currently employed, approximately how long is your one-way commute to work?”¹⁵ respondents showed considerable range. Responses broken down by group were:

Resident responses:

- 5-10 miles (22%)
- Less than 5 miles (21%)

¹⁵ Question 26: If you are currently employed, approximately how long is your one-way commute to work?

-
- 10-25 miles (21%)
 - I am not currently employed (17%)
 - I am employed but work from home (12%)
 - 25-40 miles (6%)
 - More than 40 miles (2%)

Worker responses:

- 5-10 miles (33%)
- 10-25 miles (23%)
- 25-40 miles (23%)
- I am employed but work from home (7%)
- More than 40 miles (7%)
- Less than 5 miles (3%)
- I am not currently employed (3%)

Other responses:

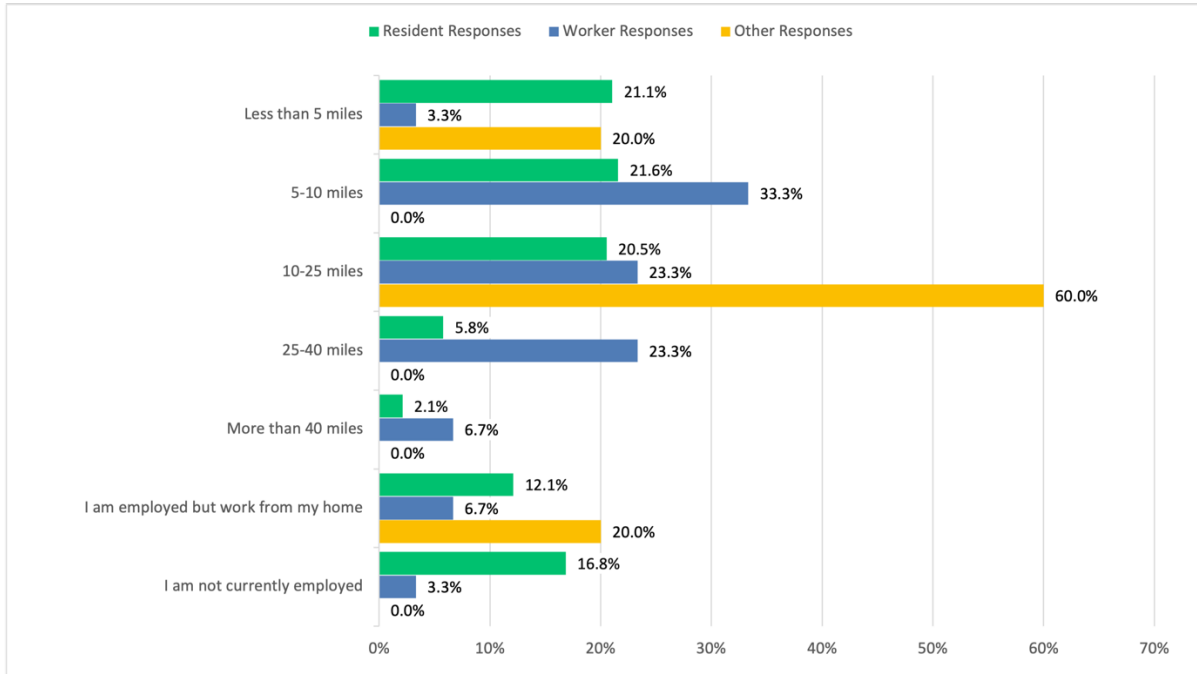
- 10-25 miles (60%)
- I am employed, but work from home (20%)
- Less than 5 miles (20%)

The range of responses amongst residents suggests that while there is great diversity in commute distances, the majority of residents live and work in Glendale or neighboring jurisdictions. Of those not currently employed, the age group of respondents suggests that a portion may be retired.

The responses amongst the worker group indicate that the majority of non-residents who work in Glendale commute less than 25 miles (over 60%) and that almost a third (30%) live over 25 miles away. This suggests that most non-resident workers live in nearby jurisdictions but a significant portion commute from long distances.

It should be noted that answers are based on commute distance prior to the Coronavirus pandemic, which may have had an impact on travel patterns.

Figure 4: If you are currently employed, approximately how long is your one-way commute to work?



When asked “If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply”¹⁶ the majority of all respondents indicated that they used an automobile and drove alone (84%). Responses broken down by group were:

Resident responses:

- Automobile (drive alone) (82%)
- Other (please specify) (9%)
- Walk (8%)
- Bus (7%)
- Bike (5%)
- Train (5%)
- Rideshare such as Uber or Lyft (5%)
- Automobile (carpool) (4%)

Worker responses:

- Automobile (drive alone) (96%)
- Walk (4%)

¹⁶ Question 27: If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply.

- Bus (4%)
- Train (4%)
- Rideshare such as Uber or Lyft (4%)
- Automobile (carpool) (4%)

Of worker responses, nobody indicated that they got to work by biking or other modes of transportation.

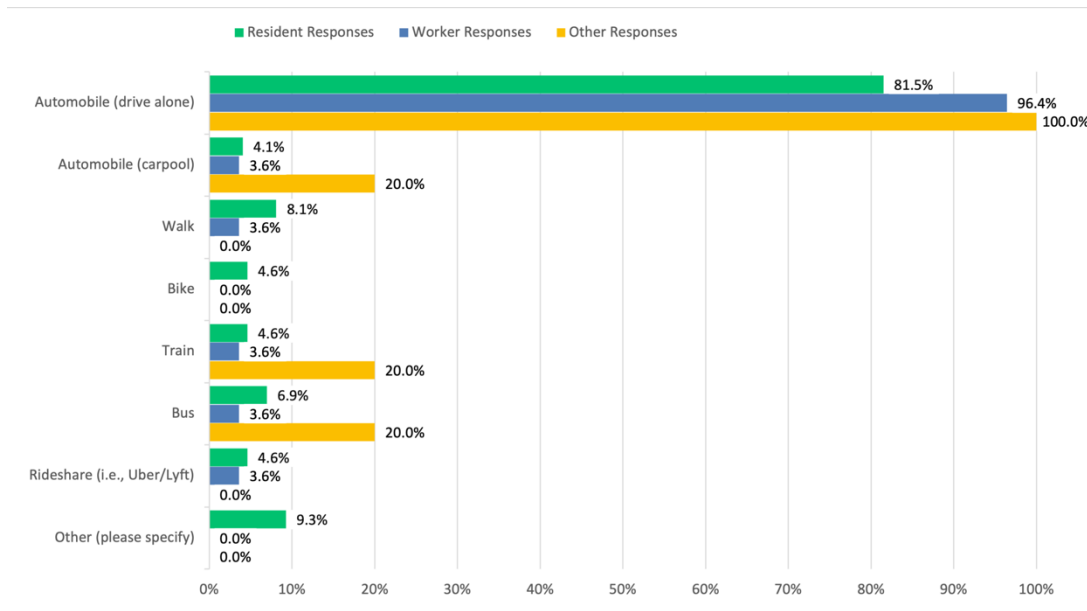
Other responses:

- Automobile (drive alone) (100%)
- Bus (20%)
- Train (20%)
- Automobile (carpool) (20%)

Of other responses, nobody indicated that they got to work by walking, biking, rideshare, or other modes of transportation.

Of those that selected “other (please specify)” modes of transportation included motorcycle and airplane.

Figure 9: If you work outside the house, how to you get to work? (select all that apply)



When asked if Coronavirus had impacted their housing situation¹⁷, the majority of all respondents answered “No.” Responses broken down by group were:

Resident responses:

- Yes (27%)
- No (73%)

Worker responses:

- Yes (20%)
- No (80%)

Other responses:

- Yes (0%)
- No (100%)

For respondents who answered “Yes,” some of the following reasons were given:

- Family members such as adult children moving into the home
- Converting bedrooms to offices to allow work from home or virtual schooling
- Unable to pay rent due to reduced income or loss of job
- Forced to move

Fair Housing

In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination. The City is required to consider issues of fair housing as part of its Housing Element update.

When asked, “How important are the following factors in your housing choice?”¹⁸ respondents were most likely to identify the following factors as being very important or somewhat important:

Resident responses:

- Housing I can afford (95%)
- Housing was available in the neighborhood I chose at the time I needed it (89%)
- Housing large enough for my household (84%)
- The amount of money I have/had for deposit (77%)
- My credit history and/or credit score (59%)

¹⁷ Question 25: Has the Coronavirus impacted your housing situation?

¹⁸ Question 14: How important are the following factors in your housing choice?

Worker responses:

- Housing I can afford (94%)
- Housing was available in the neighborhood I chose at the time I needed it (87%)
- Housing large enough for my household (78%)
- The amount of money I have/had for deposit (77%)
- My credit history and/or credit score (46%)

Other responses:

- Housing I can afford (100%)
- Housing large enough for my household (100%)
- Housing was available in the neighborhood I chose at the time I needed it (80%)
- The amount of money I have/had for deposit (60%)
- My credit history and/or credit score (60%)

While still important for some individuals, respondents of all groups were less likely to identify the following factors as being very important or somewhat important:

- Concern that I would not be welcome in that neighborhood
- Housing that accommodates disability of household member

When asked, “How important are the following housing priorities to you and your household?”¹⁹ respondents were most likely to identify the following factors as being very important or somewhat important:

Resident responses:

- Rehabilitate existing housing (88%)
- Promote affordable housing for working families (87%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (86%)
- Support fair/equitable housing opportunities (82%)
- Support programs to help neighborhoods that have suffered foreclosures (76%)
- Providing more housing for all income levels (76%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (74%)
- Encourage more senior housing (67%)

¹⁹ Question 15: How important are the following housing priorities to you and your household?

-
- Build more single-family housing (67%)
 - Integrate affordable housing throughout the community to create mixed-income neighborhoods (66%)
 - Provide housing for the homeless (66%)
 - Build more multi-family housing such as apartments and condos (63%)
 - Provide ADA-accessible housing (61%)

While still important for some individuals, resident respondents were less likely to identify the following factor as being very important or somewhat important:

- Create mixed-use projects to bring different land uses closer together (56%)

Worker responses:

- Support fair/equitable housing opportunities (91%)
- Support programs to help neighborhoods that have suffered foreclosures (91%)
- Rehabilitate existing housing (90%)
- Promote affordable housing for working families (90%)
- Providing more housing for all income levels (84%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (84%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (81%)
- Build more single-family housing (78%)
- Provide housing for the homeless (77%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (74%)
- Encourage more senior housing (68%)
- Build more multi-family housing such as apartments and condos (67%)
- Provide ADA-accessible housing (67%)

While still important for some individuals, worker respondents were less likely to identify the following factor as being very important or somewhat important:

- Create mixed-use projects to bring different land uses closer together (43%)

Other responses:

- Rehabilitate existing housing (100%)
- Promote affordable housing for working families (100%)
- Build more single-family housing (100%)

-
- Encourage more senior housing (100%)
 - Support programs to help neighborhoods that have suffered foreclosures (80%)
 - Ensure that children who grow up in Glendale can afford to live in Glendale as adults (80%)
 - Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (80%)
 - Provide housing for the homeless (80%)
 - Provide ADA-accessible housing (80%)
 - Support fair/equitable housing opportunities (60%)
 - Provide more housing for all income levels (60%)
 - Build more multi-family housing such as apartments and condos (60%)
 - Create mixed-use projects to bring different land uses closer together (60%)

While still important for some individuals, other respondents were less likely to identify the following factor as being very important or somewhat important:

- Integrate affordable housing throughout the community to create mixed-income neighborhoods (40%)

When asked to indicate their level of agreement or disagreement with a series of affirmative statements²⁰ respondents were most likely to strongly agree or somewhat agree with the following statements:

Resident responses:

- There are grocery stores close to my neighborhood (92%)
- There are banks and credit unions near where I live (84%)
- There is a public library close to my house (84%)
- There is a pharmacy close to my house (82%)
- The condition of the homes in my neighborhood are acceptable (82%)
- The streets and sidewalks near my home are well kept (72%)
- There are plenty of parks, playgrounds, or green space near me (68%)
- The streets and sidewalks in my neighborhood have adequate lighting (65%)
- There is access to public transit close to my neighborhood (63%)
- I am satisfied with the schools in my area (61%)

²⁰ Question 16: Please respond to each statement

Resident respondents were less likely to agree with the following statements:

- There are plenty of other public spaces near my home (56%)
- There is enough parking in my area of town (50%)
- There are quality jobs in my neighborhood (47%)

Worker responses:

- There are grocery stores close to my neighborhood (87%)
- There are banks and credit unions near where I live (87%)
- There is a pharmacy close to my house (87%)
- There is a public library close to my house (87%)
- The condition of the homes in my neighborhood are acceptable (81%)
- There are plenty of parks, playgrounds, or green space near me (68%)
- There is enough parking in my area of town (65%)
- The streets and sidewalks near my home are well kept (61%)
- The streets and sidewalks in my neighborhood have adequate lighting (61%)

Worker respondents were less likely to agree with the following statements:

- There are plenty of other public spaces near my home (58%)
- There is access to public transit close to my neighborhood (57%)
- There are quality jobs in my neighborhood (55%)
- I am satisfied with the schools in my area (52%)

Other responses:

- There is a pharmacy close to my house (100%)
- The streets and sidewalks near my home are well kept (100%)
- There are quality jobs in my neighborhood (100%)
- There are grocery stores close to my neighborhood (80%)
- There are banks and credit unions near where I live (80%)
- There is a public library close to my house (80%)
- The condition of the homes in my neighborhood are acceptable (80%)
- The streets and sidewalks in my neighborhood have adequate lighting (80%)
- There are plenty of parks, playgrounds, or green space near me (80%)
- I am satisfied with the schools in my area (80%)
- There are plenty of other public spaces near my home (60%)

-
- There is enough parking in my area of town (60%)
 - There is access to public transit close to my neighborhood (60%)

When asked to identify what they thought the biggest problem with housing discrimination is in Glendale and the surrounding area,²¹ the majority of all respondents identified race as the most prevalent factor. The responses broken down by group were:

Resident responses:

- Race/Ethnicity (39%)
- Other (please specify) (21%)
- National Origin (15%)
- Familial status (9%)
- Color (physical appearance) (8%)
- Disability (6%)
- Sex (2%)
- Religion (0%)

Worker responses:

- Race/Ethnicity (42%)
- National Origin (23%)
- Other (please specify) (10%)
- Familial status (10%)
- Color (physical appearance) (10%)
- Disability (6%)
- Sex (0%)
- Religion (0%)

Other responses:

- Race/Ethnicity (60%)
- Other (please specify) (20%)
- Color (physical appearance) (20%)

²¹ Question 17: The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the most prevalent factor in housing discrimination in our region?

Of other responses, nobody indicated housing discrimination was due to national origin, religion, sex, familial status, or disability.

Of all respondents who selected “Other (please specify)” about half specified that no problems with housing discrimination existed or that they are unaware of any problem. Other common responses included discrimination based on financial factors or sexual preference/gender expression.

When asked whether they had experienced or witnessed housing discrimination in Glendale²² the majority of respondents answered “No.” The responses broken down by group were:

Resident responses:

- Yes (20% or 39 responses)
- No (56% or 110 responses)
- I don’t know (24% or 46 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified²³ (in order of affirmative responses) were:

- Race/Ethnicity (43%)
- Color (physical appearance) (10%)
- Level/source of Income (8%)
- Sex/gender/gender identity (5%)
- National Origin (5%)
- Language spoken (5%)
- Not applicable (N/A) (3%)
- Age (3%)
- Marital status (3%)
- Religion (3%)
- Familial status (3%)
- Disability (3%)
- Political Ideas (3%)
- Citizenship status (3%)
- Use of Housing Choice Voucher or other assistance (3%)

²² Question 18: Have you ever experienced or witnessed housing discrimination in the City of Glendale?

²³ Question 19: On what grounds do you believe you witnessed housing discrimination?

-
- Other (3%)

Worker responses:

- Yes (13% or 4 responses)
- No (66% or 21 responses)
- I don't know (22% or 7 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified (in order of affirmative responses) were:

- Race/Ethnicity (25%)
- National origin (25%)
- Marital status (25%)
- Religion (25%)

Other responses:

- Yes (20% or 1 response)
- No (60% or 4 responses)
- I don't know (0% or no responses)

Of other responses for the prior question, the only discriminatory factor identified was race/ethnicity (100%).

When asked whether they knew of anyone in Glendale who experienced unfair real estate or lending practices²⁴ respondents provided the following responses:

Resident responses:

- The majority (74%) didn't know of anyone who had encountered these unfair practices
- 13% knew of someone who was unfairly refused a rental or sale agreement
- 10% reported knowing someone who was not shown all housing options
- 9% reported knowing someone who was falsely denied available housing options
- 7% knew of someone who was unfairly directed to a certain neighborhood or location
- 5% (each) indicated they knew of someone who was offered unfair terms when buying or selling, or was not given reasonable accommodation for a disability
- 4% reported knowing someone who was unfairly denied a mortgage

Worker responses:

²⁴ Question 20: Do you know of anyone in Glendale who has faced the following: (select all that apply)

-
- The majority (62%) didn't know of anyone who had encountered these unfair practices
 - 10% (each) knew of someone who was unfairly refused a rental or sale agreement, was not shown all housing options, was not given reasonable accommodation for a disability, or was unfairly denied a mortgage
 - 7% (each) reported knowing someone who was falsely denied available housing options, or was offered unfair terms when buying or selling

Other responses:

- The majority (80%) didn't know of anyone who had encountered these unfair practices
- 20% knew of someone who was unfairly refused a rental or sales agreement

Many respondents (37% of residents, 23% of workers, and 40% of other) would not know where to refer someone (or themselves) if they felt that their fair housing rights were violated²⁵. Of those who responded that they might know where to go, most would refer someone to the local, state or federal government or the California Department of Housing and Community Development. Familiarity with Fair Housing Laws varied amongst and between groups. A large proportion (43% of residents, 32% of workers, and 60% of other) were not familiar with Fair Housing Laws²⁶. Workers were more likely than other groups to be somewhat familiar or very familiar with fair housing laws (68%), while just over half (56%) of residents and only 40% of workers felt the same. Additionally, the majority of all groups (74% of residents, 81% of workers, and 60% of other) responded "Yes" or "I don't know" when asked if Federal and/or State Fair Housing Laws are difficult to understand or follow²⁷.

²⁵ Question 21: Where would you refer someone if they felt their fair housing rights had been violated?

²⁶ Question 22: How familiar are you with Fair Housing Laws?

²⁷ Question 23: Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

Appendices

A: Survey Questions

B: Survey Responses

CITY OF GLENDALE



Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

As required by State law, the City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period. The Housing Element must be updated every 8 years. The Housing Element establishes policies and programs to address Glendale's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you currently live in Glendale, your feedback will help us understand existing opportunities in our City. However, even if you live somewhere else, we still want to learn about your housing conditions and experiences so the City can do its part in planning to meet our region's housing needs.

Part 1 of this survey focuses on questions related to existing housing conditions and will help the City better understand the characteristics of households in Glendale and identify the community's housing needs and priorities.

Part 2 of this survey focuses on issues related to fair housing in order to understand real or perceived fair housing concerns in Glendale. In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination.

This is an early step in the process. There will be additional opportunities for the community to comment on the Housing Element Update, including on the goals, policies, and implementation actions to be included in the Housing Element.

Your input will be used to inform preparation of the Housing Element so that it reflects our local priorities and objectives.

For additional information about the Housing Element Update, process, and timeline, please visit the project website: <https://www.glendaleplan.com/>

CITY OF GLENDALE



Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Part 1: Existing Conditions

The first part of this survey will assist us in better understanding existing housing conditions in Glendale.

1. Do you live and/or work in Glendale?

- I live in Glendale but my job is located somewhere else (pre-pandemic conditions)
- My job is in Glendale (pre-pandemic conditions) but I live somewhere else
- I live and work in Glendale (pre-pandemic conditions)
- I do not live or work in Glendale

CITY OF GLENDALE



Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Questions for Glendale Residents

2. How long have you lived in the City?

- 0-2 years
- 2-5 years
- 5-10 years
- 10+ years

3. What made you decide to live here? (Select all that apply)

- Proximity to job/work
- Quality of housing stock
- Proximity to family and/or friends
- Affordability
- Quality of local school system
- Safety of neighborhood
- City services and programs
- Proximity to shopping and services
- Other (please specify)

CITY OF GLENDALE



Land Use and Mobility Update

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Questions for all Respondents

4. Do you currently own or rent your home?

- I own my home
- I rent my home
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

5. If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

- I cannot find a home within my target price range in Glendale
- I do not currently have the financial resources for an appropriate down payment
- I do not currently have the financial resources for an adequate monthly mortgage payment
- I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations)
- I cannot currently find a home that suits my quality standards in Glendale
- I do not currently wish to own or rent a home in Glendale
- I already own a home in Glendale

6. Select the type of housing that best describes your current home.

- Single-Family Home (Detached)
- Duplex/Townhome
- Multi-Family Home (Apartment/Condominium)
- Accessory Dwelling Unit, Granny Flat, Guest House
- Mobile Home
- Currently without permanent shelter
- Other (please specify)

[Redacted text box]

7. How satisfied are you with your current housing situation?

- I am very satisfied
- I am somewhat satisfied
- I am somewhat dissatisfied
- I am dissatisfied

8. If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If you did not, please skip).

[Redacted text box]

9. Do you think that the range of housing options currently available in the City of Glendale meet your needs?

- Yes
- No

10. What types of housing are most needed in the City of Glendale? (Select all that apply)

- Single-Family (Detached)
- Duplex/Attached Housing
- Condominiums (multi-family ownership homes)
- Apartments (multi-family rental homes)
- Senior Housing
- Accessory Dwelling Unit
- Housing for people with disabilities (please specify in comment field below)
- Other (please specify)

11. How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)
- Other (please specify)

12. Which of the following housing upgrades or expansions have you considered making on your home?

- Room addition
- Roofing
- HVAC
- Painting
- Solar
- Accessory Dwelling Unit, Granny Flat, Guest House
- Remodel of bath, kitchen, or other facility
- None
- Other (please specify)



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Glendale 2021-2029 Housing Element Update Survey

Part 2: Fair Housing

The second part of this survey is designed to help us understand fair housing issues facing our community.

Questions for All Respondents (Residents and Nonresidents)

13. Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- Less than 30%
- Between 30%-50%
- More than 50%

14. How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Unimportant
I could afford to pay for housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing that accommodates disability of household member	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing large enough for my household	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My credit history and/or credit score	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The amount of money I had for deposit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing was available in the neighborhood I chose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concern that I would not be welcome in that neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

15. How important are the following housing priorities to you and your family?

	Very important	Somewhat important	Not Important	Don't know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promote housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very important	Somewhat important	Not Important	Don't know
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in Glendale can afford to live in Glendale as adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support fair/equitable housing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Very important Somewhat important Not Important Don't know

Support programs to help maintain and secure neighborhoods that have suffered foreclosures

16. Please respond to each statement: (1-5 scale)

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

I am satisfied with the schools in my area

There are quality jobs in my neighborhood

There is access to public transit close to my neighborhood

There is enough parking in my area of town

There are plenty of parks, playgrounds, or green space near me

There is a pharmacy close to my house

There is a public library close to my house

There are grocery stores close to my neighborhood

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There are banks and credit unions near where I live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The conditions of the homes in my neighborhood are acceptable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The streets and sidewalks near my home are well kept	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are plenty of other public spaces near my home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The streets and sidewalks in my neighborhood have adequate lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the most prevalent factor in housing discrimination in our region?

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability
- Other (please specify)

18. Have you ever experienced or witnessed housing discrimination in the City of Glendale?

- Yes
- No
- I don't know

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19. On what grounds do you believe you witnessed housing discrimination?

- Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)
- Color (physical appearance)
- Age
- Marital Status
- Religion
- Sex/Gender/Gender Identity
- National Origin (the country where a person was born)
- Familial Status (Families with Children)
- Disability
- Political Ideas
- English Spoken as a Second Language
- Citizenship Status
- Level/Source of Income
- Use of Housing Choice Voucher or other assistance
- Criminal Background
- Other (please specify)

Not applicable

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20. Do you know of anyone in Glendale who has faced the following: (select all that apply)

- Unfairly refused a rental or sale agreement
- Unfairly denied a mortgage
- Falsely denied available housing options
- Unfairly directed to a certain neighborhood and/or locations
- Not shown all housing options
- Not given reasonable accommodate for a disability
- Offered unfair terms when buying or selling
- Not applicable

21. Where would you refer someone if they felt their fair housing rights had been violated?

- I wouldn't know what to do
- Complain to the individual/organization discriminating
- A local nonprofit
- Local, state, or federal government
- The California Office of Housing and Community Development
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (please specify)

22. How familiar are you with Fair Housing Laws?

- Not familiar
- Somewhat familiar
- Very familiar

23. Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

- Yes
- No
- I don't know

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24. Which of the following best describes your household type?

- Single person household
- Couple
- Couple with children under 18
- Single parent with children under 18
- Adult head of household (non-parent) with children under 18
- Young adult living with parents
- Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)
- Single person living with roommates
- Couple living with roommates
- Other (please specify)

25. Has the Coronavirus impacted your housing situation?

- Yes
- No

If yes, how?

26. If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

- Less than 5 miles
- 5-10 miles
- 10-25 miles
- 25-40 miles
- More than 40 miles
- I am employed but work from my home
- I am not currently employed

27. If you work outside the house, how do you get to work? If you use different modes of transportation, select all that apply.

- Automobile (drive alone)
- Automobile (carpool)
- Walk
- Bike
- Train
- Bus
- Rideshare (i.e., Uber/Lyft)
- Other (please specify)

28. What age range most accurately describes you?

- Gen Z (0-23 years old)
- Millennial (24-39 years old)
- Generation X (40-55 years old)
- Baby Boomers (56-74 years old)
- Silent Generation (75+ years old)

29. If you would like to be notified of upcoming community events and public hearings, please register your name and email address below.

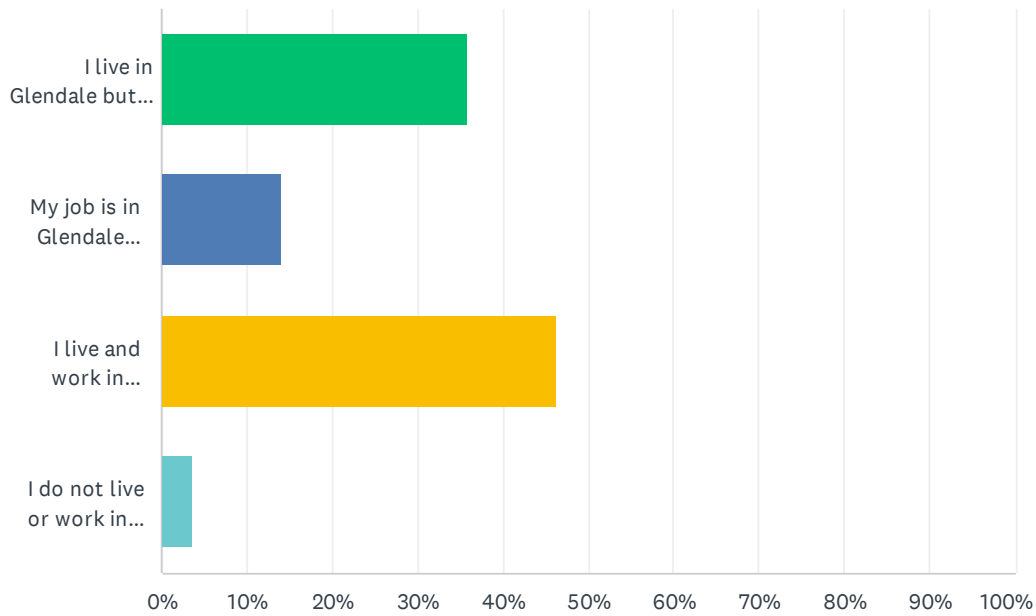
Name

ZIP/Postal Code

Email Address

Q1 Do you live and/or work in Glendale?

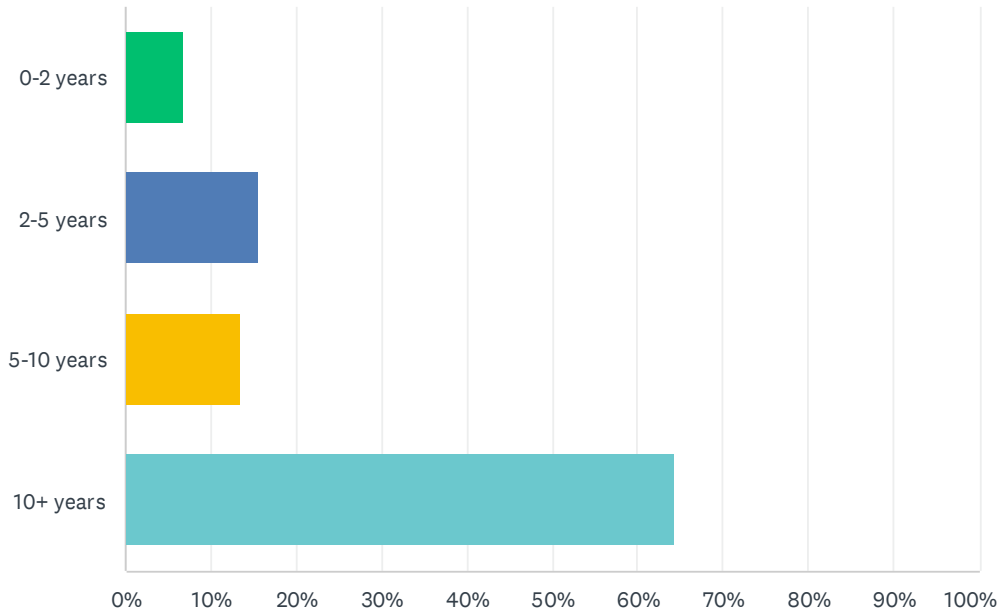
Answered: 298 Skipped: 3



ANSWER CHOICES	RESPONSES	
I live in Glendale but my job is located somewhere else (pre-pandemic conditions)	35.91%	107
My job is in Glendale (pre-pandemic conditions) but I live somewhere else	14.09%	42
I live and work in Glendale (pre-pandemic conditions)	46.31%	138
I do not live or work in Glendale	3.69%	11
TOTAL		298

Q2 How long have you lived in the City?

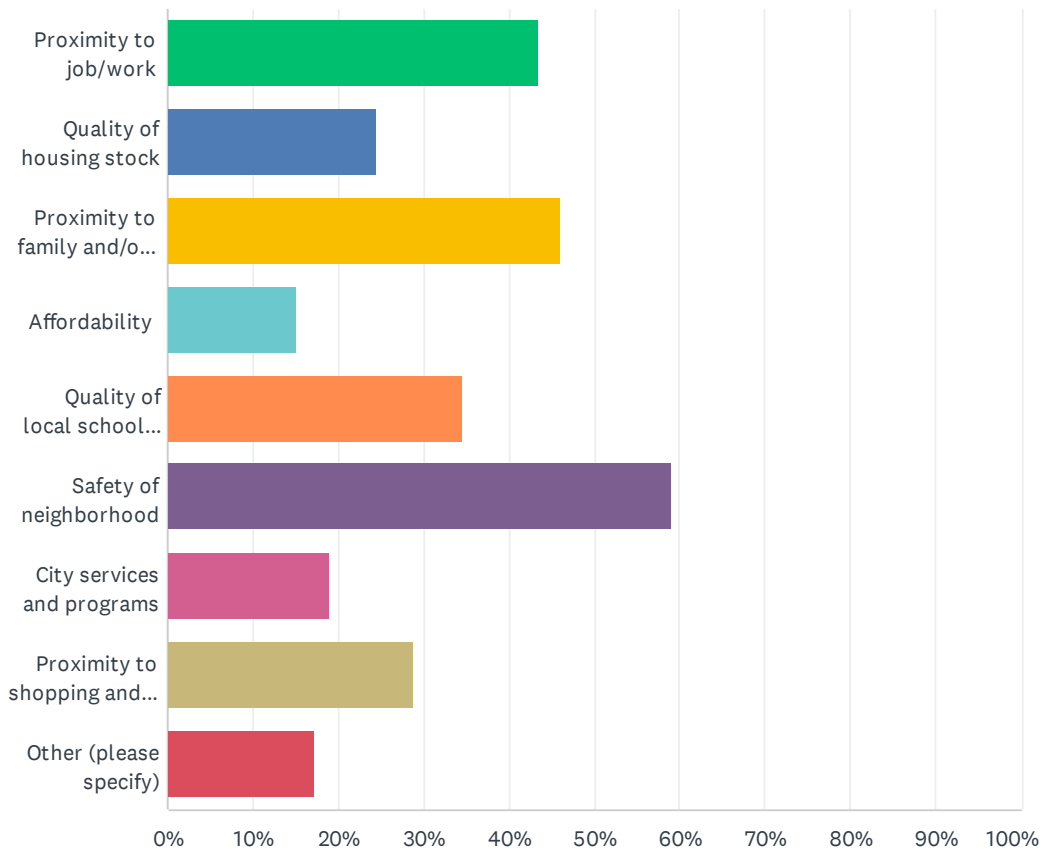
Answered: 238 Skipped: 63



ANSWER CHOICES	RESPONSES	
0-2 years	6.72%	16
2-5 years	15.55%	37
5-10 years	13.45%	32
10+ years	64.29%	153
TOTAL		238

Q3 What made you decide to live here? (Select all that apply)

Answered: 237 Skipped: 64



ANSWER CHOICES	RESPONSES	
Proximity to job/work	43.46%	103
Quality of housing stock	24.47%	58
Proximity to family and/or friends	45.99%	109
Affordability	15.19%	36
Quality of local school system	34.60%	82
Safety of neighborhood	59.07%	140
City services and programs	18.99%	45
Proximity to shopping and services	28.69%	68
Other (please specify)	17.30%	41
Total Respondents: 237		

#	OTHER (PLEASE SPECIFY)	DATE
1	Born and raised	5/2/2021 9:23 PM
2	At the time housing affordability and interesting central location in LA County. Now, not so	4/30/2021 7:29 PM

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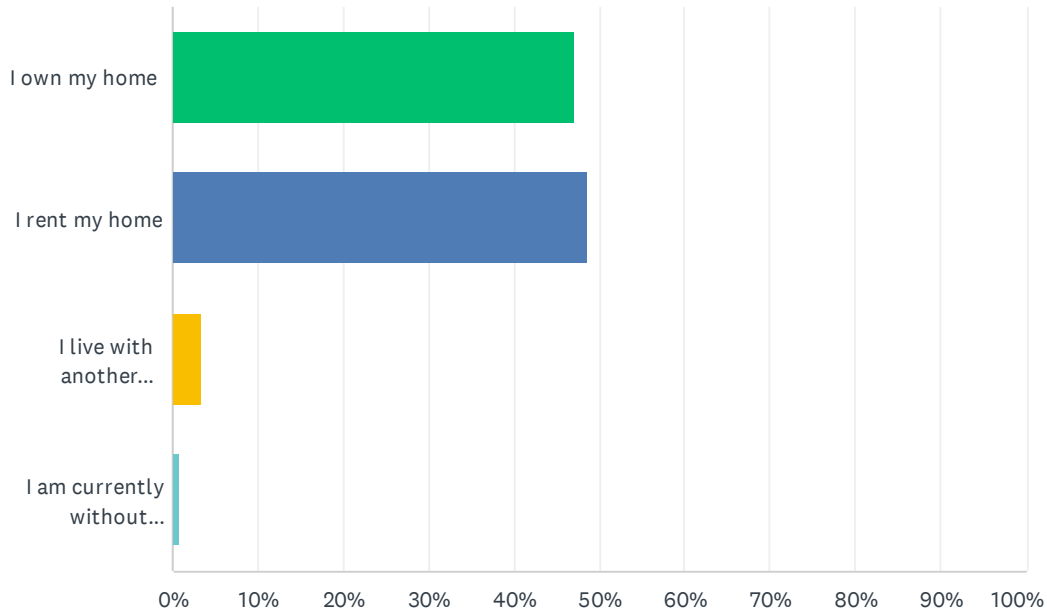
	affordable.	
3	Grew up here. It used to be a good place to live.	4/23/2021 3:57 PM
4	At the time, affordability & safety but neither are true now.	4/23/2021 12:40 PM
5	Born and raised in La Crescenta 68 years	4/23/2021 8:24 AM
6	Glendale Annex, b/c we LOVE the small community feel of La Crescenta & low-profile buildings	4/22/2021 8:45 PM
7	Small town feel	4/22/2021 8:44 PM
8	born here	4/22/2021 4:29 PM
9	Was a child when I began living here	4/19/2021 1:04 PM
10	It looked nice.	4/19/2021 10:24 AM
11	Armenian community	4/19/2021 7:47 AM
12	I am 80 years old I worked in Glendale and live there I am disable ,I am retired with pension and receive SSA but the total of my income is too low.	4/18/2021 11:36 AM
13	proximity to my spouse's job	4/17/2021 8:22 PM
14	Born here	4/16/2021 8:41 PM
15	Unique neighborhood of the Verdugo Woodlands	4/16/2021 7:08 PM
16	Moved here as a child in the 40's	4/16/2021 4:28 PM
17	We enjoy a quiet neighborhood with beautiful trees, ie, the Verdugo Woodlands	4/16/2021 1:38 PM
18	The charm of neighbor hood original 1920s 30 s smaller homes original not remodeled	4/16/2021 12:41 PM
19	born here	4/15/2021 10:17 PM
20	Born and raised here and always have lived here.	4/15/2021 3:52 PM
21	Historic neighborhoods	4/15/2021 2:53 PM
22	Lived here since a child; father bought home.	4/15/2021 2:09 PM
23	Immigration from other country	4/15/2021 12:08 PM
24	Schools!	4/15/2021 11:27 AM
25	Family	4/14/2021 10:15 PM
26	Trees, access to nature, green space. We live in Verdugo Woodlands.	4/14/2021 10:05 PM
27	Proximity to open spaces (trails)	4/14/2021 9:13 PM
28	found a house I loved	4/14/2021 8:55 PM
29	Like the culture and character of the City. Nice balance of taking care of people and business needs.	4/14/2021 6:26 PM
30	family ties	4/14/2021 5:09 PM
31	My parents settled here when we immigrated. Would love to afford my own home here also.	4/14/2021 1:39 PM
32	South Glendale is near basically everything on the east side - the studios, downtown, parks, etc	4/13/2021 9:57 AM
33	Efficient & prompt in city maintenance, safety, police response, exceptional Fire Department & more	4/11/2021 6:31 PM
34	At the time, no rent control (I was looking to buy a duplex or triplex to help with my mortgage as I couldn't afford a single family home)	4/10/2021 9:49 AM
35	Near hills and trails & wife already owned home	4/10/2021 7:45 AM
36	Used to have a good school district used to be a nice place to live	4/9/2021 5:32 PM

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37	Grew up here	4/9/2021 5:22 PM
38	personal reasons.	4/9/2021 4:59 PM
39	I was born here	4/8/2021 5:55 PM
40	Born and Raised	4/7/2021 2:46 AM
41	The Armenian Community	4/6/2021 2:11 PM

Q4 Do you currently own or rent your home?

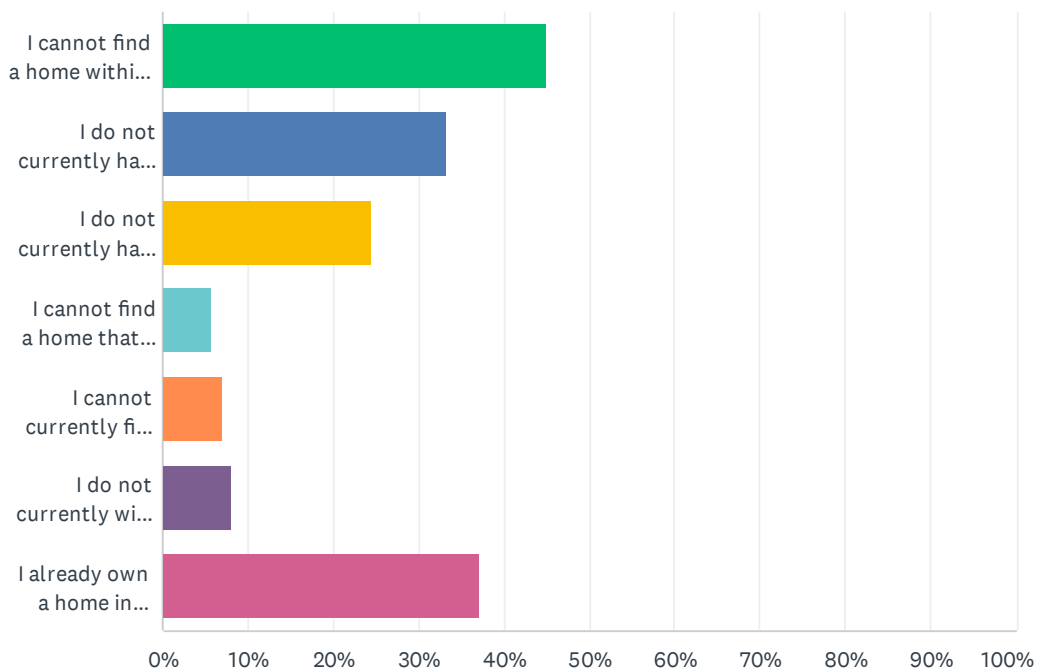
Answered: 263 Skipped: 38



ANSWER CHOICES	RESPONSES	
I own my home	47.15%	124
I rent my home	48.67%	128
I live with another household (neither own nor rent)	3.42%	9
I am currently without permanent shelter	0.76%	2
TOTAL		263

Q5 If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

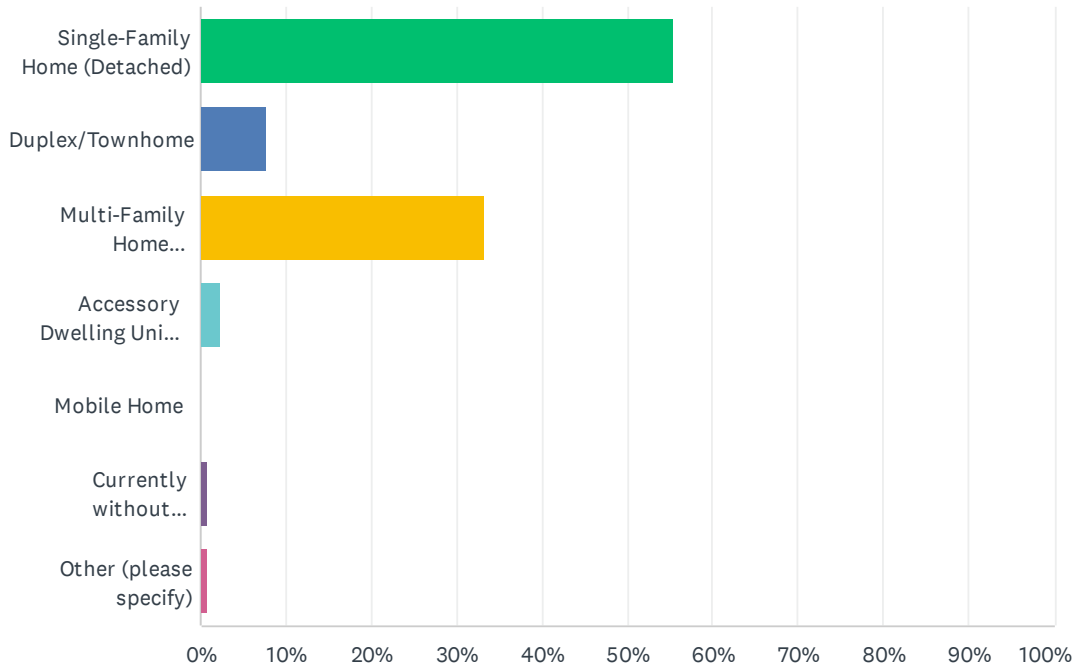
Answered: 256 Skipped: 45



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Glendale	44.92%	115
I do not currently have the financial resources for an appropriate down payment	33.20%	85
I do not currently have the financial resources for an adequate monthly mortgage payment	24.61%	63
I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations)	5.86%	15
I cannot currently find a home that suits my quality standards in Glendale	7.03%	18
I do not currently wish to own or rent a home in Glendale	8.20%	21
I already own a home in Glendale	37.11%	95
Total Respondents: 256		

Q6 Select the type of housing that best describes your current home.

Answered: 262 Skipped: 39

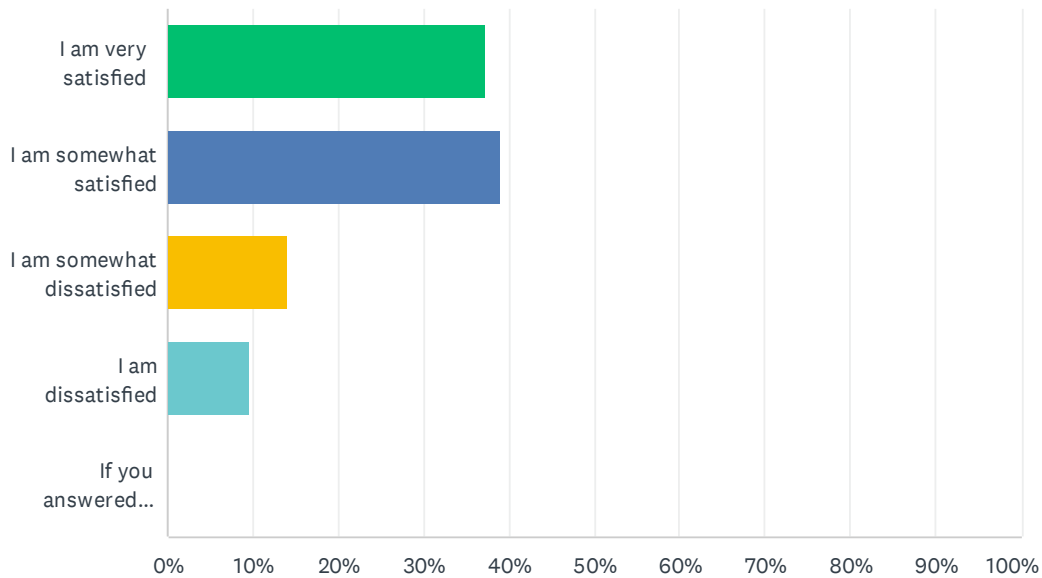


ANSWER CHOICES	RESPONSES
Single-Family Home (Detached)	55.34% 145
Duplex/Townhome	7.63% 20
Multi-Family Home (Apartment/Condominium)	33.21% 87
Accessory Dwelling Unit, Granny Flat, Guest House	2.29% 6
Mobile Home	0.00% 0
Currently without permanent shelter	0.76% 2
Other (please specify)	0.76% 2
TOTAL	262

#	OTHER (PLEASE SPECIFY)	DATE
1	1	4/29/2021 10:07 PM
2	Single bedroom apartment	4/14/2021 2:06 PM

Q7 How satisfied are you with your current housing situation?

Answered: 262 Skipped: 39



ANSWER CHOICES	RESPONSES	
I am very satisfied	37.40%	98
I am somewhat satisfied	38.93%	102
I am somewhat dissatisfied	14.12%	37
I am dissatisfied	9.54%	25
If you answered somewhat dissatisfied or dissatisfied, please explain.	0.00%	0
TOTAL		262

#	IF YOU ANSWERED SOMEWHAT DISSATISFIED OR DISSATISFIED, PLEASE EXPLAIN.	DATE
	There are no responses.	

Q8 If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If you did not, please skip).

Answered: 84 Skipped: 217

#	RESPONSES	DATE
1	Not my house.	5/2/2021 9:24 PM
2	Air quality issues, noise pollution, windows are old single pane, very hot, tenets above and below, leaks, no EV Charging.	4/30/2021 7:31 PM
3	0	4/29/2021 10:07 PM
4	Although I'm fortunate to be able to own a home in Glendale, all my family is being pushed out of Glendale for high housing prices and unfair housing practices. The city should look into serious rent control and fix unfair section 8 housing practices	4/28/2021 5:29 PM
5	Zonong that has allowed for atea businesses creating noise, traffic, and no regulations	4/27/2021 7:16 PM
6	Because the rent is too much	4/27/2021 4:06 PM
7	We need more laundry machines	4/27/2021 3:08 PM
8	I would love to own a home.	4/27/2021 1:35 PM
9	I share kitchen and bathroom with other people. I would love to be able to afford an apartment in Glendale where I work. Rent is far too expensive to live in Glendale.	4/26/2021 3:25 PM
10	Wasting money paying rent and not building equity	4/26/2021 12:20 PM
11	I prefer to own again. Rents are high.	4/24/2021 12:06 AM
12	Owning or renting is expensive in Glendale	4/23/2021 2:48 PM
13	Too much money fir an apartment that is substandard, heat and AC only in the living room. Cant afford anything better and i have a good jib! But im a single mom	4/23/2021 2:42 PM
14	I would like to improve my home but the permitting process is too cumbersome.	4/23/2021 2:08 PM
15	Skip	4/23/2021 1:28 PM
16	Old apartment, so many issues like roaches, windows doesn't open any more, too much rent etc.	4/23/2021 1:14 PM
17	The rent is too high in a city that cares about businesses but not residents. Crime is on the rise and the city council does nothing.	4/23/2021 12:43 PM
18	no pet policy in the apartment complex; lack of affordable homes/condos in the area	4/23/2021 12:40 PM
19	So much of my paycheck goes toward paying the mortgage that there isn't money to fix up our house, and we have to go without legitimate flooring (exposed plywood), and we should probably replace our windows but there isn't any money to do it... Affordability goes well beyond getting into a home (doesn't matter if it is single family detached, or a rental apartment, if you can't afford basic maintenance, medical care, and essentials like food, simply having a roof is only a start.)	4/23/2021 11:07 AM
20	Too long of a commute to Glendale	4/22/2021 11:51 PM
21	My house is very small and I can't afford a larger house. Even if I could afford a larger house, I probably can't afford the property taxes.	4/22/2021 9:45 PM
22	LOVE my house; horrified at the 4-story bldg planned for 1/2 block away	4/22/2021 8:50 PM
23	I am satisfied but not happy with what is coming down the pipeline in terms of building.	4/22/2021 8:49 PM
24	Ready for a new home and I would like to live in Glendale.	4/22/2021 6:10 PM

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25	living too far from work	4/22/2021 5:43 PM
26	The owners are Armenian and they only care about collecting and increasing the rent. The owners fired all the on-site managers and even though there are 24 units and the law says that there should be an on-site manager and we have complained we heard that they pay off the authorities to not fine them for not having an on-site manager. The place is filthy dirty especially the laundry room which they say the tenants should keep clean it's not the owners job. They don't enforce the smoking ban which Glendale is a smoke free city. They do no upgrades, they say if we are not happy move. The owners say Glendale city laws don't apply to them, they can do what they want.	4/20/2021 1:36 PM
27	Rent is too high, there are no laundry facilities in the building	4/19/2021 11:12 PM
28	Older house that has not been well maintained by landlords, last updated in the early 90s. Lots of street noise, bad windows that let in pollution, expensive to power/heat, nowhere for kids to play	4/19/2021 5:52 PM
29	Too many fast cars throughout the day and night speeding across residential.	4/19/2021 10:46 AM
30	I'm unsure how this condo passed sound requirements. The walls are miraculously thin & the amount of noise that can be heard through them is shocking. Glendale needs better sound codes for older buildings.	4/19/2021 10:27 AM
31	I would like to be able to afford to not live in a multi generational home.	4/17/2021 8:58 PM
32	Highly rent and utility bills also lack of parking at street because some people have a multiple cars even they do not use we need to be like in Europe people pay a fee to be parking on street and have own soace	4/17/2021 3:40 PM
33	Close to work	4/16/2021 11:24 PM
34	No	4/16/2021 8:42 PM
35	The manager is not doing anything about this place	4/16/2021 8:12 PM
36	City planted an oak tree in my front yard. I enjoy the old oak trees in the backyard, but did not want one in the front where cars park. t in the ss	4/16/2021 7:14 PM
37	traffic safety/noise	4/16/2021 1:46 PM
38	Too expensive and slightly run down	4/16/2021 10:46 AM
39	Run down condition, expensive rent for what we pay	4/16/2021 10:34 AM
40	The prices are ridiculously high in Glendale	4/16/2021 10:33 AM
41	No affordable housing options. Even apartments are high priced.	4/16/2021 9:23 AM
42	neighborhood services is not enforcing the city codes and the neighbors are letting their houses/yards turn to dead weeds	4/16/2021 9:12 AM
43	Rent is raising too often	4/16/2021 9:07 AM
44	Campbell street, and the city in general - needs more parking. Stop approving developments with parking variances	4/16/2021 12:34 AM
45	The upstairs neighbors consist of an old pedophile, a bald meth addict degenerate & a crossdressing gimp to start. There have been multiple leaks in multiple rooms/ parts of the ceiling. Blatant and inconsiderate noise. They invite their tweaker friends.	4/15/2021 10:23 PM
46	Speeding cars	4/15/2021 8:51 PM
47	Too small, inefficient windows, would like solar but can't really in multifamily	4/15/2021 8:30 PM
48	Owner is removing property from rental market to sell	4/15/2021 7:55 PM
49	I remain becasue it is low income housing without which I would be houseless. It suffers what all apartments suffer: neighbors.	4/15/2021 2:44 PM
50	lack of parking, lack of resources in the neighborhood (laundromat, markets, public transportation)	4/15/2021 2:39 PM

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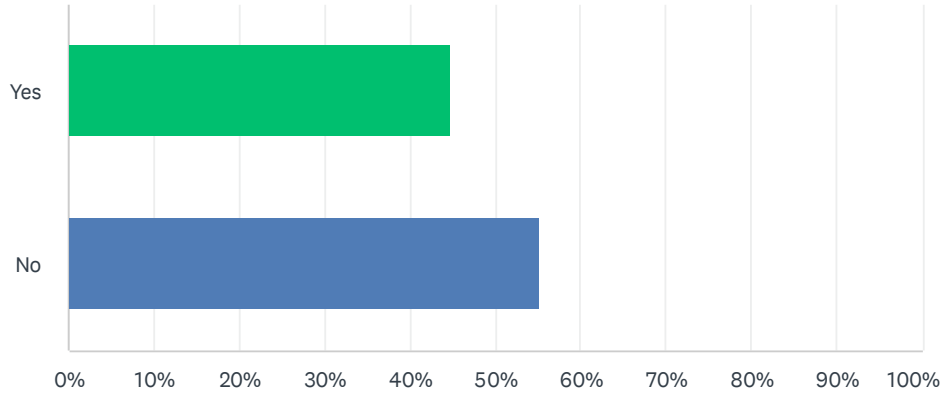
51	Slumlords. I would like my own property.	4/15/2021 2:26 PM
52	my 101yr old apt is pretty, but absolutely not energy efficient. Windows are original, single pane. There is no heat or AC in the bedroom. The only heater is a 60s gas one that doesnt work well enough to justify the cost of the gas. Also my apt has no parking and my car has been stripped for parts. The fire dept and police love driving down my residential st at least 3x/day, not to mention that on one in glendale knows what a four way stop is. People blast through these streets ALL THE TIME. Horribly noisy, sweltering in summer, freezing in winter. I cant recommend living even in this "residential" neighborhood. Too loud, dangerous and uncomfortable. I hope I can move back to Burbank.	4/15/2021 10:46 AM
53	Ever increasing traffic levels, fruit vendors on residential street corners	4/15/2021 10:40 AM
54	Rent is too high for the size of the apartment	4/15/2021 10:38 AM
55	While I feel steady in my housing situation, there are some many residents that are housing insecure, including students and the elderly. And if I were to try and purchase a house, the prices are just too high.	4/15/2021 10:20 AM
56	If Glendale had better prices, I would be able to live in Glendale	4/15/2021 8:01 AM
57	Am very frustrated with amount of unpermitted work and poor quality of residential design in the neighborhood	4/14/2021 8:59 PM
58	Price is too high, and there are no meaningful tenant rights in Glendale that support tenant stability	4/14/2021 8:42 PM
59	I want to buy own home	4/14/2021 8:31 PM
60	Too many boxed apartments built by out of state venture capitalists. It takes away from the City's quality of life.	4/14/2021 7:53 PM
61	Too many neighbors building ADU's which is making the neighborhood crowded and loud.	4/14/2021 6:25 PM
62	Housing prices are high while housing availability is scarce.	4/14/2021 5:11 PM
63	I do not appreciate the McMansions that are popping up around us. It's grotesque	4/14/2021 2:00 PM
64	The home is badly insulated with no central heat or air conditioning. We waste money and energy heating and cooling it.	4/14/2021 1:48 PM
65	Doesn't meet my expectations for how much I am paying	4/14/2021 1:32 PM
66	Would like to be able to buy a home and not rent.	4/14/2021 1:26 PM
67	AB 68 is the reason! Single family zoning is going down the drain!	4/13/2021 9:46 AM
68	Too many accessory dwelling units are being built on my street. There is now basically a triplex next door to me. The amount of extra people and parking is becoming overwhelming.	4/10/2021 10:02 AM
69	Living in a 2 bedroom house with my parents and my 2 teenage kids	4/9/2021 9:08 PM
70	Policies and City Council processes seek to keep Glendale the home of the upper middle class. There is no housing for average income family.	4/9/2021 7:43 PM
71	Rent is too high.	4/9/2021 7:15 PM
72	Not enough streets lightings and homeowners do not park in their garages and flood the streets with cars	4/9/2021 6:42 PM
73	You came in and butchered are single-family neighborhood with crappy shitty crowded filthy apartments	4/9/2021 5:34 PM
74	I would love to own a home or condo instead of paying such high rent	4/9/2021 5:33 PM
75	I want to own a home and have looked with a loan approved but houses prices are too high and when the few that are, companies buy them to then rent them. I see them a month after listed for rent.	4/9/2021 4:59 PM
76	Satisfied with the	4/9/2021 1:12 AM
77	Satisfied with the	4/9/2021 1:12 AM

Glendale 2021-2029 Housing Element Update Survey

78	Too expensive	4/8/2021 5:56 PM
79	Rent is expensive. Apartment is old and small	4/8/2021 5:41 PM
80	window ac is not adequate in 100+ Summer temperature, square footage for price is low	4/8/2021 5:29 PM
81	It's next to Burger King, teenagers will park in parking lot until 2 AM with loud music. Every year the owner raises the rent \$100 bucks	4/8/2021 11:16 AM
82	Too dense, loud neighbors, dangerous streets	4/6/2021 10:18 PM
83	Glendale has inadequate tenant protections including having let the pandemic rent increase moratorium expire, unlike most of LA County	4/6/2021 8:51 PM
84	The lack of affordable housing	4/6/2021 2:14 PM

Q9 Do you think that the range of housing options currently available in the City of Glendale meet your needs?

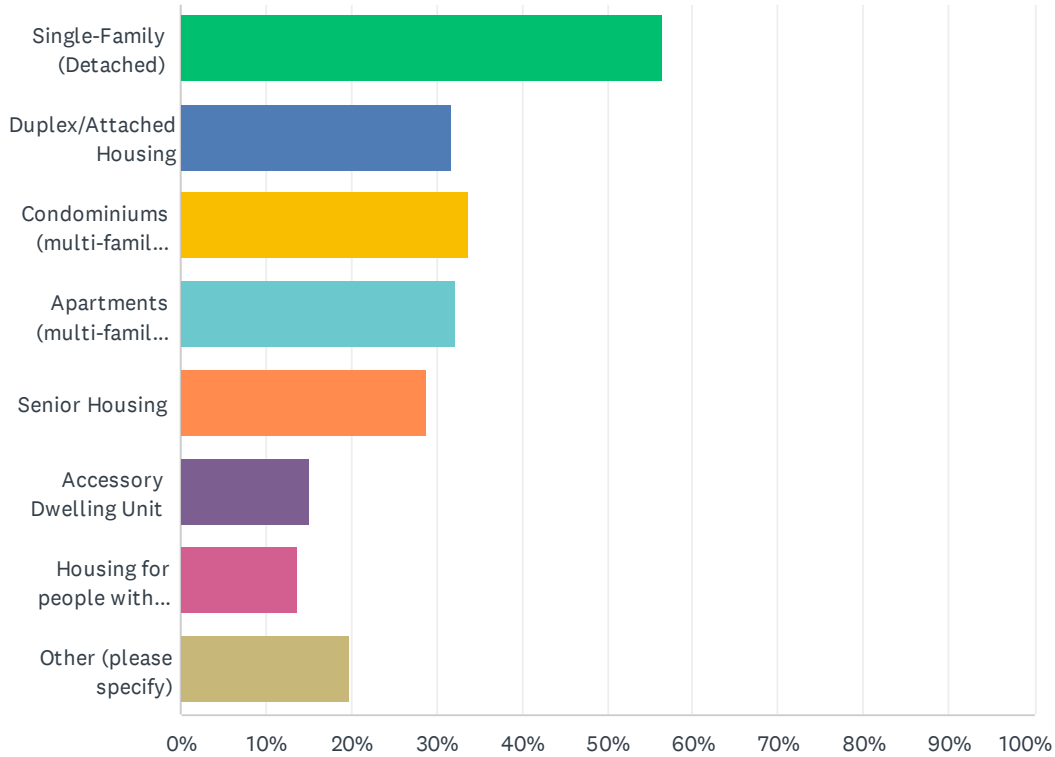
Answered: 250 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	44.80%	112
No	55.20%	138
TOTAL		250

Q10 What types of housing are most needed in the City of Glendale? (Select all that apply)

Answered: 258 Skipped: 43



ANSWER CHOICES	RESPONSES
Single-Family (Detached)	56.59% 146
Duplex/Attached Housing	31.78% 82
Condominiums (multi-family ownership homes)	33.72% 87
Apartments (multi-family rental homes)	32.17% 83
Senior Housing	28.68% 74
Accessory Dwelling Unit	15.12% 39
Housing for people with disabilities (please specify in comment field below)	13.57% 35
Other (please specify)	19.77% 51
Total Respondents: 258	

#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless Support	4/30/2021 10:39 AM
2	None	4/27/2021 7:16 PM
3	Affordable Rent	4/26/2021 3:25 PM

Glendale 2021-2029 Housing Element Update Survey

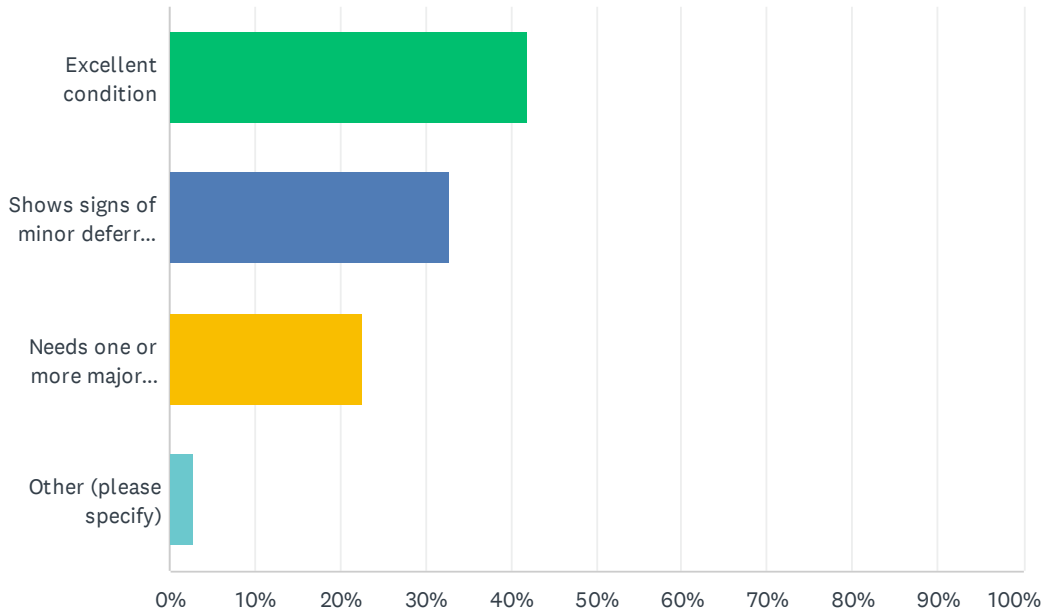
4	Affordable rental housing--keep rental rates reasonable!	4/25/2021 6:53 PM
5	We don't need any more housing. Shortage of services.	4/23/2021 4:00 PM
6	Accessible housing	4/23/2021 1:05 PM
7	Housing for middle class workers. There needs to be something between Section 8 and the overpriced cracker boxes springing up on Central Ave.	4/23/2021 12:43 PM
8	The key is affordable, doesn't have to be free, just affordable for the people who work within the confines of the City.	4/23/2021 11:07 AM
9	Currently at the mercy of family members and my disability does not allow for me to move elsewhere	4/23/2021 8:11 AM
10	ACTUAL Low-income, accessible housing for disabled	4/22/2021 8:50 PM
11	This is too hard to answer. You can't build anywhere unless you consider traffic and other infrastructure issues first. We need more units but not without thought.	4/22/2021 8:49 PM
12	Already crowded; no more building	4/22/2021 8:42 PM
13	Less people	4/22/2021 5:21 PM
14	More housing for non Armenian people, there is no housing assistance unless you are Armenian. The buildings owned by Armenians discriminate and ONLY want to rent to Armenians.	4/20/2021 1:36 PM
15	Tenant-owned co-ops	4/19/2021 11:12 PM
16	No idea!	4/19/2021 5:28 PM
17	Townhomes	4/19/2021 1:07 PM
18	affordable housing	4/17/2021 8:24 PM
19	AFFORDABLE 900.00 MONTH	4/17/2021 4:44 PM
20	none	4/16/2021 7:14 PM
21	more affordable housing. period.	4/16/2021 1:46 PM
22	Glendale already has too many homes	4/16/2021 12:46 PM
23	Low income housing in general and low income housing for people on dissbility	4/16/2021 10:14 AM
24	Green wide space	4/15/2021 10:23 PM
25	None. There are too many apartments/condos!	4/15/2021 8:51 PM
26	Affordable housing--stop building new things and start enforcing caps on rent and property values	4/15/2021 8:48 PM
27	Wheelchair and double cain	4/15/2021 5:22 PM
28	Homeless housing	4/15/2021 2:54 PM
29	affordable options	4/15/2021 2:44 PM
30	Affordable and Market Rate Housing. More so, Affordable	4/15/2021 11:29 AM
31	Affordable homes for young people.	4/14/2021 10:08 PM
32	AFFORDABLE	4/14/2021 8:59 PM
33	housing protected by very strong rent control	4/14/2021 8:42 PM
34	Low income housing	4/14/2021 2:00 PM
35	Small lot single family detached homes (3 or 4 story)	4/13/2021 12:04 PM
36	We need homes for young working families. Two working parents still can't afford to purchase or rent a 3-bedroom home here	4/13/2021 10:00 AM
37	Housing in underdeveloped areas	4/10/2021 10:02 AM

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38	AFFORDABLE apartments. Stop green lighting luxury developments while pretending to care about the middle class by imposing rent control on owners of older housing.	4/10/2021 9:52 AM
39	Single family homes with large common yard	4/10/2021 7:48 AM
40	Mobility access is still a problem in many areas.	4/9/2021 7:43 PM
41	I am a single mom with a disabled daughter & the rents are too high and the newer apartments have too many units in them for us. We would like a smaller size building where the rents the units are spacious and the rents are affordable. It is difficult to get affordable housing/ apartment and the wait list is very long. There is no priority for disabled people.	4/9/2021 7:15 PM
42	Affordable Homes	4/9/2021 5:23 PM
43	None. Population density is already too high.	4/9/2021 5:00 PM
44	Condos and Townhouses you can buy. Everything here is leasing. That's wrong.	4/8/2021 5:41 PM
45	Not luxury	4/8/2021 5:29 PM
46	ELI, VLI and LI housing	4/8/2021 10:49 AM
47	affordable housing, not apartments that target young rich people but simple apartments that allow the families that currently being kicked out (due to new developments) to relocate to	4/7/2021 12:11 PM
48	Townhomes	4/7/2021 2:51 AM
49	Low-income affordable housing bad public housing	4/6/2021 8:51 PM
50	Affordable Housing	4/6/2021 4:18 PM
51	Specifically affordable apartments with access to public transit	4/6/2021 2:14 PM

Q11 How would you rate the physical condition of the residence you live in?

Answered: 262 Skipped: 39

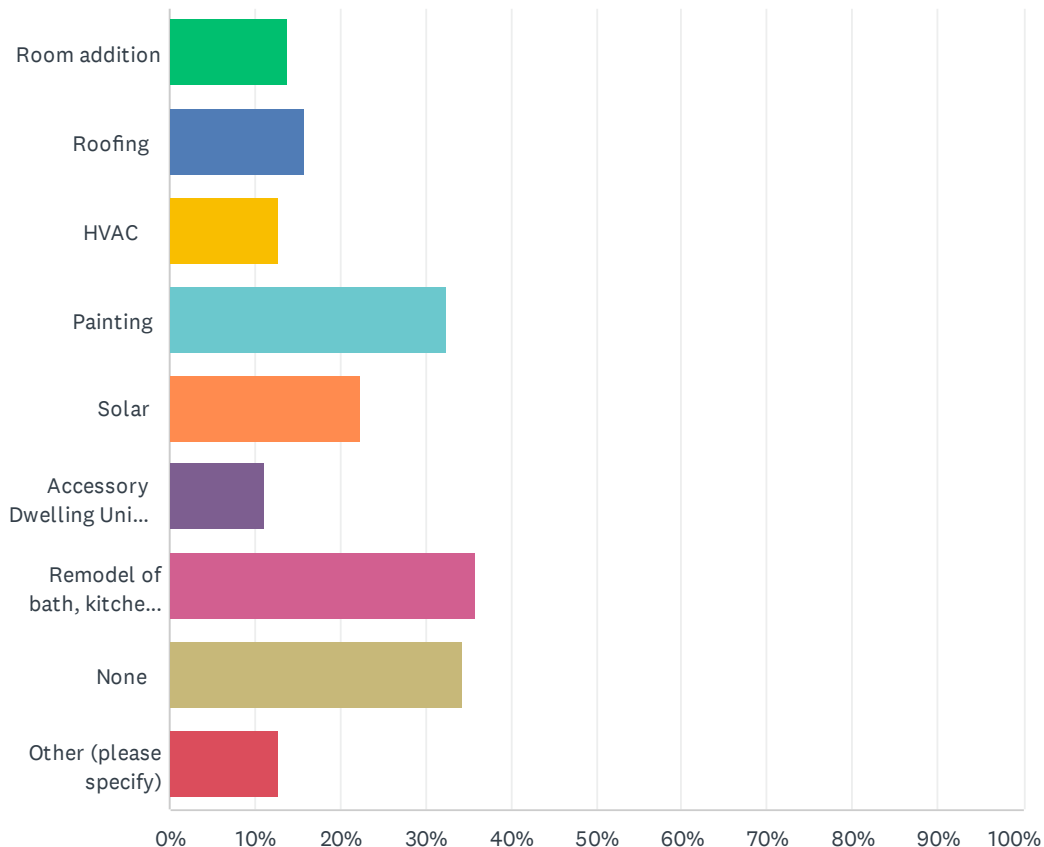


ANSWER CHOICES	RESPONSES
Excellent condition	41.98% 110
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	32.82% 86
Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)	22.52% 59
Other (please specify)	2.67% 7
TOTAL	262

#	OTHER (PLEASE SPECIFY)	DATE
1	Is the City going to help paint and repair?	4/23/2021 4:00 PM
2	Terrible, the owners DO nothing except collect and raise the after all Lamborghini's take a lot of gas.	4/20/2021 1:36 PM
3	Large cracks in stucco, possible major structural issues	4/16/2021 3:42 PM
4	Walls ceiling/roof are paper thin. Renters must go through a background check	4/15/2021 10:23 PM
5	It's just aging gracefully	4/9/2021 5:34 PM
6	Do not live in Glendale	4/8/2021 10:49 AM
7	Outdated	4/7/2021 2:51 AM

Q12 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 260 Skipped: 41



ANSWER CHOICES	RESPONSES	
Room addition	13.85%	36
Roofing	15.77%	41
HVAC	12.69%	33
Painting	32.31%	84
Solar	22.31%	58
Accessory Dwelling Unit, Granny Flat, Guest House	11.15%	29
Remodel of bath, kitchen, or other facility	35.77%	93
None	34.23%	89
Other (please specify)	12.69%	33
Total Respondents: 260		

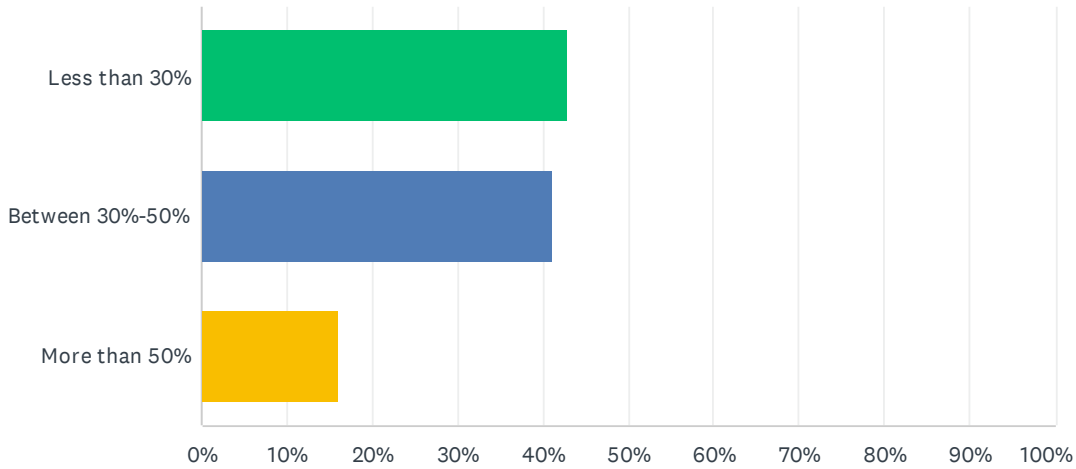
#	OTHER (PLEASE SPECIFY)	DATE
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Glendale 2021-2029 Housing Element Update Survey

1	I do not own, so would not / cannot make.	4/30/2021 7:31 PM
2	Pluming electrical it's almost a 100 year old home	4/28/2021 5:29 PM
3	Window replacement	4/26/2021 8:00 AM
4	I don't own my home so I can't make changes to it	4/25/2021 6:53 PM
5	I replaced my hvac summer 2020	4/24/2021 9:00 PM
6	De	4/24/2021 3:38 PM
7	It's not my home! Its the landlord that leaves it in disrepair	4/23/2021 2:42 PM
8	Roaches	4/23/2021 1:14 PM
9	The upgrade I'm looking for is to get out of Glendale. The corruption and lack of regard for residents has beaten me down.	4/23/2021 12:43 PM
10	I rent, so I cannot make any improvements	4/23/2021 12:40 PM
11	Cant update as I rent	4/23/2021 10:22 AM
12	None now. It's too hard to get permits in a timely matter. And, why invest in our home when the neighborhood is on the verge of changing for the worst. Walkability, drivability, and safety will all be affected. Stop this madness. Think and plan before you move. What we moved here for 20 years ago is not what we see continuing in the future. Why invest in our home now?	4/22/2021 8:49 PM
13	None. I live in a new apartment buildings	4/22/2021 4:17 PM
14	I rent	4/20/2021 1:36 PM
15	Wood floor	4/19/2021 9:33 PM
16	Insulation & new carpets, despite being a renter	4/19/2021 1:07 PM
17	I do not own	4/17/2021 3:40 PM
18	I rent my place	4/16/2021 10:34 AM
19	I rent, so none	4/15/2021 11:02 PM
20	Walls are paperthin, renters must go through background check	4/15/2021 10:23 PM
21	Replace all carpeting and appliances	4/15/2021 5:22 PM
22	I rent so I cant do shit. But all the windows are 101yr old single pane, 6ft in length. The bedrooms have no heat or AC. Apt has no viable source of heat at all. No insulation. This building can and should be outfitted with central heat/ac. Back staircase for upstairs apts wraps around my bedroom walls and slams horribly into the walls when someone walks down them- even worse when theres an earthquake!	4/15/2021 10:46 AM
23	Exterior cladding	4/14/2021 4:34 PM
24	landscaping for shade and drought tolerance	4/14/2021 1:48 PM
25	I rent. All i can do is put potted plants outside	4/13/2021 10:00 AM
26	We rent	4/10/2021 11:49 AM
27	Plumbing and electrical	4/9/2021 9:08 PM
28	Repair damaged stucco	4/9/2021 7:43 PM
29	We rent, so there have been no upgrades.	4/9/2021 7:15 PM
30	Not my home	4/9/2021 4:59 PM
31	Window ac is not adequately weatherproofed but I don't own the place	4/8/2021 5:29 PM
32	O cannot make changes because I'm renting	4/8/2021 3:25 PM
33	rental	4/6/2021 10:44 PM

Q13 Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

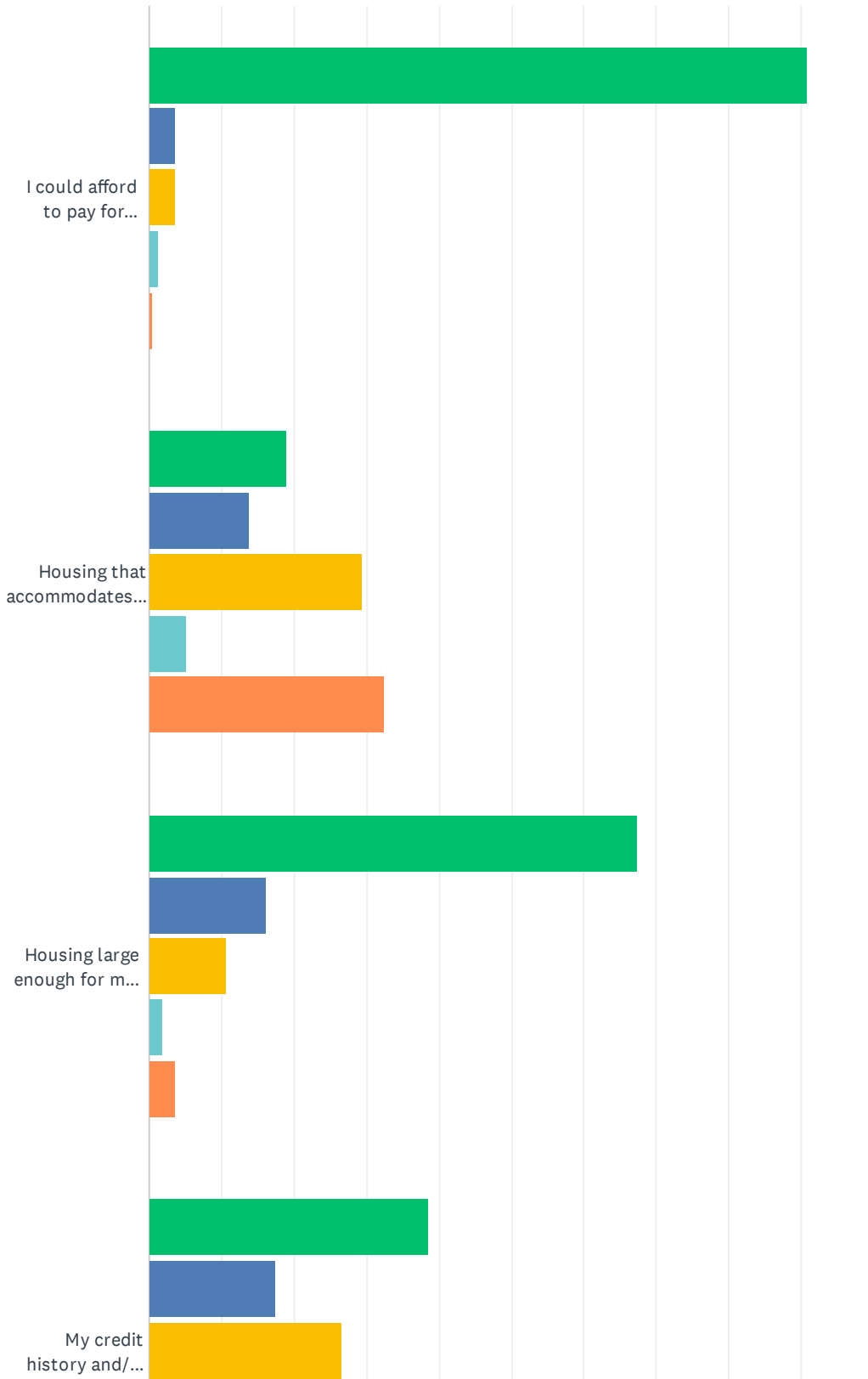
Answered: 238 Skipped: 63



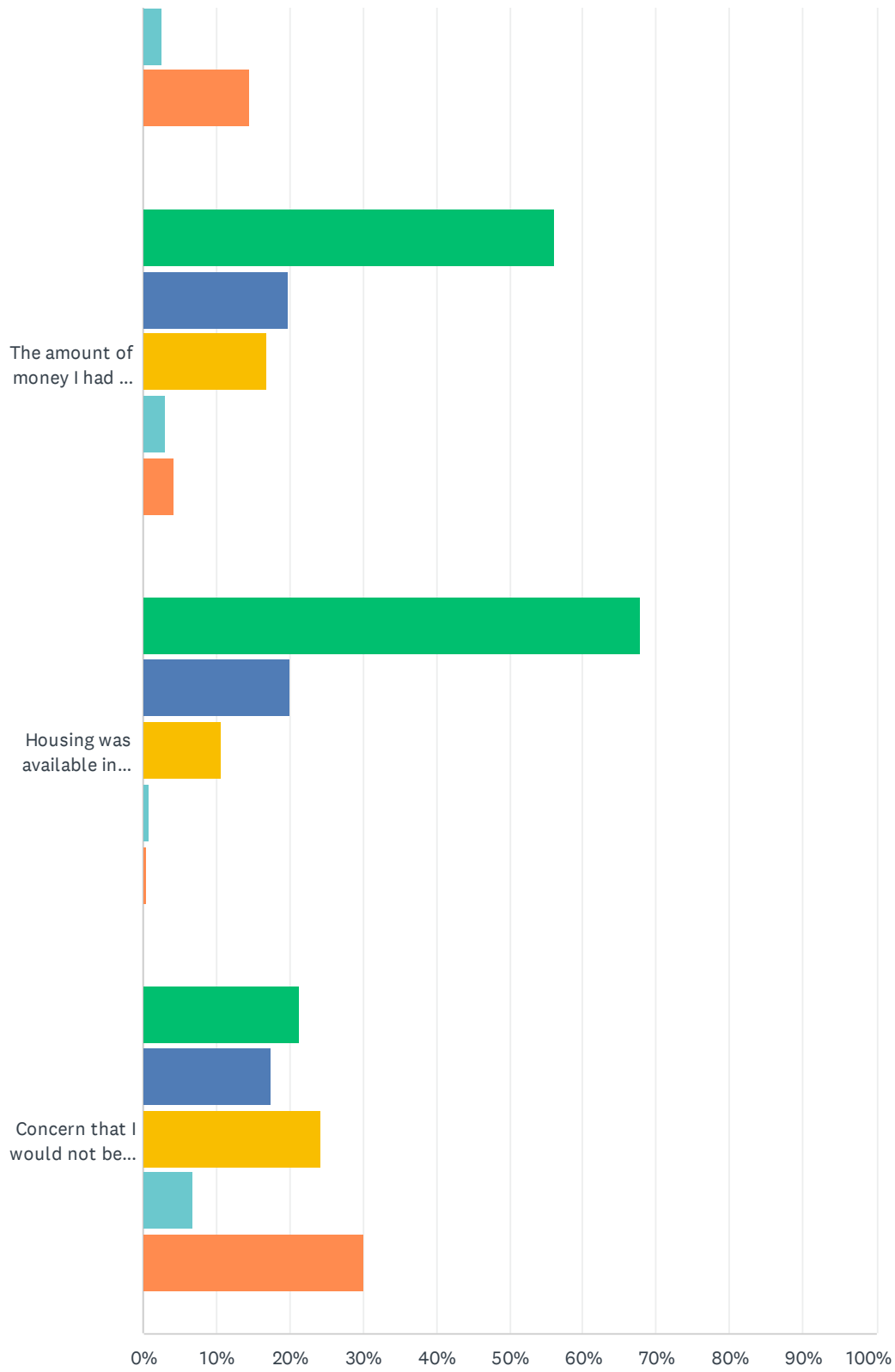
ANSWER CHOICES	RESPONSES	
Less than 30%	42.86%	102
Between 30%-50%	41.18%	98
More than 50%	15.97%	38
TOTAL		238

Q14 How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

Answered: 228 Skipped: 73



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■ Very Important
 ■ Somewhat Important
 ■ Neutral
■ Somewhat Unimportant
 ■ Unimportant

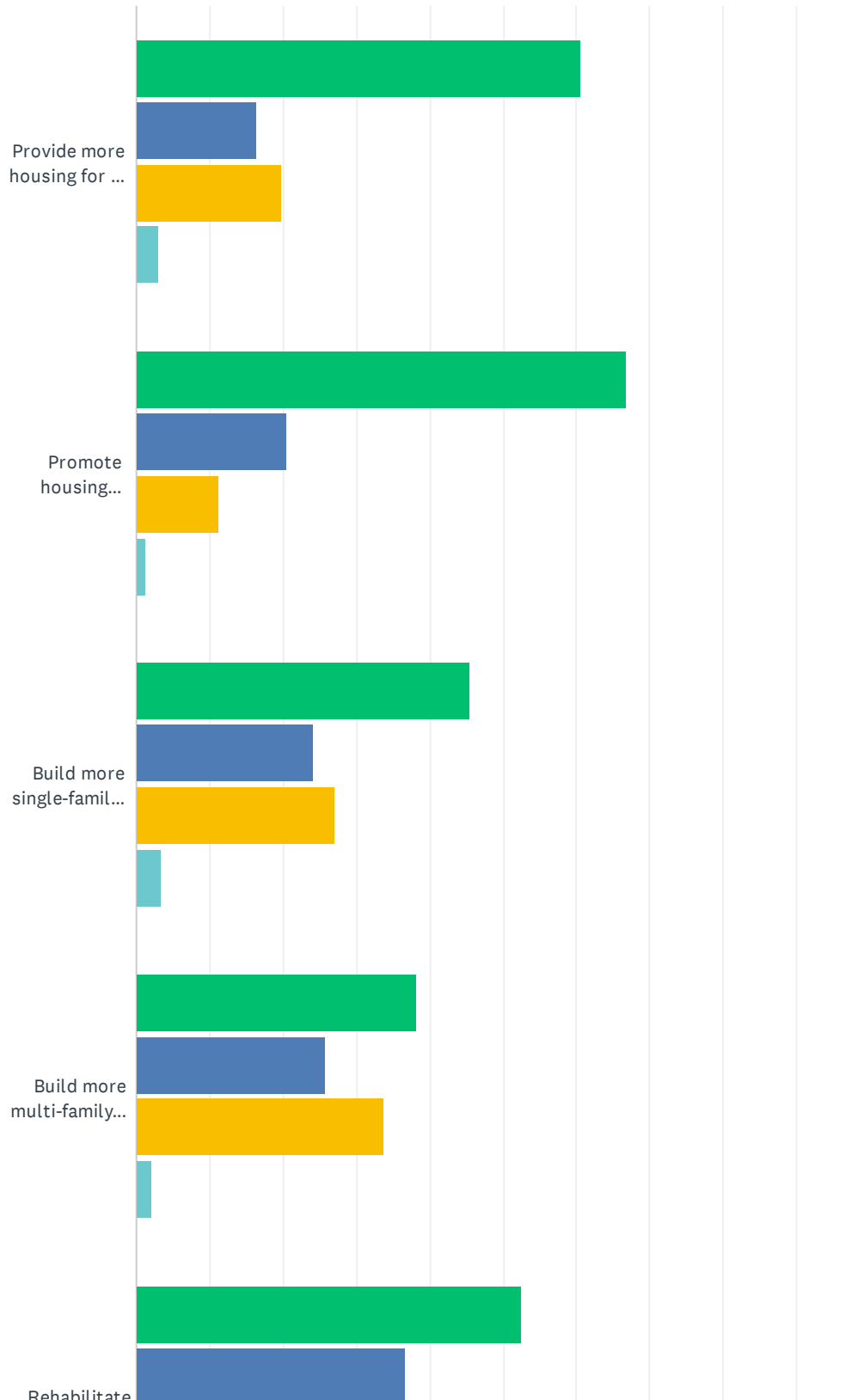
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	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
I could afford to pay for housing	90.87% 199	3.65% 8	3.65% 8	1.37% 3	0.46% 1	219	1.17
Housing that accommodates disability of household member	19.07% 37	13.92% 27	29.38% 57	5.15% 10	32.47% 63	194	3.18
Housing large enough for my household	67.44% 145	16.28% 35	10.70% 23	1.86% 4	3.72% 8	215	1.58
My credit history and/or credit score	38.69% 77	17.59% 35	26.63% 53	2.51% 5	14.57% 29	199	2.37
The amount of money I had for deposit	56.04% 116	19.81% 41	16.91% 35	2.90% 6	4.35% 9	207	1.80
Housing was available in the neighborhood I chose	67.76% 145	20.09% 43	10.75% 23	0.93% 2	0.47% 1	214	1.46
Concern that I would not be welcome in that neighborhood	21.36% 44	17.48% 36	24.27% 50	6.80% 14	30.10% 62	206	3.07

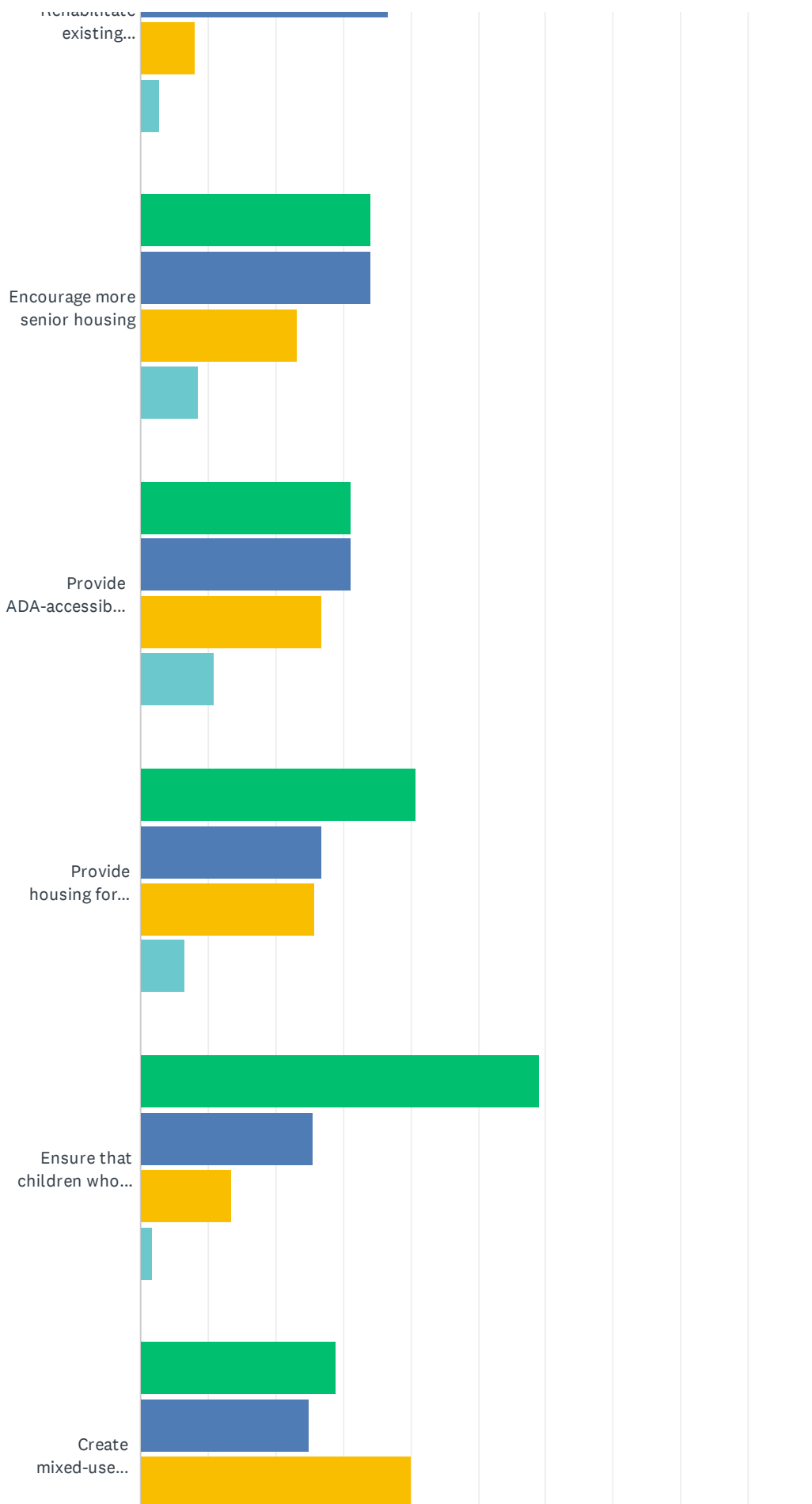
#	OTHER (PLEASE SPECIFY)	DATE
1	Location, relative to workplace and amenities. Quality of construction and maintenance. Availability of parking. Neighborhood safety.	5/2/2021 3:39 PM
2	Feeling safe ... not having mentally ill people wandering the streets.	4/23/2021 12:47 PM
3	MUST live in SFR neighborhood; DO NOT want to live near large multi-unit, mixed-use, or commercial	4/22/2021 10:28 PM
4	Being able to afford the taxes.	4/22/2021 9:49 PM
5	I experience a lot of discrimination from Armenians even though I have lived in Glendale for over 35 years. Armenian consider Glendale their town. If I had a penny for every time one of them told me if I don't like it move, I'd be rich.	4/20/2021 1:51 PM
6	The landlord's policies	4/19/2021 11:19 PM
7	quality and character of the neighborhood	4/14/2021 9:04 PM
8	This survey defines "fair housing" in discriminatory language, but our present-day constrained housing supply is both 'race-neutral' in its language and racialized in its impacts. I have money for a deposit, should i find a place; but because of the building constraints applied to deify the single family neighborhoods a "starter home" is almost a million dollars and a three bedroom rental starts at \$2300 a month. You can't keep exclusionary zoning forever because you will lose your working families.	4/13/2021 10:11 AM
9	Proximity to public transportation	4/8/2021 10:52 AM
10	Condition of Housing environment (Very Important)	4/7/2021 7:56 AM

Q15 How important are the following housing priorities to you and your family?

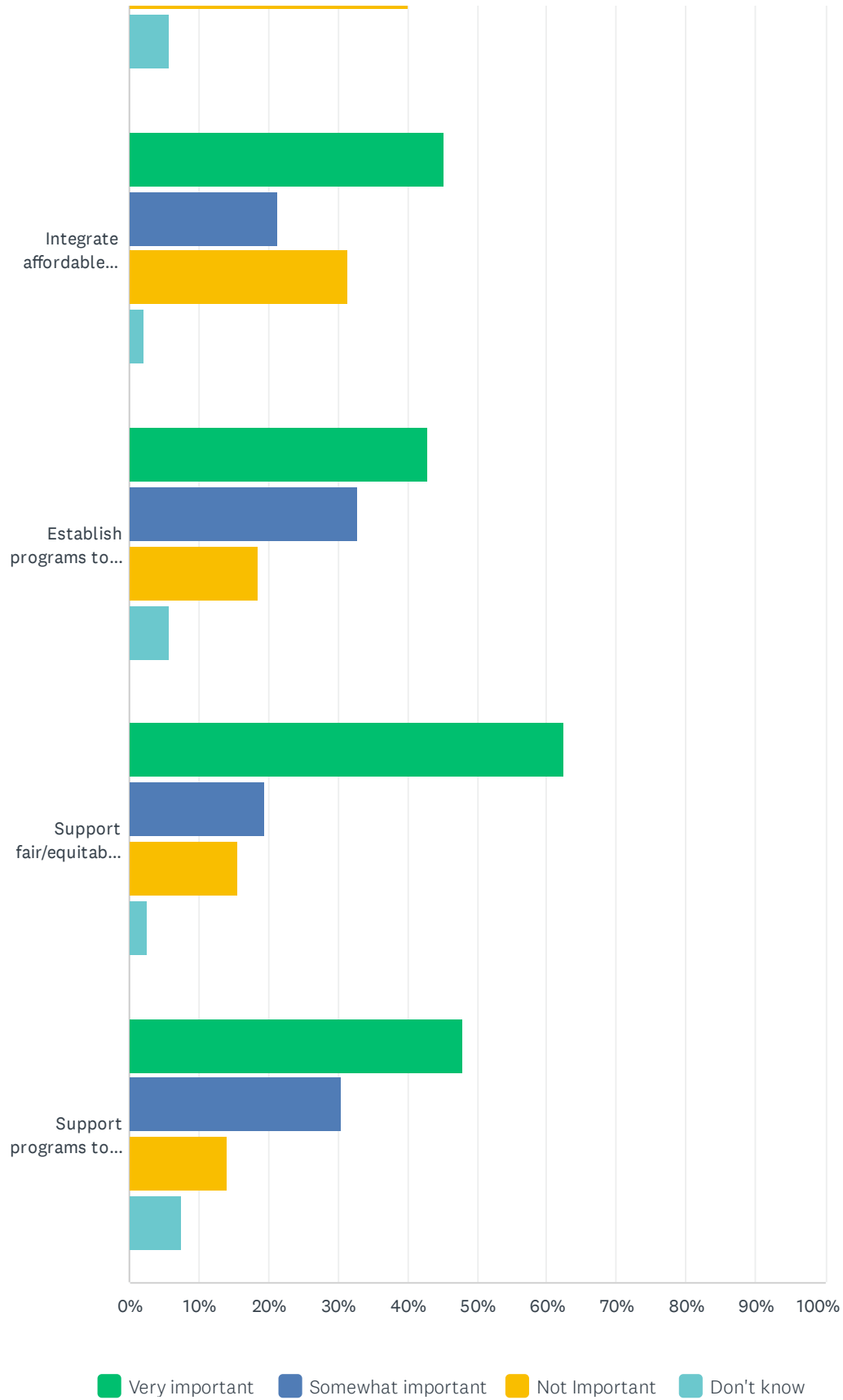
Answered: 241 Skipped: 60



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Glendale 2021-2029 Housing Element Update Survey

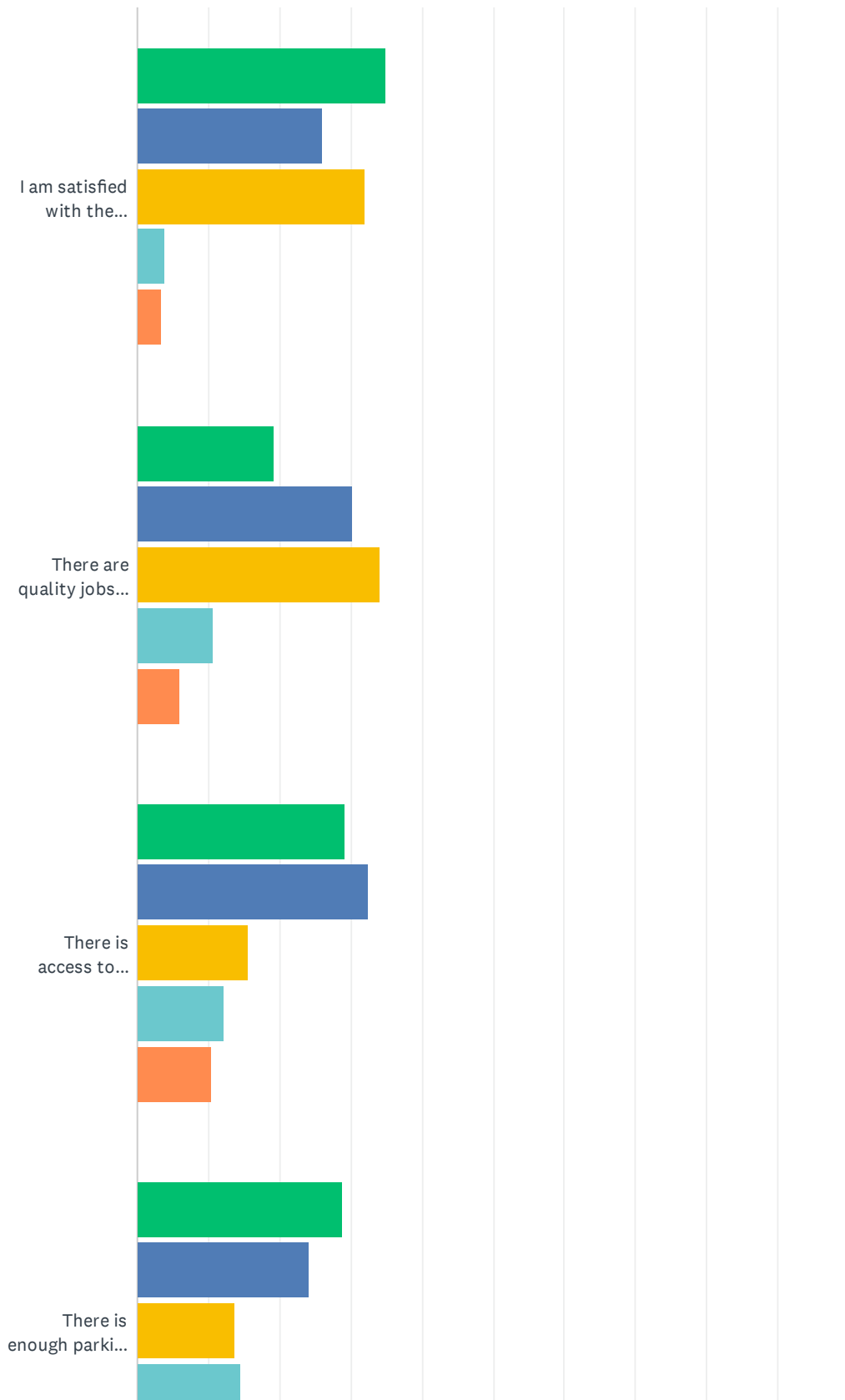


Glendale 2021-2029 Housing Element Update Survey

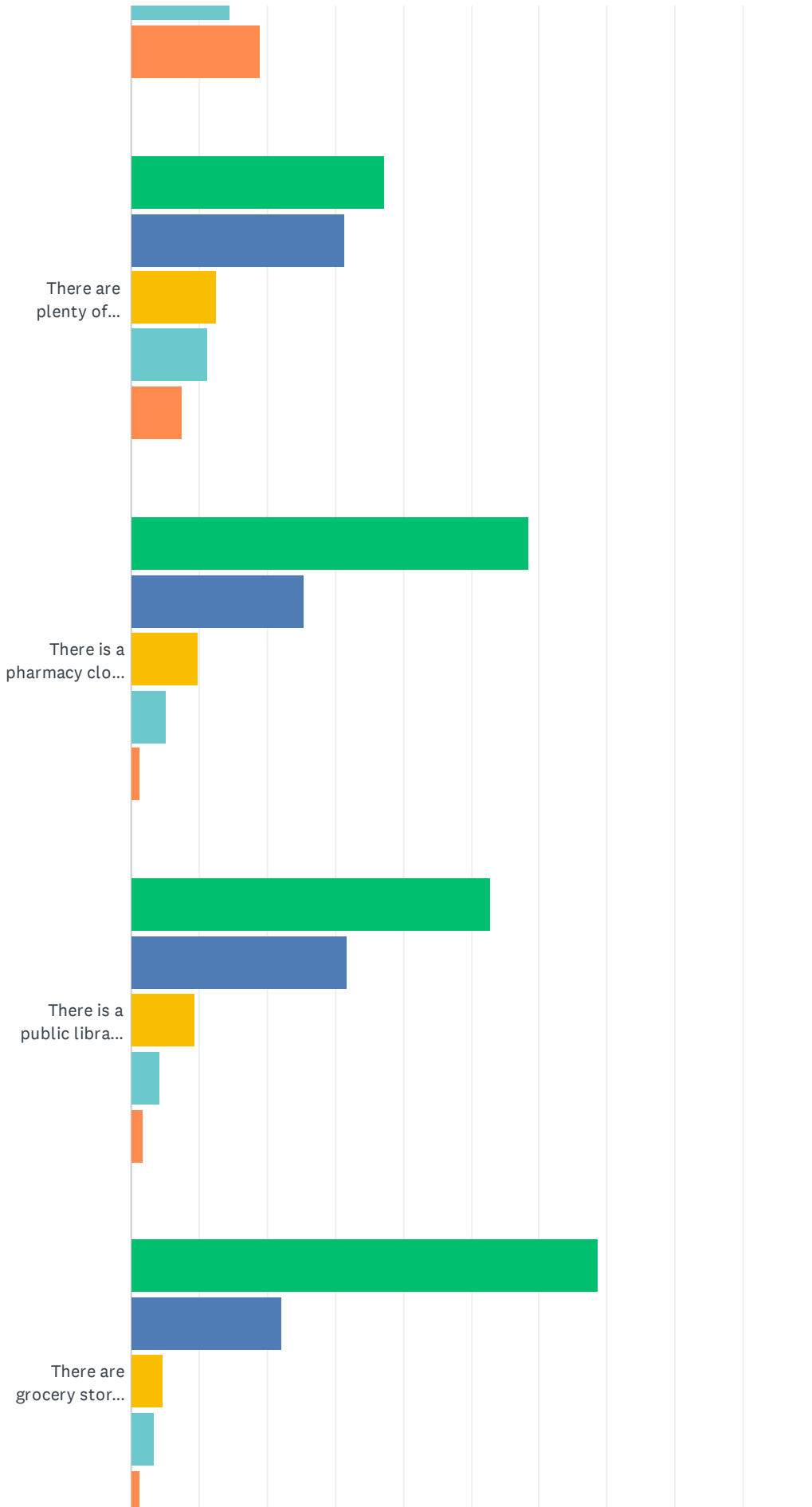
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Provide more housing for all income levels	60.61% 140	16.45% 38	19.91% 46	3.03% 7	231	1.65
Promote housing affordable to working families	66.81% 153	20.52% 47	11.35% 26	1.31% 3	229	1.47
Build more single-family housing	45.49% 106	24.03% 56	27.04% 63	3.43% 8	233	1.88
Build more multi-family housing (apartments, condos, etc.)	38.22% 86	25.78% 58	33.78% 76	2.22% 5	225	2.00
Rehabilitate existing housing	52.47% 117	36.77% 82	8.07% 18	2.69% 6	223	1.61
Encourage more senior housing	34.05% 79	34.05% 79	23.28% 54	8.62% 20	232	2.06
Provide ADA-accessible housing	31.05% 68	31.05% 68	26.94% 59	10.96% 24	219	2.18
Provide housing for homeless	40.63% 91	26.79% 60	25.89% 58	6.70% 15	224	1.99
Ensure that children who grow up in Glendale can afford to live in Glendale as adults	59.13% 136	25.65% 59	13.48% 31	1.74% 4	230	1.58
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	29.02% 65	25.00% 56	40.18% 90	5.80% 13	224	2.23
Integrate affordable housing throughout the community to create mixed-income neighborhoods	45.13% 102	21.24% 48	31.42% 71	2.21% 5	226	1.91
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	42.92% 97	32.74% 74	18.58% 42	5.75% 13	226	1.87
Support fair/equitable housing opportunities	62.39% 141	19.47% 44	15.49% 35	2.65% 6	226	1.58
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	48.02% 109	30.40% 69	14.10% 32	7.49% 17	227	1.81

Q16 Please respond to each statement: (1-5 scale)

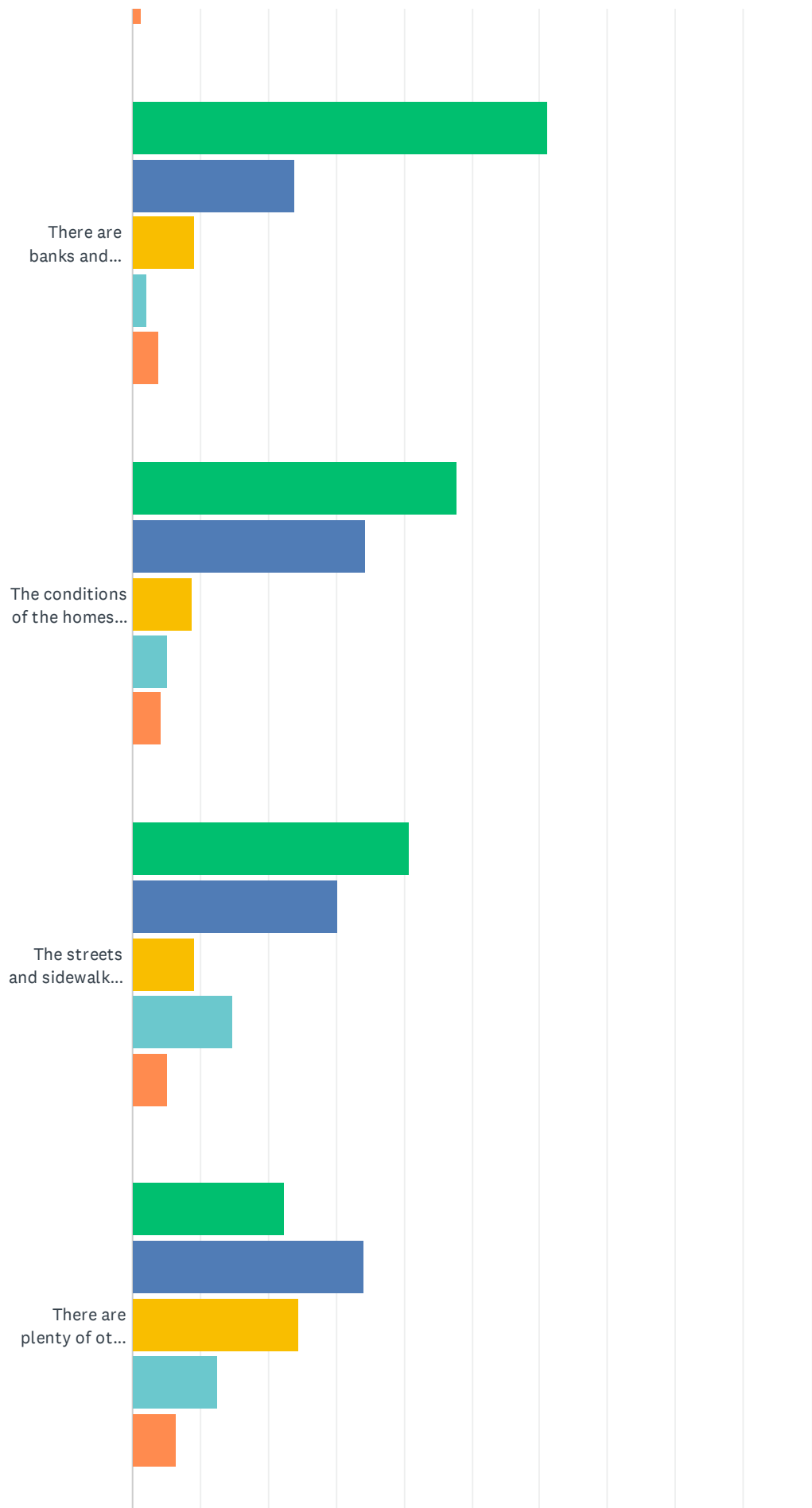
Answered: 240 Skipped: 61



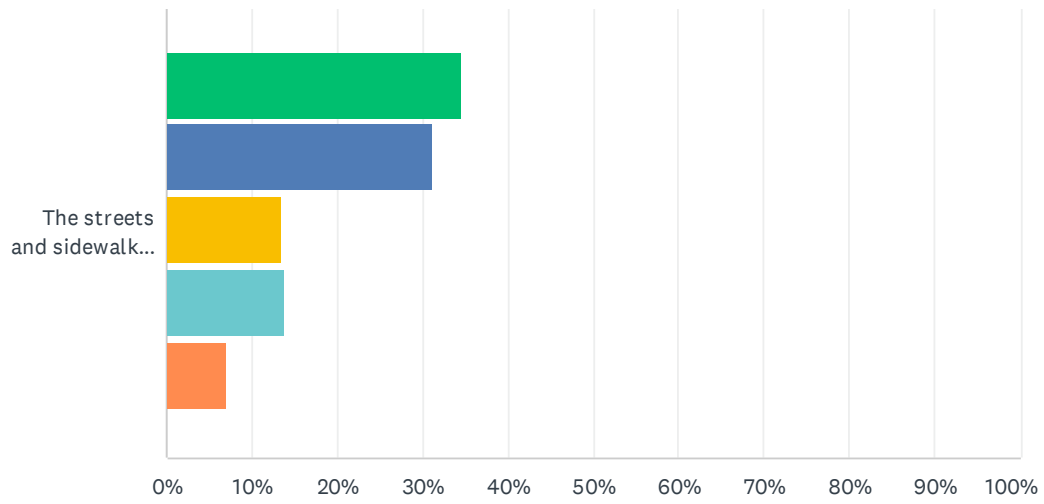
Glendale 2021-2029 Housing Element Update Survey



Glendale 2021-2029 Housing Element Update Survey



Glendale 2021-2029 Housing Element Update Survey



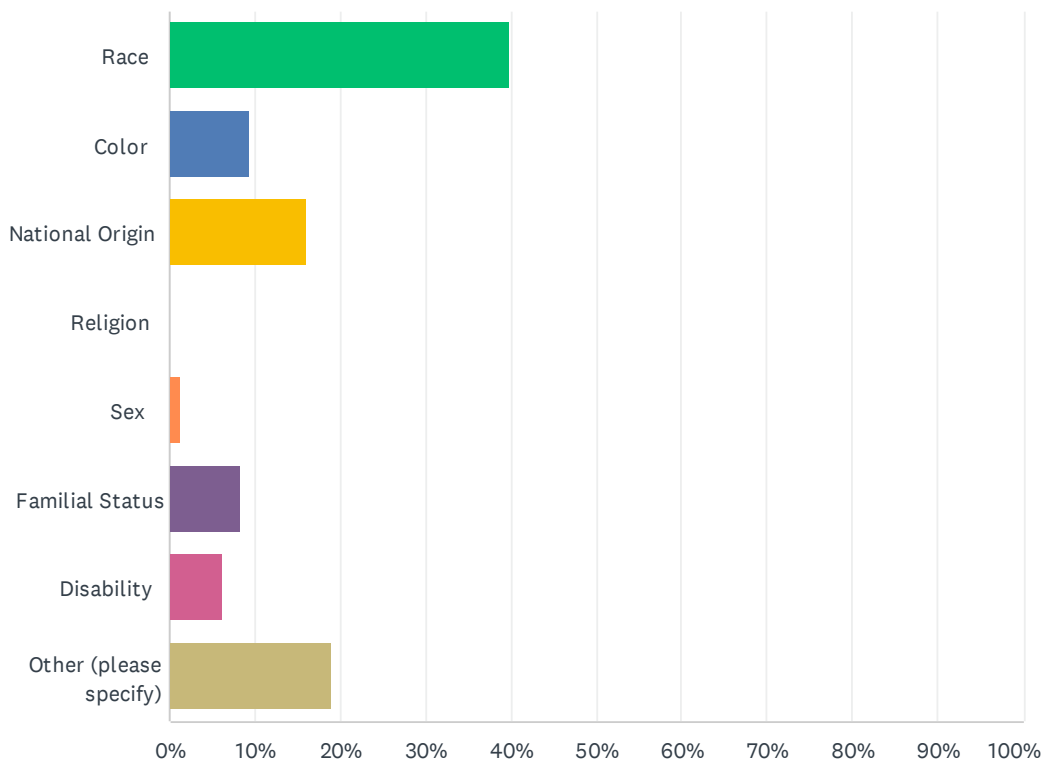
- Strongly agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Strongly disagree

Glendale 2021-2029 Housing Element Update Survey

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I am satisfied with the schools in my area	34.89% 82	25.96% 61	31.91% 75	3.83% 9	3.40% 8	235	2.15
There are quality jobs in my neighborhood	19.15% 45	30.21% 71	34.04% 80	10.64% 25	5.96% 14	235	2.54
There is access to public transit close to my neighborhood	29.11% 69	32.49% 77	15.61% 37	12.24% 29	10.55% 25	237	2.43
There is enough parking in my area of town	28.81% 68	24.15% 57	13.56% 32	14.41% 34	19.07% 45	236	2.71
There are plenty of parks, playgrounds, or green space near me	37.24% 89	31.38% 75	12.55% 30	11.30% 27	7.53% 18	239	2.21
There is a pharmacy close to my house	58.47% 138	25.42% 60	9.75% 23	5.08% 12	1.27% 3	236	1.65
There is a public library close to my house	52.97% 125	31.78% 75	9.32% 22	4.24% 10	1.69% 4	236	1.70
There are grocery stores close to my neighborhood	68.62% 164	22.18% 53	4.60% 11	3.35% 8	1.26% 3	239	1.46
There are banks and credit unions near where I live	61.09% 146	23.85% 57	9.21% 22	2.09% 5	3.77% 9	239	1.64
The conditions of the homes in my neighborhood are acceptable	47.70% 114	34.31% 82	8.79% 21	5.02% 12	4.18% 10	239	1.84
The streets and sidewalks near my home are well kept	40.76% 97	30.25% 72	9.24% 22	14.71% 35	5.04% 12	238	2.13
There are plenty of other public spaces near my home	22.36% 53	34.18% 81	24.47% 58	12.66% 30	6.33% 15	237	2.46
The streets and sidewalks in my neighborhood have adequate lighting	34.45% 82	31.09% 74	13.45% 32	13.87% 33	7.14% 17	238	2.28

Q17 The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the most prevalent factor in housing discrimination in our region?

Answered: 226 Skipped: 75



ANSWER CHOICES	RESPONSES	
Race	39.82%	90
Color	9.29%	21
National Origin	15.93%	36
Religion	0.00%	0
Sex	1.33%	3
Familial Status	8.41%	19
Disability	6.19%	14
Other (please specify)	19.03%	43
TOTAL		226

#	OTHER (PLEASE SPECIFY)	DATE
1	I am not aware of housing discrimination based on protected criteria.	5/2/2021 3:39 PM

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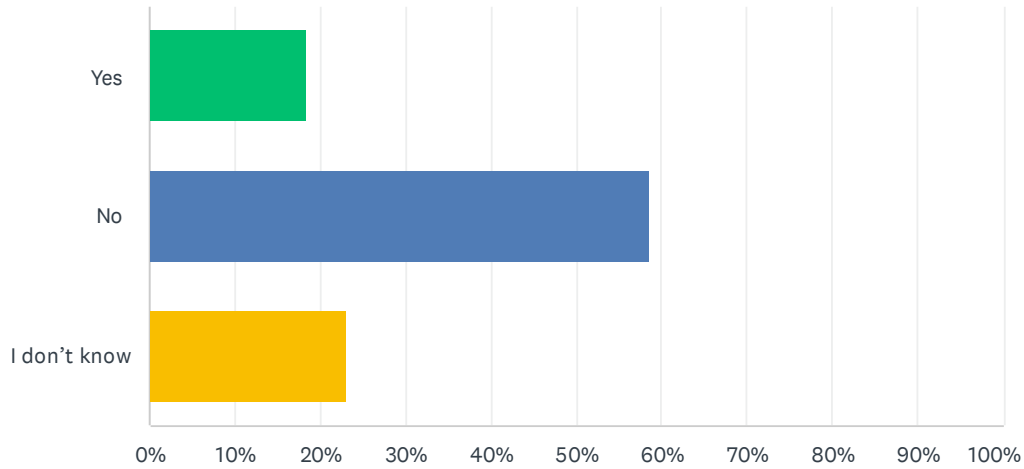
2	Income	4/27/2021 7:18 PM
3	I see no discrimination= NONE.	4/26/2021 5:03 PM
4	Not an issue	4/23/2021 2:14 PM
5	senior	4/23/2021 12:38 PM
6	Ability to pay	4/22/2021 9:49 PM
7	financial	4/22/2021 8:46 PM
8	I don't know.	4/22/2021 6:18 PM
9	None	4/22/2021 5:29 PM
10	don't know	4/22/2021 4:35 PM
11	I don't know.	4/22/2021 4:19 PM
12	don't know.	4/22/2021 4:16 PM
13	Income	4/19/2021 9:41 PM
14	I have no idea	4/19/2021 5:55 PM
15	Gender identity	4/17/2021 8:50 AM
16	Financial	4/16/2021 8:36 PM
17	Income	4/16/2021 7:33 PM
18	don't know how to answer this. Am not aware of extreme discrimination	4/16/2021 4:34 PM
19	No opinion	4/16/2021 3:51 PM
20	Affordability	4/16/2021 3:11 PM
21	Financial	4/16/2021 2:36 PM
22	No problems here	4/16/2021 11:00 AM
23	Don't know	4/16/2021 10:39 AM
24	No idea and the wording of this question seems suspect	4/16/2021 10:26 AM
25	none	4/16/2021 9:14 AM
26	Ethnicity	4/16/2021 12:37 AM
27	where's sexual preference/gender expression?	4/15/2021 2:49 PM
28	money	4/15/2021 10:49 AM
29	Ethnicity	4/15/2021 10:46 AM
30	Size of family.	4/15/2021 8:17 AM
31	idk	4/14/2021 9:41 PM
32	Income	4/14/2021 6:32 PM
33	None	4/14/2021 6:28 PM
34	None	4/13/2021 12:09 PM
35	None of the above exist in my neighborhood	4/13/2021 9:52 AM
36	In my area, we have owners and renters from all of the above listed.	4/10/2021 10:10 AM
37	Not aware of any	4/9/2021 6:49 PM
38	Don't know. Not aware of any.	4/9/2021 5:03 PM
39	I don't feel there's discrimination based on those factors	4/8/2021 5:59 PM

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40	I'm not sure	4/8/2021 3:33 PM
41	Not Sure	4/7/2021 3:00 AM
42	Sexual orientation	4/6/2021 10:21 PM
43	Income	4/6/2021 2:55 PM

Q18 Have you ever experienced or witnessed housing discrimination in the City of Glendale?

Answered: 239 Skipped: 62

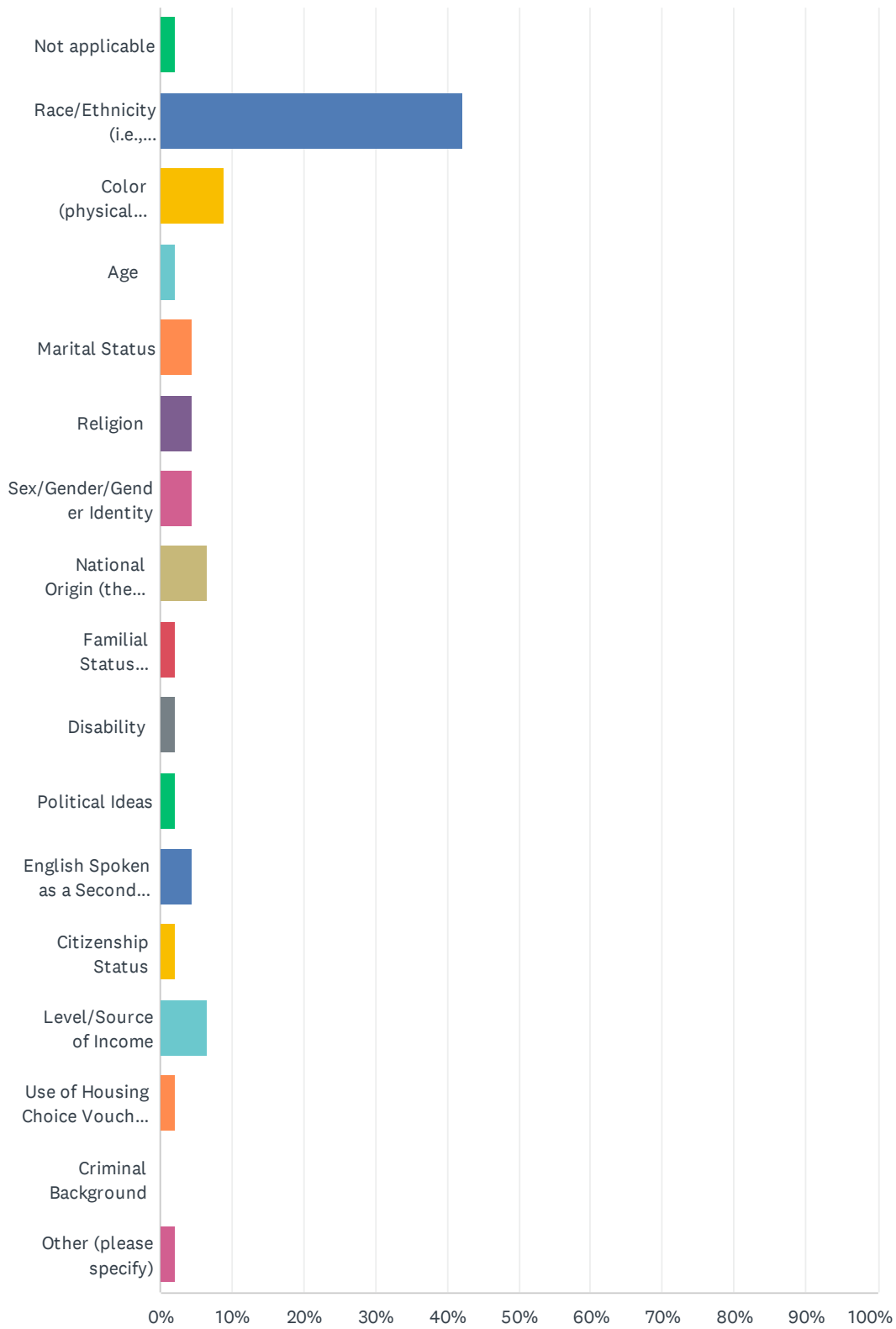


ANSWER CHOICES	RESPONSES
Yes	18.41% 44
No	58.58% 140
I don't know	23.01% 55
TOTAL	239

Q19 On what grounds do you believe you witnessed housing discrimination?

Answered: 45 Skipped: 256

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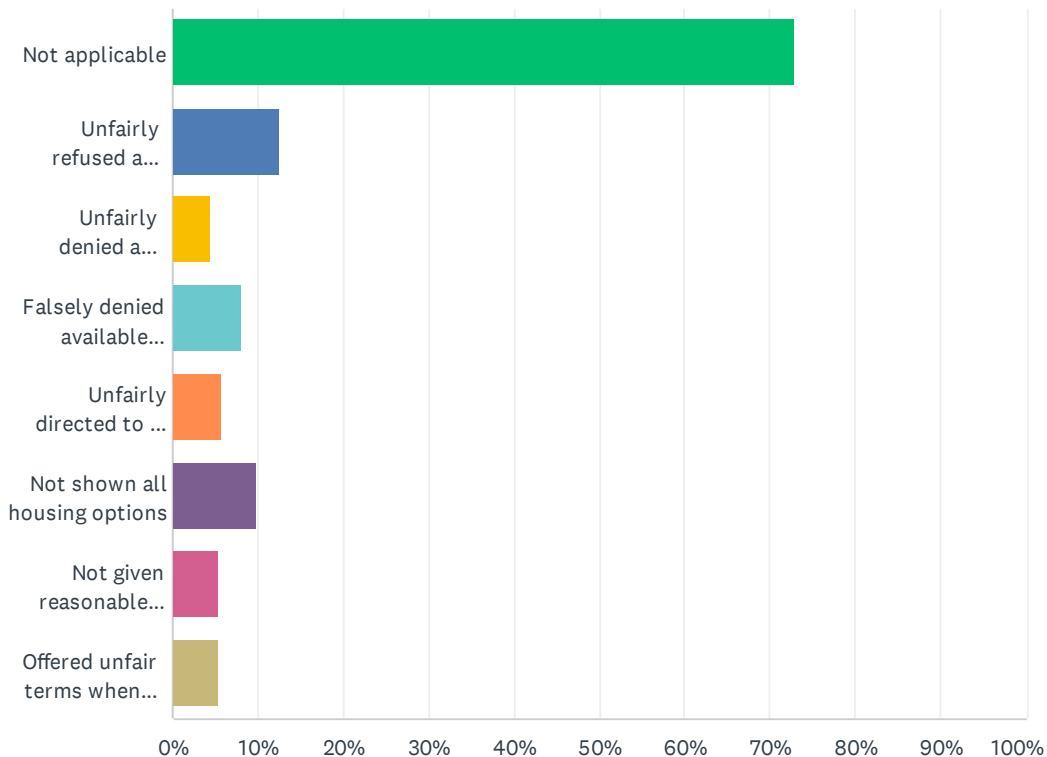
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ANSWER CHOICES	RESPONSES	
Not applicable	2.22%	1
Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)	42.22%	19
Color (physical appearance)	8.89%	4
Age	2.22%	1
Marital Status	4.44%	2
Religion	4.44%	2
Sex/Gender/Gender Identity	4.44%	2
National Origin (the country where a person was born)	6.67%	3
Familial Status (Families with Children)	2.22%	1
Disability	2.22%	1
Political Ideas	2.22%	1
English Spoken as a Second Language	4.44%	2
Citizenship Status	2.22%	1
Level/Source of Income	6.67%	3
Use of Housing Choice Voucher or other assistance	2.22%	1
Criminal Background	0.00%	0
Other (please specify)	2.22%	1
TOTAL		45

#	OTHER (PLEASE SPECIFY)	DATE
1	You have to know someone to be able to get senior housing.	4/23/2021 12:39 PM

Q20 Do you know of anyone in Glendale who has faced the following: (select all that apply)

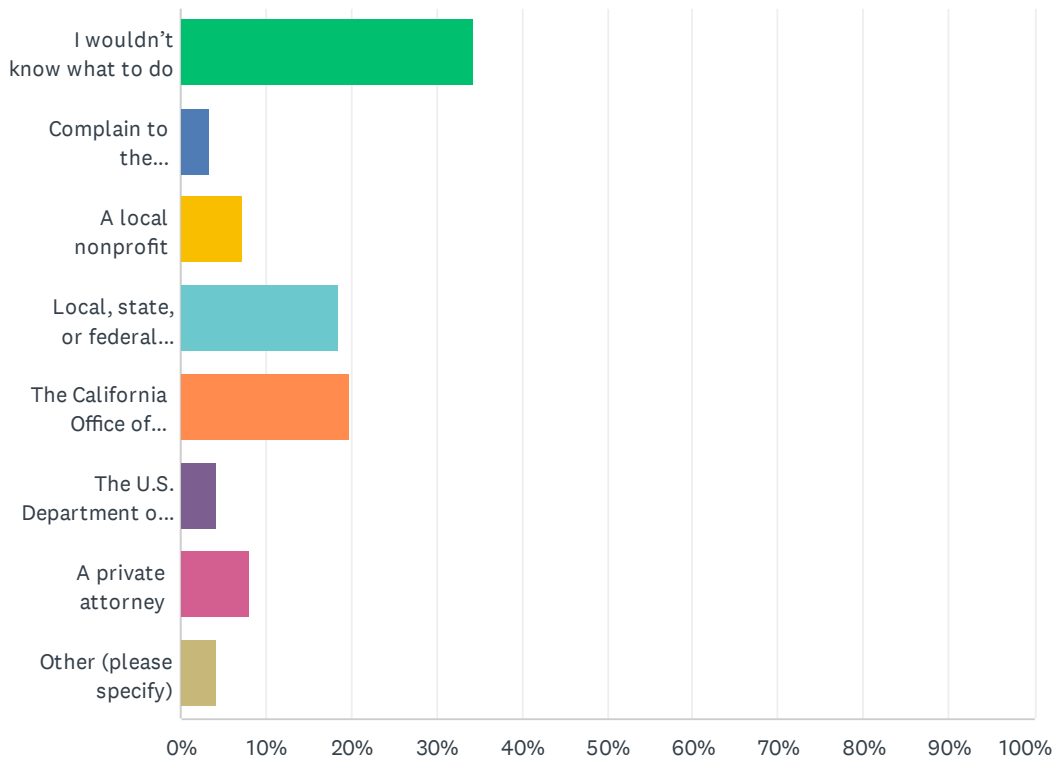
Answered: 222 Skipped: 79



ANSWER CHOICES	RESPONSES	
Not applicable	72.97%	162
Unfairly refused a rental or sale agreement	12.61%	28
Unfairly denied a mortgage	4.50%	10
Falsely denied available housing options	8.11%	18
Unfairly directed to a certain neighborhood and/or locations	5.86%	13
Not shown all housing options	9.91%	22
Not given reasonable accommodation for a disability	5.41%	12
Offered unfair terms when buying or selling	5.41%	12
Total Respondents: 222		

Q21 Where would you refer someone if they felt their fair housing rights had been violated?

Answered: 233 Skipped: 68



ANSWER CHOICES	RESPONSES	
I wouldn't know what to do	34.33%	80
Complain to the individual/organization discriminating	3.43%	8
A local nonprofit	7.30%	17
Local, state, or federal government	18.45%	43
The California Office of Housing and Community Development	19.74%	46
The U.S. Department of Housing and Urban Development	4.29%	10
A private attorney	8.15%	19
Other (please specify)	4.29%	10
TOTAL		233

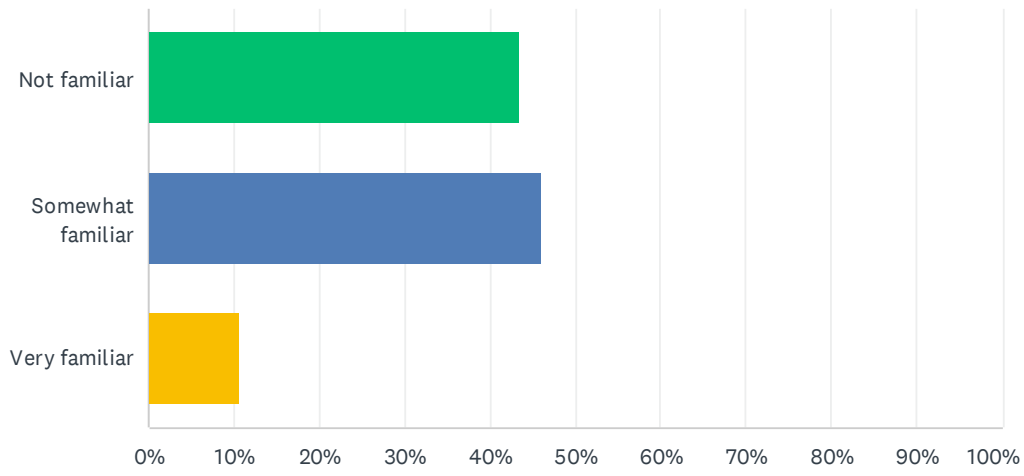
#	OTHER (PLEASE SPECIFY)	DATE
1	I would probably advise the person simply to look elsewhere. There are many landlords and real estate agents, most of whom are eager to serve anyone with the ability to pay. Making government complaints is unlikely to be useful, in terms of finding a good place to live at an affordable price.	5/2/2021 3:41 PM
2	Housing Rights Center	4/23/2021 7:03 PM

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3	Glendale Tenants Union	4/23/2021 12:47 PM
4	I fight back on my own because when i was try to get help in t was mañana excuses and nothing happened so i went to court with the help of pasadena center help unbelievable but it happened	4/17/2021 3:53 PM
5	California Dept. of Fair Employment and Housing	4/16/2021 5:02 PM
6	City of Glendale and DFEH (Dpt. of Fair Employment & Housing)	4/15/2021 11:38 AM
7	glendale tenants union	4/14/2021 8:49 PM
8	California Department of Fair Employment and Housing	4/10/2021 9:57 AM
9	I refer them to Gloria Allred because the city Council Glendale doesn't give a shit	4/9/2021 5:38 PM
10	Glendale Tenants Union, Neighborhood Legal Services of LA	4/6/2021 8:56 PM

Q22 How familiar are you with Fair Housing Laws?

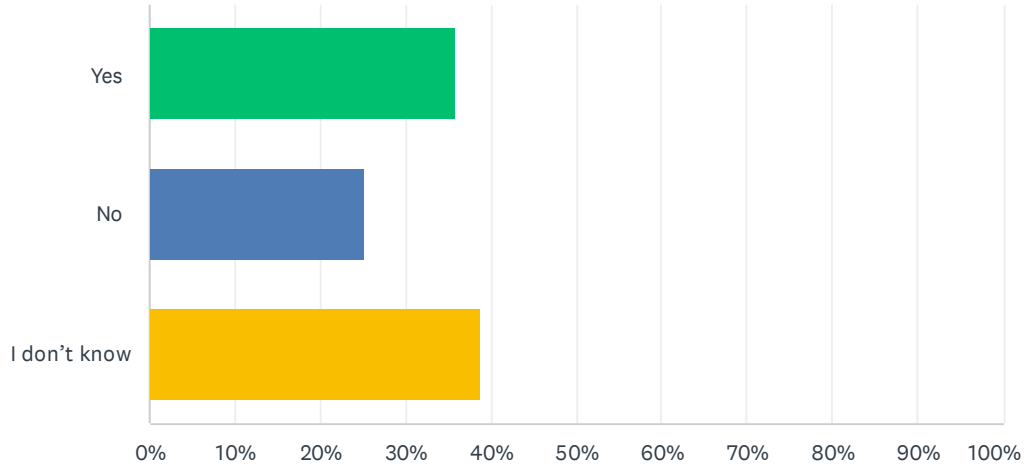
Answered: 235 Skipped: 66



ANSWER CHOICES	RESPONSES	
Not familiar	43.40%	102
Somewhat familiar	45.96%	108
Very familiar	10.64%	25
TOTAL		235

Q23 Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

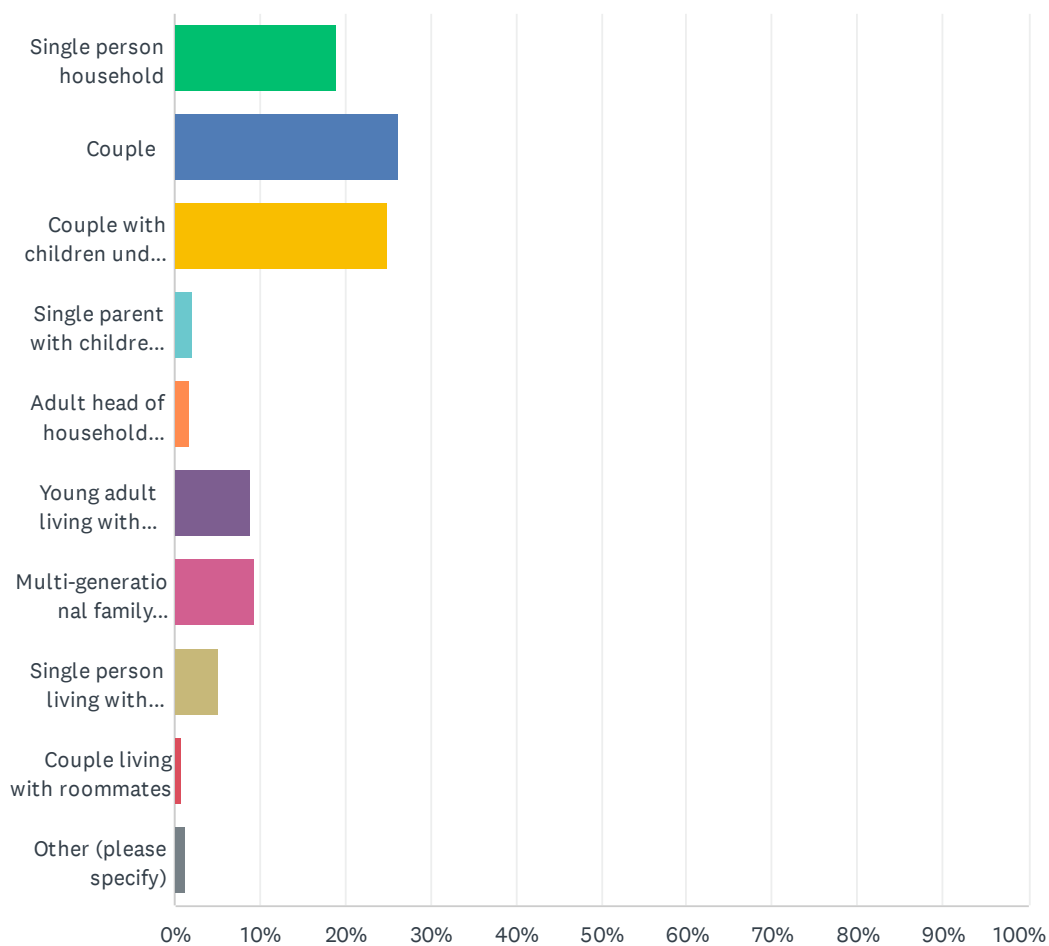
Answered: 234 Skipped: 67



ANSWER CHOICES	RESPONSES	
Yes	35.90%	84
No	25.21%	59
I don't know	38.89%	91
TOTAL		234

Q24 Which of the following best describes your household type?

Answered: 232 Skipped: 69



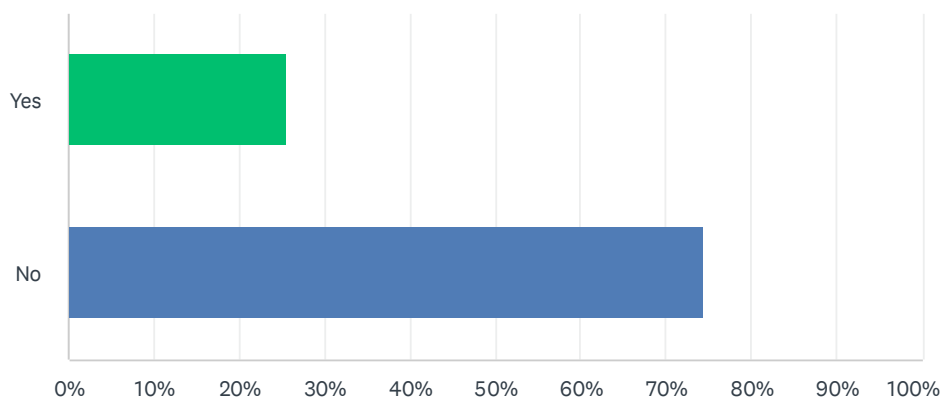
ANSWER CHOICES	RESPONSES	
Single person household	18.97%	44
Couple	26.29%	61
Couple with children under 18	25.00%	58
Single parent with children under 18	2.16%	5
Adult head of household (non-parent) with children under 18	1.72%	4
Young adult living with parents	9.05%	21
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	9.48%	22
Single person living with roommates	5.17%	12
Couple living with roommates	0.86%	2
Other (please specify)	1.29%	3
TOTAL		232

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#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with baby on the way.	4/30/2021 7:36 PM
2	Couple with minor and adult children	4/19/2021 9:45 PM
3	Decline to state.	4/9/2021 5:05 PM

Q25 Has the Coronavirus impacted your housing situation?

Answered: 231 Skipped: 70



ANSWER CHOICES	RESPONSES
Yes	25.54% 59
No	74.46% 172
TOTAL	231

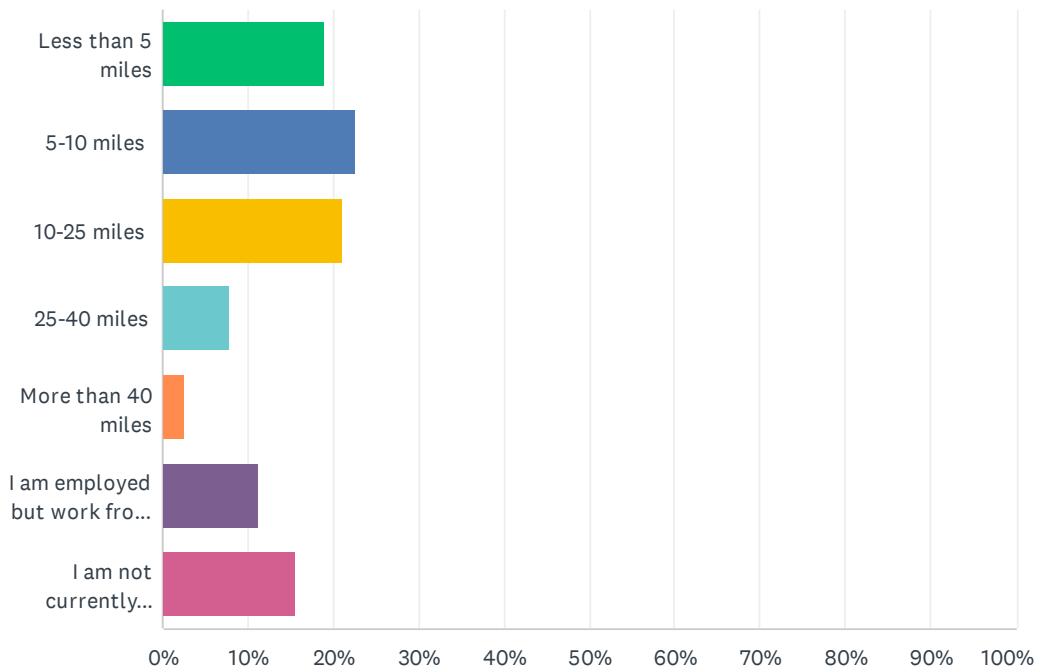
#	IF YES, HOW?	DATE
1	Loss of work / wages.	4/30/2021 7:36 PM
2	Our income was changed	4/27/2021 4:11 PM
3	My husband is layoffs	4/27/2021 2:04 PM
4	I have to stay home with my kids, cannot work	4/23/2021 1:11 PM
5	I now have a parking lot restaurant 12 feet from my window. Smoke pour into my house every night and I listen to people screaming until well past the time I'd like to sleep. I have respiratory infections and sleep deprivation and NO ONE in Glendale cares.	4/23/2021 12:49 PM
6	Husband lost job, was able to find another job, but the down time during the pandemic was devastating financially as we were already stretched.	4/23/2021 11:16 AM
7	Forced to move to larger place that allowed work from home	4/23/2021 10:27 AM
8	Forced us all to work and live on top of each other. Created tension.	4/23/2021 8:16 AM
9	Encouraged us to speed up single family home purchase.	4/23/2021 8:12 AM
10	i had to move in with my dad to help him during the pandemic	4/22/2021 5:46 PM
11	Lost job means that I'm uncertain if I can cover next month's rent	4/19/2021 11:25 PM
12	Available income towards rent.	4/19/2021 12:36 PM
13	I got covid and I had to quarantine in a hotel/airbnb so that my at risk parents wouldn't also contract it	4/17/2021 9:02 PM
14	No money for rent	4/16/2021 11:36 PM
15	Been locked down for over a year	4/16/2021 4:36 PM
16	all working from home (include child in distance learning)	4/16/2021 1:50 PM

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17	Lockdown	4/16/2021 12:56 PM
18	Had to move grandmother into home.	4/16/2021 11:06 AM
19	Loss of job	4/16/2021 10:53 AM
20	Made paying rent more difficult due to loss of income	4/16/2021 10:42 AM
21	I moved to Glendale because of the pandemic	4/16/2021 10:27 AM
22	reduced income	4/16/2021 9:00 AM
23	Isolation; grocery deliveries; more cost to stay home.	4/15/2021 9:03 PM
24	Working from home in tight quarters, one person in the kitchen and one in the bedroom	4/15/2021 8:37 PM
25	Isolated, alone over a year.	4/15/2021 2:18 PM
26	Loss of job	4/15/2021 10:43 AM
27	Everyone stays home all day, every day	4/15/2021 10:21 AM
28	rent	4/14/2021 8:50 PM
29	Working from home	4/14/2021 6:30 PM
30	Hairstylist and was not able to work	4/14/2021 2:43 PM
31	Family members laid off	4/14/2021 2:07 PM
32	It has made us want a yard for our child to play in	4/14/2021 1:56 PM
33	Roommate unable to pay her portion of rent	4/14/2021 1:36 PM
34	We were unemployed until fairly recently and had to get public assistance and help from family to cover rent	4/13/2021 10:14 AM
35	Now working from home, reduced hours. Harder to make rent	4/12/2021 10:54 AM
36	We moved into a bigger place with more space.	4/9/2021 5:29 PM
37	Lack of child care/unemployment	4/9/2021 5:28 PM
38	I need a bigger place, want to buy but too pricey or companies buy properties to rent.	4/9/2021 5:04 PM
39	Having to work from home (remote work) and living in a full house with no space	4/8/2021 5:46 PM
40	Both lost our jobs and now want to move but don't have 3x the income required for a lot of Apt buildings	4/8/2021 5:33 PM
41	loss of income therefore extremely hard to pay rent because we have received no rental assistance	4/7/2021 12:25 PM
42	Rents are too high	4/7/2021 3:06 AM
43	Was forced to move during early pandemic	4/6/2021 8:57 PM
44	Made it more difficult to find adequate long term meaningful employment	4/6/2021 2:57 PM

Q26 If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

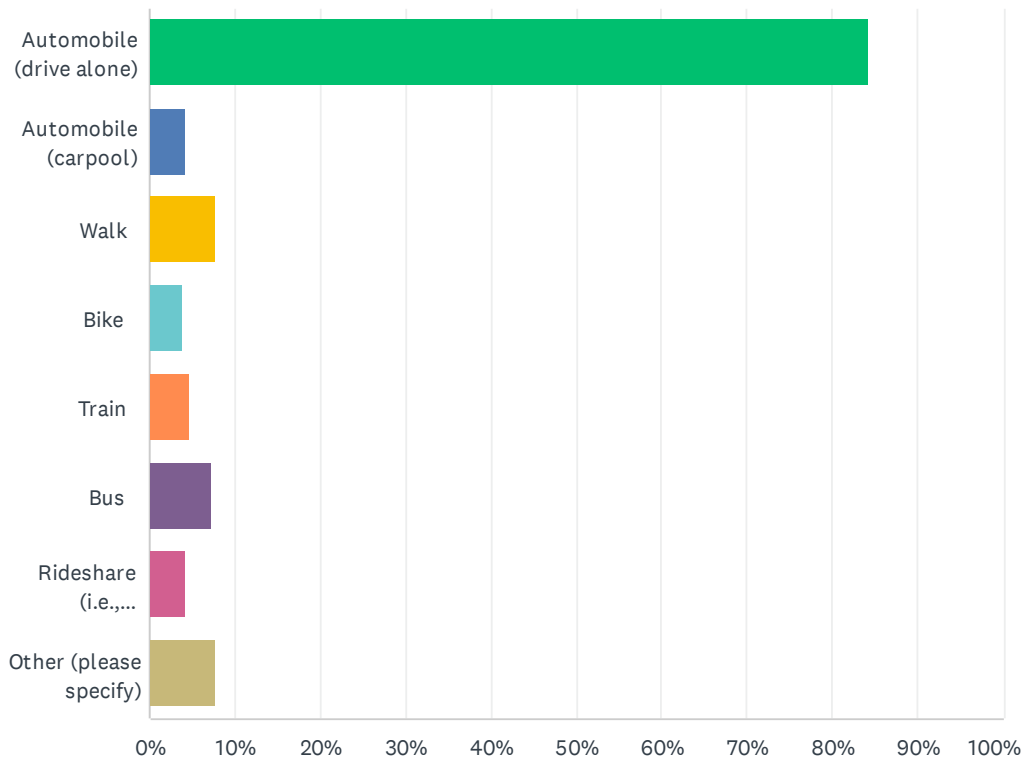
Answered: 231 Skipped: 70



ANSWER CHOICES	RESPONSES	
Less than 5 miles	19.05%	44
5-10 miles	22.51%	52
10-25 miles	21.21%	49
25-40 miles	7.79%	18
More than 40 miles	2.60%	6
I am employed but work from my home	11.26%	26
I am not currently employed	15.58%	36
TOTAL		231

Q27 If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply.

Answered: 209 Skipped: 92



ANSWER CHOICES	RESPONSES
Automobile (drive alone)	84.21% 176
Automobile (carpool)	4.31% 9
Walk	7.66% 16
Bike	3.83% 8
Train	4.78% 10
Bus	7.18% 15
Rideshare (i.e., Uber/Lyft)	4.31% 9
Other (please specify)	7.66% 16
Total Respondents: 209	

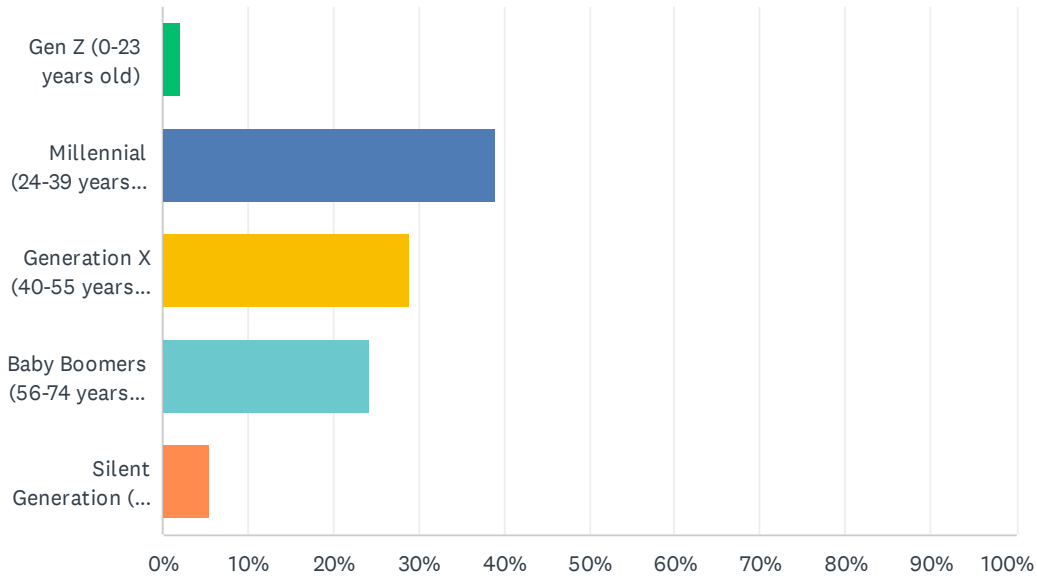
#	OTHER (PLEASE SPECIFY)	DATE
1	Work online	4/27/2021 7:23 PM
2	N/A Previously, automobile	4/26/2021 5:07 PM
3	Work remotely	4/20/2021 1:57 PM

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4	Retired, travel mostly by bike & automobile	4/20/2021 1:21 PM
5	I work inside the house	4/19/2021 5:57 PM
6	I am retired I don't work	4/18/2021 12:00 PM
7	I am not currently employed.	4/17/2021 8:48 PM
8	Motorcycle	4/17/2021 8:53 AM
9	have car but don't go out	4/16/2021 4:36 PM
10	Retired	4/16/2021 11:02 AM
11	Beeline to train station	4/16/2021 12:39 AM
12	Airport	4/14/2021 9:24 PM
13	Not applicable	4/14/2021 6:30 PM
14	Retired	4/10/2021 10:13 AM
15	Do not work now	4/9/2021 6:51 PM
16	I am unemployed	4/8/2021 3:36 PM

Q28 What age range most accurately describes you?

Answered: 231 Skipped: 70



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	2.16%	5
Millennial (24-39 years old)	38.96%	90
Generation X (40-55 years old)	29.00%	67
Baby Boomers (56-74 years old)	24.24%	56
Silent Generation (75+ years old)	5.63%	13
TOTAL		231

