

City of Glendora 2021-2029 Housing Element



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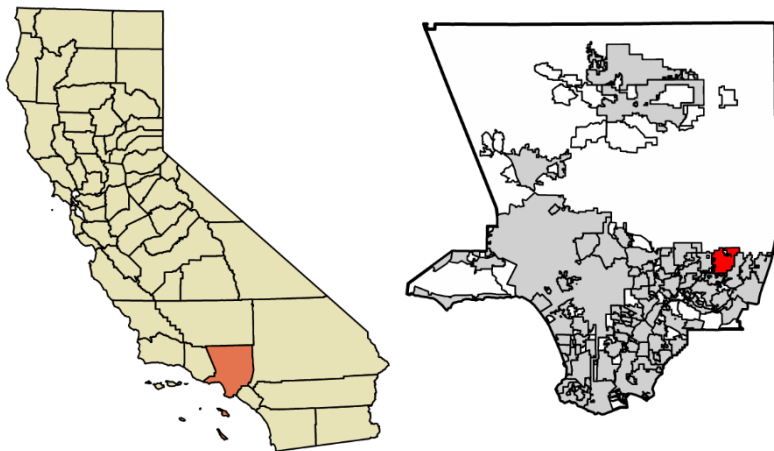
1. INTRODUCTION

The Housing Element represents an awareness of the need within the City of Glendora to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Glendora Housing Element is in compliance with the 2021-2029 6th housing cycle update for jurisdictions in the Southern California Association of Governments (SCAG) region.

A. Community Context

Located in Los Angeles County, at the base of the San Gabriel Mountains in the eastern San Gabriel Valley, Glendora began as a small citrus-producing community until the 1950s, when the community gradually transformed into a more diversified residential-based community. The City of Glendora has grown from a small community of approximately 2,000 residents around the time of its incorporation in 1911 to 51,773 residents according to the 2018 American Community Survey (ACS) five-year estimates.

Glendora remains a family-oriented community with large parks and open-space, excellent public and private schools, and one of the lowest crime rates in Los Angeles County. In addition, Glendora residents benefit from comprehensive community services, including a state-of-the-art library. Glendora is noted for its community spirit and extensive citizen participation in community life, reflected in its motto "Pride of the Foothills."



The City's housing stock offers a range of housing opportunities, from older single-family neighborhoods in the downtown Village area to newer homes in the northern foothills. Meanwhile, the southern portion of the City has more affordable housing opportunities. Although home prices have been significantly increasing recently, in 2018 SCAG reported that the median home sales price for Glendora was \$587,000 for a single-family residence.

Although the improvement in the economy during the past few years has spurred residential development, it has caused a rapid increase in housing and land prices. These increases place an increasingly higher burden upon lower income individuals and families, seniors, the disabled, large families, and other persons with special housing needs.

Glendora will face important housing issues during this housing element cycle including the following: a balance between employment and housing opportunities; a match between the supply of and demand for housing; preserving and enhancing affordability to provide housing for all segments of the population; preserving the quality of the housing stock; and providing new types of housing necessary to accommodate changes in the characteristics of the residents. This Housing Element provides policies and programs to address these issues.

B. Role of Housing Element

The Housing Element is concerned with specifically identifying ways in which the housing needs of the existing and future resident population can be met. This Housing Element covers the planning period of October 15, 2021 through October 15, 2029, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this Element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The Glendora Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 1);
- Housing Needs Assessment: An analysis of the demographic and housing characteristics and trends (Section 2);
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3);
- Housing Resources: An evaluation of resources available to address housing goals (Section 4);
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 5).

C. Data Sources

Various sources of information were used to prepare the Housing Element. The 2018 American Community Survey (ACS)¹ five-year estimates provide the basis for population, household and demographic characteristics. The 2018 ACS is used because that is consistent with the data provided by SCAG for the Housing Element update and that is pre-approved by the State Department of Housing and Community Development. In addition, the 2018 ACS and 2010 Census data must be used in the Housing Element to ensure consistency with other Regional, State, and federal housing plans. However, several data sources were used to supplement and update the 2018 ACS and 2010 Census as follows:

- Housing market information, such as home sales, rents, and vacancies, is updated by City records and property tax assessor files;
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

D. Public Participation

Opportunities for residents to recommend strategies, review, and comment on Glendora's Housing Element are an important component in addressing the City's housing needs. This section describes the public outreach process undertaken by the City in crafting the goals, policies, and programs in this Housing Element.

Housing Element Outreach Process

The City held a Public Workshop before the Planning Commission on November 17, 2020, to introduce the Housing Element Update process and to solicit information from the community on how to best address anticipated housing issues in the community. To ensure that all economic segments of the community maintain involvement throughout the Housing Element update process, the City advertised the Public Workshop through:

- Social Media Posts;
- Special invitations sent out to local service providers, housing developers, and community groups [that serve lower income and special needs groups](#); and
- Information posted on the City's website

In addition, three public workshops were held to discuss potential opportunity sites for the Housing Element. Two opportunity site workshops were held with the Planning Commission on April 6, 2021 and May 4, 2021, and the City Council considered opportunity sites on June 3, 2021. [City staff revised the sites inventory in response to comments received at the Planning Commission workshops. The revised approach to the sites inventory was then presented to the](#)

¹ The 2010 Census no longer collects detailed household and demographic information through the "long form." Instead, detailed information is collected through a series of smaller surveys known as the American Community Surveys (ACS). Different data are collected every one, three, or five years and vary depending on the size of the jurisdiction. Results are averages over the survey timeframe. Therefore, multiple ACS datasets are used in this Housing Element, depending on the specific variable in question. Also, because ACS datasets are sample data extrapolated to represent the entire community, the extrapolated total does not precisely equal to the 100 percent of the population. The Census Bureau recommends when using ACS data, focuses on the relative magnitude based on proportions rather than absolute figures.

City Council and their recommendations were addressed in the Draft Housing Element available for public review.

On August 24, 2021, the City held a public study session before the City Council to introduce the Public Review Draft Housing Element. To ensure that all economic segments of the community maintained involvement throughout the Housing Element update process, the City advertised the study session through the same venues as previously noted. The Draft Housing Element was available for public review along with the posting of the agenda. The Draft Housing Element was made available to the public on August 17, 2021.

E. Relationship to the General Plan

The 2021 Housing Element is one of the seven mandatory elements of the City's comprehensive General Plan. The City of Glendora completed an update of its General Plan (called the Glendora Community Plan 2025) in 2006. The City's adopted General Plan is currently comprised of the following seven required elements: (1) Land Use Element; (2) Circulation Element; (3) Conservation Element; (4) Open Space/Recreation Element; (5) Safety Element; (6) Noise Element; and (7) Housing Element. The City has also opted to include two additional elements comprised of Air Quality and Historic Preservation. As portions of the General Plan are amended in the future, the Housing Element will be reviewed along with other elements to ensure internal consistency is maintained.

The City will be updating the Safety Element to comply with recent changes in State law regarding high fire hazards and severe weather conditions as well as adding an Environmental Justice Element.

2. HOUSING NEEDS ASSESSMENT

A. Population Characteristics

Population characteristics affect the type and amount of housing needed in a community. Issues such as population growth, age characteristics, race/ethnicity, and employment trends combine to influence the type of housing needed and ability to afford housing. This section details the various population characteristics affecting housing needs in the City of Glendora.

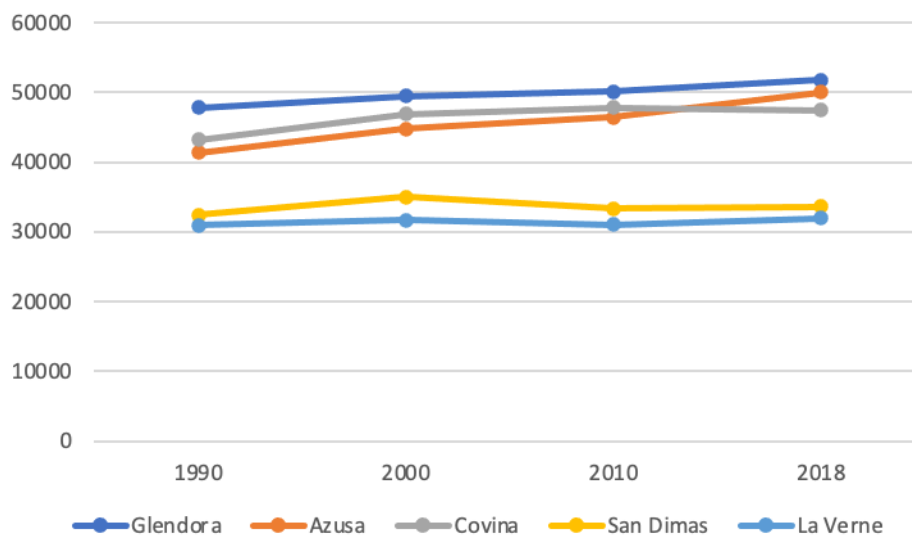
1. Population Trends

Since incorporation in 1911, the City has grown from a small citrus-producing community of 2,000 persons to 51,773 persons by 2018. Historically, much of the City's population growth was due to annexation of surrounding unincorporated land. From 1980 to 1990, annexations led the City's population to grow by about 10,000. Whether from annexation, natural growth, or in-migration, population growth can bring about change in the community's demographic composition, including age, race and ethnicity, household income, and other population characteristics that can affect housing need.

According to the Census, the City's population was 51,773 persons in 2018. This represents an approximately three-percent increase from the 2010 Census figure of 50,073. This growth is consistent with the previous time period of 2000 to 2010 which also had an approximate one-percent population increase of 49,415 to 50,073 respectively. This increase represents a total population growth of 1,471 persons from 2010 to 2018.

As shown in Figure 1, Glendora's population growth was approximately three percent between 2010 and 2020. Among nearby jurisdictions, the City of La Verne's population increased by nearly three percent, San Dimas saw a population growth of around one percent, and Azusa's population increased by nearly eight percent. The City of Covina saw a population decline of nearly one percent.

Figure 1: Population Growth Trends



Source: Bureau of the Census (1990-2010) and American Community Survey (ACS), 2018, Five-Year Estimates.

2. Age Characteristics

Glendora's housing needs are determined largely by the age characteristics of residents. For instance, each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the changing age characteristics of a community is an important factor in addressing future housing needs of residents.

Table 1 illustrates the age characteristics of residents from 2000 to 2018. As shown below, between 2010 and 2018 the numbers of Preschool Age children increased by sixteen percent, while the number of School Age children decreased by six percent. The City's College Age population experienced the largest numerical decrease of approximately twenty percent, while the number of Young Adults increased by eight percent. This younger segment of the adult population typically occupies rental units, condominiums, or smaller and more affordable single-family homes.

The Middle Age population saw a minimal increase of five percent. Middle-aged adults typically prefer larger homes as they form families and raise children. The largest numerical increase was the Senior Adult population, which increased eighteen percent. In terms of housing need, Senior Adults typically live in single-family homes, but may begin to consider trading-down their larger homes for more affordable housing such as smaller homes and condominiums.

The largest discernible changes in the City's age profile have been the decrease in the proportion of College Age individual (+30 percent in 2010 versus -20 percent in 2018) and the increase in the proportion of Preschool children (-19 percent in 2010 versus +16 percent in 2018). These shifts were notable, but not substantial, and could have been caused by younger families moving into the City. Glendora does have a significant older adult and senior population, however, and the City's proportion of Middle Age and Senior Adults has increased since 2000 and 2010. As the City's population continues to age, there may be less pressure on the housing market for larger homes and greater need for smaller, more affordable homes.

Age Groups	2000 Census		2010 Census		2018 ACS		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2018
Preschool (under 5 years)	3,103	6%	2,506	5%	2,901	6%	-19%	16%
School Age (5-17)	10,546	21%	9,251	19%	8,696	17%	-12%	-6%
College Age (18-24)	3,737	8%	4,912	10%	3,890	7%	31%	-20%
Young Adults (25-44)	14,373	29%	11,842	24%	12,781	25%	-17%	8%
Middle Age (45-64)	11,473	23%	14,483	29%	15,150	29%	26%	5%
Senior Adults (65+)	6,183	13%	7,079	14%	8,355	16%	15%	18%
Total	49,415	100%	50,073	100%	51,773	100%	1%	3%
Median	36.9		40.2		41.4		--	--

Source: Bureau of the Census (2000-2010) and American Community Survey (ACS), 2018, Five-Year Estimates.

3. Race and Ethnicity

Race and ethnicity² provide valuable insight about the housing needs of a community because housing preference varies along cultural lines. Different cultures have different housing needs. For example, some cultures are accustomed to living with extended family members or other relatives or having a large family size. Understanding changes in race/ethnicity provides a basis for addressing housing needs.

The City of Glendora, like most communities throughout San Gabriel Valley, has experienced gradual changes in the racial and ethnic composition of its population. From 2010 to 2018, the City’s total population increased by 1,660 persons. Shifts in Glendora’s race and ethnicity profile have continued to occur since 2010. As shown in Table 2, there have been significant increases in the City’s Hispanic population since 1990. These shifts are due to two factors: 1) actual changes in the City’s demographic profile; and 2) a change in the way the Census reports race and ethnicity.

As of 2018, Whites continued to make up the majority of the population accounting for 49%, followed closely by Hispanics accounting for 34% of the population. Asian-Americans account for 10% of the population and African Americans account for 2%. The White population in Glendora was the only racial/ethnic category to experience a decrease (of about 11 percent) since 2010. The number of Black residents in the City has climbed steadily over the years, but the proportion of Black residents has remained fairly steady.

Race/Ethnicity	2000		2010		2018		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2000-2010	2010-2018
White	33,564	68%	28,565	57%	25,456	49%	-15%	-11%
Hispanic	10,740	22%	15,348	31%	17,564	34%	43%	14%
Asian-American	3,003	6%	3,898	8%	5,389	10%	30%	38%
Black or African-American	704	1%	834	2%	983	2%	18%	18%
All Other	1,404	3%	1,428	3%	2,341	5%	2%	64%
Total	49,415	100%	50,073	100%	51,733	100%	1%	3%

Source: Bureau of the Census (1990- 2010) and American Community Survey (ACS), 2018, Five-Year Estimates.

4. Employment and Education Level

Education and employment have an important impact upon housing needs to the extent that housing affordability is tied to household income. According to the 2018 American Community Survey (ACS), an estimated total of 26,308 Glendora residents were in the labor force, with approximately 1,801 residents unemployed. Glendora’s unemployment rate (4.3 percent) was lower than the overall unemployment rate for Los Angeles County (6.8 percent).

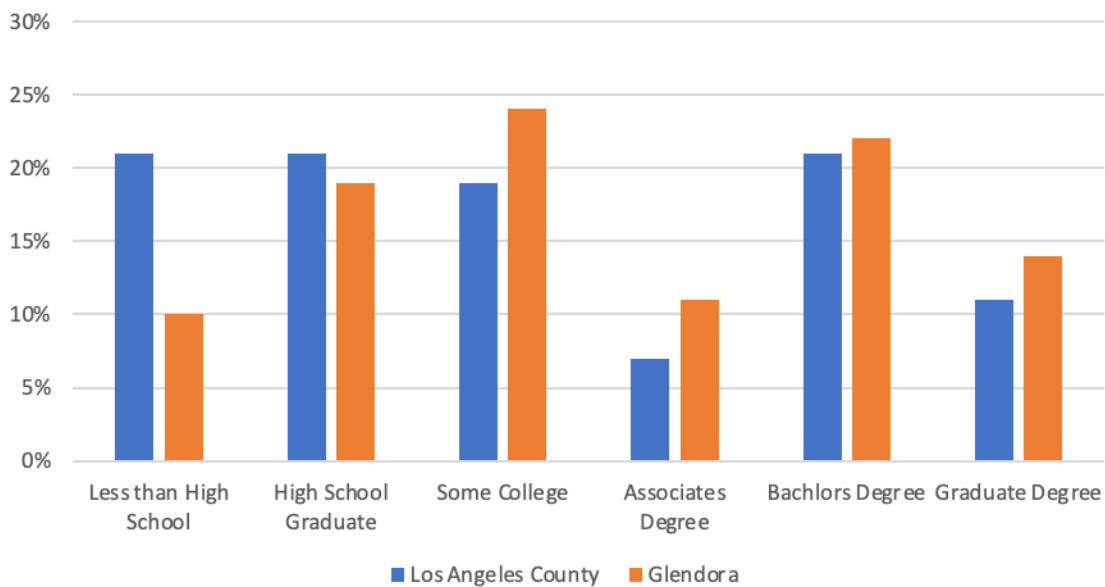
2 The Census distinguishes racial groups from ethnic groups. It counts ethnicity as either being of Hispanic or Latino origin or not being of Hispanic or Latino origin. The groups are based on social and political considerations, not scientific or anthropological ones and the Census asks respondents to indicate whether or not they are of Hispanic origin as well as the racial group they identify with.

The Covid-19 global pandemic has had a significant impact on the economy, resulting in a sharp increase of unemployment in 2020. According to the State Employment Development Department (EDD) the highest unemployment rate since the onset of the pandemic was May 2020. At that time Los Angeles County’s unemployment rate was 20.7 percent and Glendora and the surrounding foothill communities’ rate was nearly 18 percent.

As of November 2020, Glendora’s unemployment rate dropped to 8.3 percent and Los Angeles County dropped to 10.6 percent. The total number of Glendora residents in the workforce declined from 26,308 to 25,000, with approximately 2,100 residents unemployed. As the pandemic subsides it is anticipated that the unemployment rate will continue to improve.

The education level of Glendora residents was higher than that of County residents (Figure 2). The City had less than half the percentage of residents over age 25 without a high school diploma, as compared to the County. Glendora also had a higher percentage of residents with some college education, Associate degrees, four-year degrees and graduate or professional degrees which usually translate into greater income-earning potential.

Figure 2: Educational Attainment



Source: American Community Survey (ACS), 2018, Five-Year Estimates

Table 3 summarizes the occupations of Glendora residents. As of 2018, the largest proportion of residents were employed in education, healthcare and social service occupations (29 percent), followed closely by residents employed in sales and service occupations (26 percent). Individuals employed in education, healthcare and social service positions typically have higher incomes, while those employed in service or agriculture related occupations typically earn lower incomes. In 2018, the City had 184 residents employed in farming, fishing, and forestry occupations, representing less than one percent of the civilian employed population 16 years and over.

Table 3: Employment Profile		
Occupations	2018 Employment	
	Persons	Percent
Education, Healthcare, and Social Services	7,098	29%
Management, Business and Information	4,995	20%
Production, Transportation, and Material Moving	4,338	18%
Retail and Service	6,516	26%
Construction and Natural Resources	1,560	7%
Total	24,507	100%

Source: American Community Survey (ACS), 2018, Five-Year Estimates

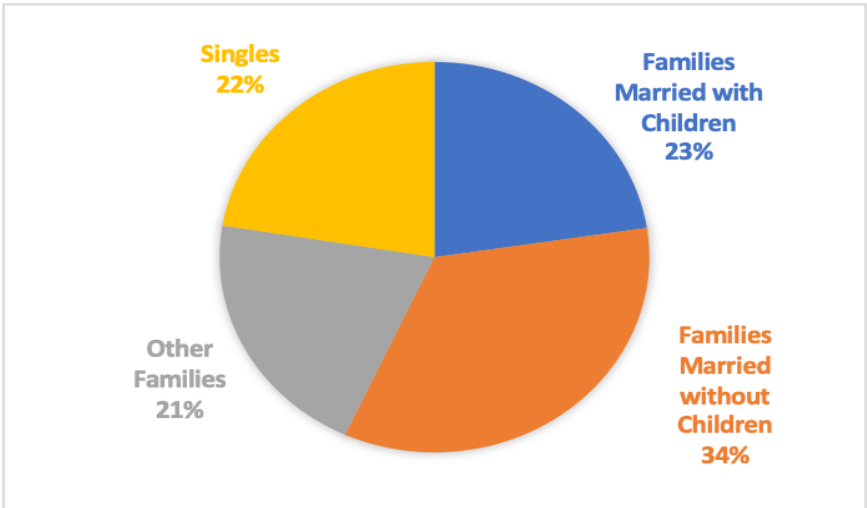
B. Household Characteristics

Household type and size, income levels, the presence of special needs populations, and other household characteristics influence the type of housing that is suitable to meet the diverse housing needs of residents. This section details the various household characteristics affecting housing needs.

1. Household Type

The 2018 ACS reports that Glendora had 16,984 households. The distribution of households is also estimated in the 2018 ACS. As shown in Figure 3, the majority of the City's households were families (77.6 percent). Of total households in the City, 23 percent were comprised of married couples with children under age 18. Married couples with no children made up the largest group of households at 34 percent. Non-Married Families made up 21 percent and Singles comprised of 22 percent of households residing in Glendora. Of the total households 34 percent have children, 43 percent have one or more people 60 years of age or older, and near 9 percent are households with people 65 years of age or older.

Figure 3: Household Type



Source: American Community Survey (ACS), 2018, Five-Year Estimates.

Table 4 illustrates changes in the composition of households from 2010 to 2018. During this period, the distribution of families and non-families remained fairly stable, with families still comprising over three-quarters of all households in Glendora. Although the proportion of “Family” households has remained fairly constant, the prevalence of certain types of family households in the City did change. The proportion of married families with children, for example, has decreased over the years while the proportion of other families (such as single-parent or extended families) has increased.

Household Type	2000		2010		2018		% Change	
	Units	Percent	Units	Percent	Units	Percent	2000-2010	2010-2018
Families	12,985	77%	13,014	76%	13,178	78%	<0%	1%
Married With Children	5,065	30%	4,325	25%	3,838	23%	-15%	-11%
Married Without Children	5,205	31%	5,523	32%	5,817	34%	6%	5%
Other Families	2,715	16%	3,166	19%	3,523	21%	17%	11%
Non-families	3,955	23%	4,127	24%	3,806	22%	4%	-8%
Singles	3,254	19%	3,256	19%	3,037	18%	0%	-7%
Other	701	4%	871	5%	769	4%	24%	-12%
Total	16,940	100%	17,141	100%	16,984	100%	1%	
Average Household Size	2.88		2.88		2.99		0%	0.1%

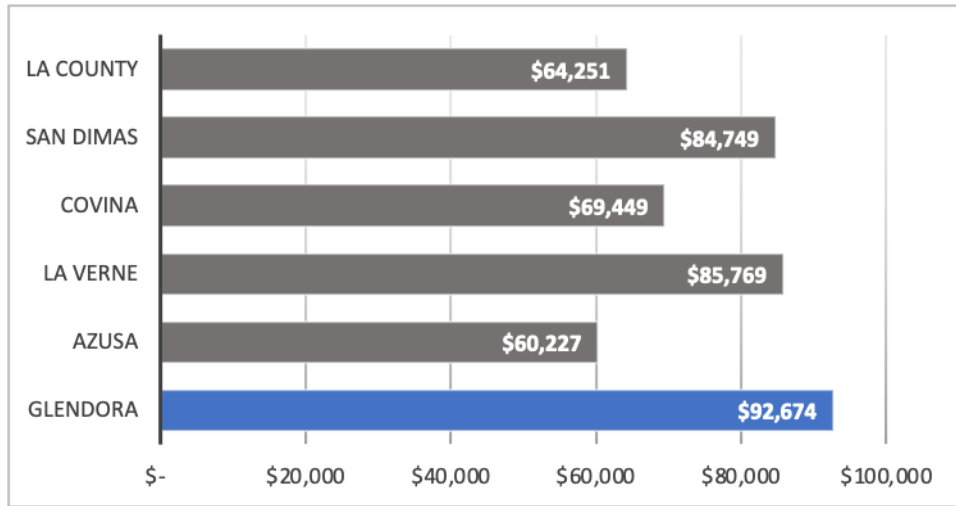
Source: American Community Survey (ACS), 2018, Five-Year Estimates

2. Household Income

Income is the most important factor in determining whether a household or family is able to balance housing costs with basic necessities of life while avoiding housing problems such as cost burden and overcrowding. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others.

According to the 2018 ACS, the estimated median household income for Glendora was \$92,674. Figure 4 compares the City's median household income with that of nearby communities in the San Gabriel Valley and Los Angeles County. As shown, four out of the five East San Gabriel Valley cities had higher median household incomes than the County.

Figure 4: Median Household Income



Source: American Community Survey (ACS), 2018, Five-Year Estimates.

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income - less than 30 percent of the AMI
- Very Low Income - between 31 and 50 percent of the AMI
- Low Income - between 51 and 80 percent of the AMI
- Moderate Income - between 81 and 120 percent of the AMI
- Above Moderate Income - greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data was tabulated by HUD for 2013-2017 (Table 5). As shown below, between 2013 and 2017, approximately 36 percent of the City's households earned lower incomes, while approximately 64 percent had earned incomes of moderate or above.

Income Group	Number of Households	Percent of Total
Extremely Low (30% or less)	1,745	10.2%
Very Low (31 to 50%)	1,905	11.1%
Low (51 to 80%)	2,575	15.1%
Moderate and Above (> 81%)	10,865	63.6%
Total	17,090	100.0%

Source: HUD (2013-2017).

3. Special Needs

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain groups within Glendora may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

These “special needs” households include seniors, persons with disabilities, large households, single-parent households, people living in poverty, farm workers, and the homeless. Table 6 summarizes the special needs groups within the City.

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		Number	Percent	Number	Percent	
Households that include at least one Senior (person age 65 or over)	5,514	n.a.	n.a.	n.a.	n.a.	32%
Senior-Headed Households	4,756	3940	83%	816	17%	28%
Senior Living Alone	1,519	1,074	71%	445	29%	9%
Persons with Disabilities	5,867	n.a.	n.a.	n.a.	n.a.	11.5%
Large Households	1,983	1,348	68%	635	32%	12%
Single-Parent Households	3,525	n.a.	n.a.	n.a.	n.a.	21%
Female-Headed Households With Children	2,494	n.a.	n.a.	n.a.	n.a.	15%
People Living in Poverty	4,539	n.a.	n.a.	n.a.	n.a.	9%
Farmworkers (persons)	184	n.a.	n.a.	n.a.	n.a.	<1%
Homeless*	145	n.a.	n.a.	n.a.	n.a.	<1%

Notes:

*=2020 Point In Time Homeless Count

n.a. = Data not available.

Sources: Bureau of the Census (2010), and American Community Survey (ACS), 2018, Five-Year Estimate.

Seniors

Seniors often have special housing needs due to income, location concerns, health care costs, and disabilities. According to the 2018 American Community Survey (ACS) five-year estimate, 16 percent of Glendora's population (8,355 persons) was comprised of seniors, defined as 65 years and older. Furthermore, 28 percent of all households in Glendora were headed by a senior.

Some of the special needs of seniors are as follows:

- *Disabilities.* Of the senior population, 32 percent have a disability.
- *Limited Income.* Many seniors have limited income for health expenses. Because of their retired status, 26 percent of senior households in Glendora earned extremely low or very low incomes, defined as below 30 percent and 50 percent of the AMI, respectively.
- *Overpayment.* Because of the limited supply of affordable housing, about 59 percent of senior renter-households and 27 percent of senior owner-households were overpaying for their housing, defined as spending more than 30 percent of household income on housing costs.

Senior heads of households have a greater level of need than householders of other age groups. Many seniors have fixed incomes and experience financial difficulty in coping with rising housing and living costs. Senior homeowners often require help in meeting ongoing housing costs, especially utility and related costs, and many are forced to defer necessary repairs. The prevalence of disabilities in the City's senior population can further present unique challenges and housing needs for this population.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. Elderly with mobility/self-care limitations also benefit from public transit alternatives.

According to Community Care Licensing Division records, 18 licensed residential care facilities for the elderly are located in Glendora with a total capacity of 195 beds. Larger community care facilities, convalescent homes, and other similar uses for more than six persons are permitted in the Medical Services (MS) Zone and in the TCMU and CRR subdistricts of the Route 66 Corridor Specific Plan, subject to a conditional use permit. The City's Zoning Code differentiates between small residential care facilities (that serve six or fewer persons) and large residential care facilities (that serve seven or more people). Pursuant to the Lanterman Act, licensed residential care facilities for six or fewer persons are treated as a regular residential use and permitted where residential uses are permitted.

The Los Angeles County Housing Authority currently provides Housing Choice Vouchers (Section 8) to assist very low income households in Glendora. The Human Services Division of the City's Community Services Department and the La Fetra Center for Seniors provide programs and services for seniors to promote dignity and self-esteem, foster independence, facilitate social interaction, and dispel negative stereotypes. Services include the following: information and referral; education classes and leisure activities; social activities; recreational activities; nutrition program; legal aid; notary services; health screening for hearing, blood pressure and sugar; and

tax preparation. The La Fetra Center’s program schedule is detailed in a seasonal brochure distributed by the Community Services Department. For seniors and permanently disabled persons in need of transportation services, Glendora’s Dial-A-Ride program offers curb-to-curb transportation.

Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2018 ACS five year estimate data, approximately 11.5 percent of Glendora residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were most prevalent (50 percent), while cognitive (36 percent) and independent living (34 percent) difficulties were both also highly prevalent. Among the senior population, ambulatory (61 percent) and independent living (41 percent) difficulties were the most common (Table 7).

Table 7: Disability Status (2018)				
Disability Type	% of Disabilities Tallied			
	Under 18	Age 18 to 64	Age 65+	Total
With a hearing difficulty	5%	18%	39%	27%
With a vision difficulty	14%	14%	18%	16%
With a cognitive difficulty	89%	38%	24%	36%
With an ambulatory difficulty	12%	46%	61%	50%
With a self-care difficulty	17%	20%	25%	22%
With an independent living difficulty		35%	41%	34%
Total Persons with Disabilities	523	2,650	2,694	5,867

Notes:

1. Persons under 5 years of age are not included in this table.
2. Persons may have multiple disabilities.

Source: American Community Survey (ACS) 2018, Five-Year Estimates.

The living arrangement of persons with disabilities depends on the severity of the disabilities and finances. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and bias – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs.

State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for

accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Persons with Developmental Disabilities

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the Welfare and Institutions Code, 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. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.”

The Census does not record developmental disabilities. 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 766 persons in the City of Glendora with developmental disabilities, based on the ACS 2018 five-year estimate population of 51,773 residents.

According to the State’s Department of Developmental Services (DDS), the San Gabriel/Pomona Regional Center serves the cities of El Monte, Monrovia, Pomona and Glendora. The San Gabriel/Pomona Regional Center served about 519 Glendora residents in the 2019-2020 fiscal year. Most of these individuals (about 400) were residing in a private home with their parent or guardian and about 10 percent of these persons in independent living or supported living.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Resources Available

Under State and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. In 2008, the City revised its Zoning Ordinance to include standards and policies to reasonably accommodate the housing needs of persons with disabilities.

The City contracts with the Housing Rights Center to provide comprehensive Fair Housing Services Programming for the City of Glendora. Their services include five core programs (1) Fair Housing Counseling; (2) Mediation; (3) Discrimination Complaint Investigation; (4) Outreach and Education; and (5) Fair Housing Legal Services. It is estimated the Housing Rights Center assists approximately 60 people with counseling and approximately 1,200 Glendora residents with outreach and education each year.

In addition, community care facilities within the City provide a supportive housing environment to persons with special needs in a group situation. Twenty-nine licensed community care facilities

are located in Glendora. As shown in Table 8, three types of facilities are tabulated: adult residential facility, residential care facility for the elderly, and adult day care. Larger community care facilities, convalescent homes, and other similar uses for more than six persons are permitted in the Medical Services (MS) Zone and in the TCMU and CRR subdistricts of the Route 66 Corridor Specific Plan, subject to a conditional use permit.

The City amended its Zoning Code to differentiate between small residential care facilities (that serve six or fewer persons) and large residential care facilities (that serve seven or more people). Pursuant to the Lanterman Act, licensed residential care facilities for six or fewer persons are treated as a regular residential use and permitted where residential uses are permitted.

Table 8: Licensed Community Care Facilities		
Type of Facility	# of Facilities	Total Capacity
Adult Residential Facility	7	34
Residential Care for the Elderly	20	207
Adult Day Care	2	190

Source: State Department of Social Services, Licensing Division, 2021.

Additional community services offered to residents with disabilities include Glendora’s Mini-Bus service, which offers curb-to-curb transportation. Mini-Bus program details along with information on how to access additional paratransit services are available on the City’s website and are included in the City’s seasonal Community Services brochure. In partnership with the non-profit, Glendora Public Library Friends Foundation, temporarily or permanently disabled adults who are homebound can have library materials delivered to their home. The foundation also operates the Glendora READS! – Adult Literacy program, which sponsors outreach programs for adults who are homebound or disabled in health care-retirement facilities. Other services offered to homebound residents include meals delivered twice daily Monday through Friday through the YWCA’s Meals-on-Wheels Program. For residents who have vision disorders, the Eye-DAS (Eye Diseases are Serious) program by the Eye-DAS Foundation provides an educational and social environment, which meets on a regular basis, to ensure that visually impaired residents are informed about current medical and social issues as well as the latest in available resources. La Fetra also provides free manicures and haircuts to residents 6 years and older, and blood pressure, sugar, and hearing screenings for residents 18 and older.

Large Households

Large households are defined as those with five or more members. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes or consist of more than one family. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions. Large households can also put a physical strain on the housing stock, resulting from the greater wear-and-tear that more inhabitants can have on a unit.

According to the 2018 ACS, five-year estimates, Glendora had 1,983 large households, which made up 12 percent of the City’s total households. Of these 1,348 were owner occupied and 635 were renter occupied. The housing needs of large households are typically met through larger

units. According to the 2018 ACS, Glendora had a total of 12,548 housing units with three or more bedrooms that could reasonably accommodate large families without overcrowding. The ACS also identified 303 owner occupied, and 362 rental occupied households had more than 1.0 occupants per room which meets the ACS definition of overcrowding. 93 owner-occupied and 90 renter-occupied had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Table 9 shows that, between 2013 and 2017, large households were more likely to experience housing problems, when compared to total households in the City. Housing problems that are taken into consideration include, cost burden (overpayment) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more)	Total Renters	Large Related (5 or more)	Total Owners	
Household Income <=30% AMI	60	875	60	870	1,745
With any Housing Problem	100.0%	81.7%	83.3%	81.0%	81.4%
Cost Burden >30%	100.0%	80.6%	83.3%	81.0%	80.8%
Cost Burden >50%	100.0%	71.4%	83.3%	70.7%	71.1%
Household Income >30 to <=50% AMI	115	770	60	1,135	1,905
With any Housing Problem	100.0%	85.7%	50.0%	51.5%	65.4%
Cost Burden >30%	100.0%	85.1%	41.7%	50.2%	64.3%
Cost Burden >50%	43.5%	50.0%	41.7%	37.0%	42.3%
Household Income >50 to <=80% AMI	85	980	195	1,595	2,575
With any Housing Problem	88.2%	75.0%	87.2%	58.9%	65.0%
Cost Burden >30%	88.2%	74.0%	79.5%	57.4%	63.7%
Cost Burden >50%	11.8%	4.1%	17.9%	21.3%	14.8%
Household Income >80% AMI	270	2,410	980	8,455	10,865
With any Housing Problem	42.6%	15.8%	28.6%	18.7%	18.0%
Cost Burden >30%	7.4%	8.0%	14.8%	16.4%	14.6%
Cost Burden >50%	0.0%	0.2%	3.6%	2.0%	1.6%
Total Households	530	5,035	1,295	12,055	17,090
With any Housing Problem	68.9%	49.5%	40.9%	31.6%	36.9%
Cost Burden >30%	50.9%	45.3%	29.0%	29.7%	34.3%
Cost Burden >50%	22.6%	20.9%	11.2%	12.8%	15.2%

Source: HUD, CHAS, 2013-2017.

Resources Available

Lower and moderate income large households can benefit from various affordable housing programs. For example, Housing Choice Vouchers can be used to help relieve overcrowding for very low income households.

The City's Recreation Division offers a variety of recreational, educational, and social activities to the residents of Glendora. Programs include special community events, youth sports leagues, educational classes, fitness classes, and leisure activities and trips. The Crowther Teen & Family

Center offers free drop-in services specifically to youth residents in grades sixth through eighth, while other facilities throughout the City offer supervised activities to youth of all ages. Program schedules and details for the services detailed above are accessible to residents through the City's website and are included in the seasonal brochure distributed through the Community Services Department.

For residents in need of aid with childcare, the Citrus College Orfalea Family Children's Center provides low and moderate income Glendora households with access to licensed family day care and pre-school services for their children.

Single-Parent/Female-Headed Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the most at-risk groups facing poverty.

According to the 2018 ACS, five-year estimates, 2,494 female-headed households, approximately 15 percent of total households, were residing in Glendora. Of these female-headed households, 40 percent (1,001 households) have children. Female-headed households with children in particular, tend to have lower incomes, thus limiting housing availability for this group. Overall, 851 (five percent) of all families in Glendora were living below the poverty level. By comparison, 408 female-headed households were living below the poverty level, or 16 percent. For female-headed families with children, 12 percent were living below the poverty level.

Resources Available

General programs and policies outlined in the Housing Plan section will help to provide affordable housing for single-parent female-headed households, with and without children.

In addition, various nonprofit organizations provide supportive services to assist lower income families. Through the YWCA – Wings program, battered women and their children up to age 18 have access to emergency shelter and prevention and intervention services. The Glendora Welfare Association offers assistance in financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, and utility payments. For assistance with childcare the Citrus College Orfalea Family Children's Center provides low and moderate income households with access to licensed family day care and pre-school services for their children.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2018 ACS five-year estimates identified five percent, or 851 Glendora residents as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Resources Available

Persons with limited income can benefit from single room occupancy (SRO) housing. The City amended the Zoning Code to permit SRO units by-right in the CRR subdistrict of the Route 66 Corridor Specific Plan.

Additional services are available in the City to aid households living in poverty. Through the Glendora Welfare Association assistance is provided in cases of financial emergencies by providing services such as, food vouchers, gasoline vouchers, bus tokens, rental assistance, utility payments, and referrals to services outside of the City. For assistance with childcare the Citrus College Orfalea Family Children's Center provides low and moderate income households with access to licensed family day care and pre-school services for their children.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2018 ACS five-year estimate, only 184 Glendora residents were employed in the agriculture, forestry, fishing and hunting, and mining industry, representing less than one percent of the residents in 2018. The City has no agriculturally designated land. Within Los Angeles County, there were 413 farms, employing 3,266 farmworkers, according to the U.S. Department of Agriculture's 2017 Census of Agriculture. Among these, 22 farms employed 395 migrant farmworkers.

Resources Available

Because farmworkers make up such a small percentage of the City's population, no specific programs are necessary.

Homeless Persons

State law (Government Code §65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless

when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Glendora. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimated that there were 145 homeless people in Glendora.

Resources Available

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and service-enriched housing. These types of facilities are defined below:

Emergency Shelter: Provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.

Transitional Housing: Provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling and life skills training.

Permanent Supportive Housing: Refers to permanent housing that is affordable in the community and/or "service-enriched" permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

In response to changes in the State Housing Element law, the City amended the Zoning Code in 2011 to specifically identify emergency shelters as a permitted use at two locations in the City. The two locations include twelve parcels, with a total area of 122,416 square feet (2.81 acres). No emergency shelters and transitional housing facilities are located in Glendora. However, several regional facilities serve the homeless in the Eastern San Gabriel Valley (Table 10).

In addition, City Council approved a Glendora Homelessness Plan in 2018. There are two staff members from the Human Services Division in the Community Services Department assigned to the implementation of the City's Homelessness Plan. The City received grant funds or services for the City's homeless population through the County of Los Angeles, Measure H Homeless Initiative, and the San Gabriel Valley Council of Governments (SGVCOG). The City also partners with Union Station Homeless Services in Pasadena and contracts with Union Station for Housing Navigators. City staff and Housing Navigators conduct outreach and assess the homeless in Glendora for resources that can be provided to them, such as: motel vouchers, shelter housing, bridge housing, permanent supportive housing, medical needs, mental health services, apply for benefits such as CalFresh, SSI, Identification card through DMV. The City website also provides a Homeless Resource Guide that includes referrals for basic needs, food pantries, shelters and services. City staff also works with Los Angeles County and Los Angeles Homeless Service Authority for Homelessness (LAHSA).

Table 10: Homeless Facilities Around Glendora

Facility	Beds	Clients	Type	Location
East San Gabriel Valley Coalition for the Homeless	130	Single Men and Women (18+ years, no children)	Winter Shelter	Pomona
East San Gabriel Valley Coalition for the Homeless	10	Families with Children	Job's Shelter	El Monte
California Hispanic Commission on Alcohol and Drug Abuse	32	Families with Children	Emergency Shelter	El Monte
California Hispanic Commission on Alcohol and Drug Abuse	28	Single Women (18+ years)	Emergency Shelter	Pomona
Casitas Esperanza	14	Single Men and Women (18+ years, no children)	Transitional Housing	El Monte
Casitas Pacificas	14	Single Men and Women (18+ years, no children)	Transitional Housing	El Monte
Casitas Tranquilas	15	Single Men and Women (18+ years, no children)	Transitional Housing	El Monte
Women in Need Growing Strong (WINGS)	32	Victims of Domestic Violence	Emergency Shelter	West Covina
Our House Shelter	17	Families with Children	Emergency Shelter	Pomona
Pomona Neighborhood Center (PNC Cares)	100	Single Men and Women (18+ years, no children)	Winter Shelter	Pomona
Ryan Manor	12	Single Men and Women (18+ years, no children)	Transitional Shelter	Pomona
City of Pomona	5	Veterans	Transitional Shelter	Pomona
House of Ruth	35	Victims of Domestic Violence	Transitional Shelter	Pomona
Gateway Transitional Housing	13	Families with Children	Transitional Shelter	Pomona
Prototypes	30	Single Women (18+ years)	Women's Center	Pomona
Pomona Apartments	52	Families with Children	Transitional Shelter	Pomona
Foothill AIDS Project	10	Mixed Populations	Shelter Plus Care	Pomona
Tri-City Mental Health Center	14	Single Men and Women (18+ years, no children)	Shelter Plus Care	Pomona
Prototypes-Pomona Apartments	52	Families with Children	Permanent Supportive Housing	Pomona
Project Home Key		Homeless	Temporary Covid 19 program	County Wide
Volunteers of America LA	75	Women	Winter Shelter	La Puente
Volunteers of America LA	15	Co-Ed	Winter Shelter	Hacienda Heights
Volunteers of America LA	47	Co-Ed	Weather Activated	Altadena
Union Station Homeless Services		Co-Ed	Emergency/ Transitional	San Gabriel Valley

Source: Los Angeles Homeless Services Authority Continuum of Care, 2021.

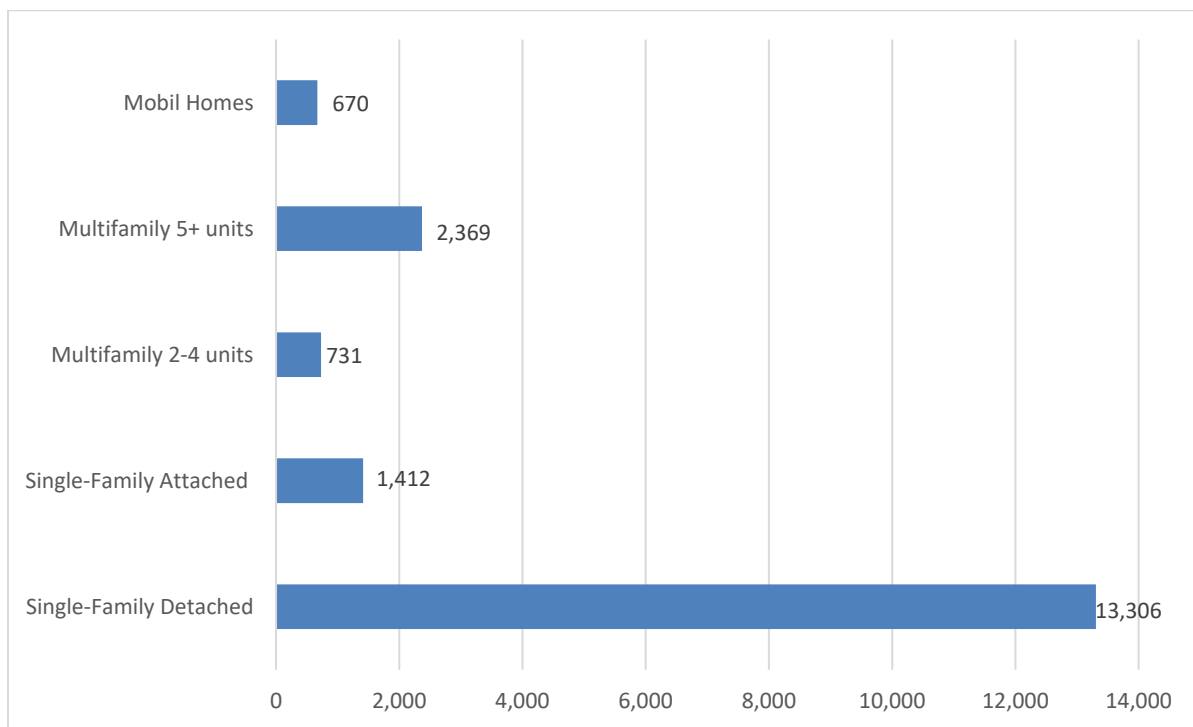
C. Housing Stock Characteristics

This section of the Housing Element assesses various housing characteristics and conditions that affect the well-being of City residents. Housing factors evaluated include the following: housing stock and growth; tenure and vacancy rates; age and condition; and housing costs and affordability.

1. Housing Growth

The City experienced rapid housing growth in the 1980s, the majority of which was due to annexation of adjacent unincorporated land. Since 1990, however, residential housing development has slowed significantly due primarily to the scarcity of vacant land and a reduction in demand. Between 1990 and 2000, the number of housing units in the City increased by 1.6 percent, from 16,876 units to 17,145 units. By 2010, the number of housing units in Glendora grew to 17,778, an increase of 3.7 percent since 2000. According to the California Department of Finance Population and Housing Estimates 2020, Glendora has a total of 18,488 housing units, representing a 4 percent increase since 2010. The most prevalent housing type in Glendora is single-family detached with 13,306 units.

Figure 5: Housing Type and Total Units (2020)



Source: CA Department of Finance, E-5 Population Estimates (2020).

2. Housing Type and Tenure

Table 11 summarizes various characteristics of Glendora's housing stock. The composition of the current housing stock has remained essentially unchanged since 2011. Single-family detached homes continued to make up approximately three-quarters of the housing stock, while multiple-family units increase to 17 percent of total housing units. There was, however, a slight decrease in the number of mobile homes.

Housing Type	2011		2020	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family Detached	12,830	74%	13,306	72%
Attached	1,125	7%	1,412	8%
Multiple-Family 2-4 Units	707	4%	731	4%
5+ Units	1,863	11%	2,369	13%
Mobile homes	733	4%	670	4%
Total	17,258	100%	18,488	100%
Vacancy Rate		5.3%		4.0%

Source: CA Department of Finance, E-5 Population Estimates(2020).

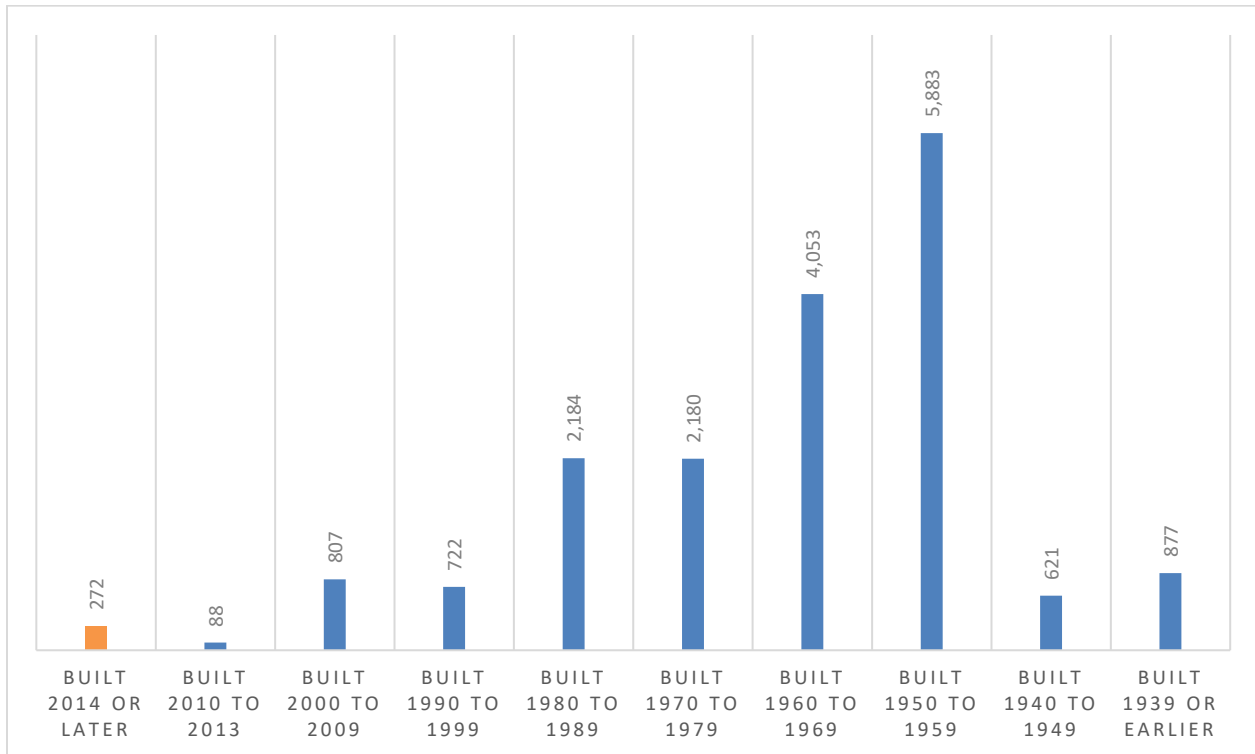
Between 2011 and 2020 the vacancy rate in the City decreased from 5.3 percent to 4 percent. The vacancy rate was highest for rental units at 4.3 percent, while the vacancy rate for homeowners was 0.8 percent. (The “ideal” vacancy rate for mobility is considered to be two percent for owner units and five percent for renter units.)

3. Housing Age and Condition

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not maintained, housing can deteriorate and depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City.

Figure 6 below summarizes the distribution of housing by the year built in the City. As of 2018, approximately 89 percent the City's housing was over 30 years old and 65 percent was over 50 years old. A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Homes older than 50 years, unless properly maintained, require major renovations to keep the home in good working order.

Figure 6: Housing Age



Sources: American Community Survey (ACS), 2018, Five-Year Estimates.

The City’s Community Preservation Division is responsible for enforcing City ordinances related to property maintenance, building conditions, and other regulations affecting the maintenance of private residential properties. With a staff of two full-time Community Preservation officers, the Community Preservation Division handles an average of 120 cases a month. In addition to complaints, the Division provides an average of 20 contacts per month with local businesses, approximately 132 calls per month for information and other referrals and serves 130 residents in person per month at its office. Building code violations are referred to the Building Division. The majority of the code enforcement activities are not serious structural deficiency issues. The City estimates 2-3percent of the City’s housing stock is substandard requiring replacement.

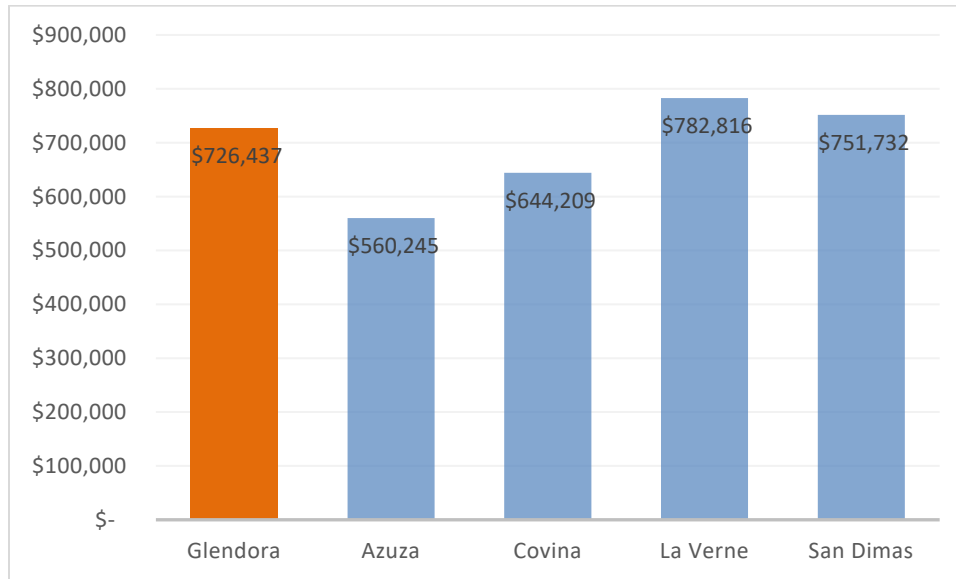
D. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Glendora residents.

1. Ownership Costs

According to the SCAG pre-certified housing data collected from August 2020, the median home sale prices in Glendora was \$587,000. Zillow, a company that collects real estate data, reported the median home value in Glendora for May 2021 was \$726,437, that was slightly below the County’s average of \$756,963. This is a significant increase in home value since 2012 when the City’s median home sales price was \$360,750. The following figure shows typical home values compared to surrounding communities.

Figure 7: Median Home Sales Price (2021)



Source: Zillow 2021

Rental Costs

Table 12 provides a summary of rents in Glendora. Apartment rents range widely in the City: high end units and single-family homes can cost two to three times more than lower end and smaller apartment units, depending on the quality of amenities offered and location of the unit. Rental listings posted on Craigslist.org and Zillow for available rental housing in Glendora were reviewed during June 2021. Table 12 lists the median and average rents for rental housing by number of bedrooms.

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
1	5	\$1,675	\$1,636	\$1,350-\$2,068
2	11	\$1,950	\$2,089	\$1,695-\$2,703
3	7	\$2,700	\$2,750	\$2,250-\$3,300
4	4	\$3,500	\$3,500	\$3,500
Totals	27	\$2,325	\$2,494	\$1,350 to \$3,500

Source: Craigslist.org and Zillow, June 2021.

Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the

upper end. Table 13 illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

For homeownership, Table 13 assumes a 30-year mortgage at a four-percent interest rate and a 10 percent down payment. A comparison of Table 13 with previous exhibits (Figure 7 and Table 12) shows that ownership housing in Glendora is beyond the financial reach of lower income households. Larger moderate income households may be able to afford a home, but finding adequately sized affordable housing still poses a challenge for these households.

Table 13: Los Angeles County Affordable Housing Cost (2020)						
	Annual Income Limits	Affordable Monthly Housing Costs	Utilities	Taxes, Ins., HOA (Ownership only)	Affordable Rent	Affordable Home Price
Extremely Low Income (0-30% AMI)						
1-Person (studio)	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person (1 bedroom)	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person (2 bedroom)	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4 Person (3 bedroom)	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5 Person (4 bedroom)	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4 Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5 Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4 Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5 Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4 Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5 Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
Assumptions: 2020 HCD income limits - LA County; LACDA Utility allowance schedule, 2020; VTA and Associates, 2021. Based on: 3% interest rate; 30.0% affordable housing cost; 35.0% of monthly affordable cost for taxes and insurance; 10.0% down payment.						

Affordability by Household Income

Table 13 shows the maximum amount that a household can pay for housing each month (e.g., rent, mortgage, and utilities) without exceeding the 30 percent income-to-housing cost ratio that is the threshold for overpayment. This amount can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. Based on financing criteria noted earlier, the maximum affordable home price for an extremely low income household ranges from \$61,790 to \$86,953 based on 2020 income limits. Homeownership is out of reach for all extremely low income households. Similarly, after deductions for utilities, an extremely low income household can afford to pay \$442 to \$650 in rent per month, depending on the household size. In practical terms, this means that even a five-person extremely low income household cannot afford an average priced one-bedroom without severe overpayment or overcrowding.

Very Low Income Households: Very low income households earn 50 percent or less of the AMI. Based on the 2020 income limits, the maximum affordable home price for a very low income household ranges from \$129,241 for one-person to \$191,020 for a five-person households. Based on the sales data presented in Figure 7, very low income households cannot afford the median sales price for a home in the City, regardless of size. As illustrated in Table 13, a very low income household can afford to pay \$836 to \$1,257 in monthly rent, after deductions for utilities and depending on household size. As a result, very low income families cannot afford to rent in Glendora.

Low Income Households: Low income households earn 51 percent to 80 percent of the AMI. The maximum affordable home price for a low income household ranges from \$230,524 for a one-person household to \$347,334 for a five-person household. Based on the sales data presented, low income households cannot afford to purchase a single-family home. However, some low income households may be able to afford small rental units.

Moderate Income Households: Moderate income households earn 81 percent to 120 percent of the AMI. The maximum affordable home price for a moderate income household ranges from \$238,233 for a one-person household to \$359,325 for a five-person household. Some moderate income households can afford smaller homes and are generally able to afford rents in the City. Larger households though, may still have difficulty finding affordable large rental units.

4. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;

- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing for this housing cycle. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

Three assisted rental housing projects are located in Glendora. None of the projects are in jeopardy of converting to market-rate in the next ten years (Table 14). The following is a summary of the assisted rental housing projects:

Glendora Gardens has 105 units that are rent-restricted as a result of a HUD Section 8 contract. The former City Redevelopment Agency also assisted in financing the acquisition of this site, the relocation of the school facilities, and the improvement of off-site public facilities. Pursuant to HUD, the project’s Section 8 contract will not expire until 2034.

- Heritage Oaks apartment has a total of 157 units, of which 52 are rent-restricted through an agreement with the City. Heritage Oaks has a ground lease agreement with the former Redevelopment Agency to deed restrict units at affordable housing costs for very low and low income seniors through 2065
- Elwood Family Apartments was completed in 2008. This project has 87 units, all of which are reserved for extremely low, very low, and low income families. It was funded through a combination of redevelopment funds, HOME funds, and Low Income Housing Tax Credits (LIHTC). The affordability requirements will be in effect until 2065.
- The former Redevelopment Agency completed an affordable housing project with Habitat for Humanity. The project is a single dwelling located at 252 S. San Jose Avenue. The house was completed and occupied in 2011. A covenant requiring that the house be owned and occupied by a low-income household are in effect until 2056.

Table 14: Inventory of Assisted Housing					
Project Name	Total Units	Affordable Units	Unit Mix (Bedrooms)	Funding Source(s)	Expiration of Affordability
Non At-Risk					
Elwood Family Apartments	87	9 Extremely Low 52 Very Low 25 Low 1 Manager	33 (2-bedroom) 41 (3-bedroom) 12 (4-bedroom) 1 (3-bedroom)	Glendora RDA HOME Funds LIHTC	2065
Heritage Oaks	157	52 Low and Very Low	43 (1-bedroom) 4 (2-bedroom)	Glendora RDA set-aside funds	2065
Habitat for Humanity	1	1 Low	1 Single Family Residence	Glendora RDA Habitat for Humanity	2056
Glendora Gardens	105	105 Very Low	28 (0-bedroom) 76 (1-bedroom) 1 (2-bedroom)	Glendora RDA set-aside funds, CHFA and Section 8	2034

Source: City of Glendora, 2021.

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. For purposes of compliance with Government Code §65583, the following describes actions to preserve the affordability of at-risk units. None of the existing affordable housing developments are at-risk during this planning period. The development that will come at-risk first will be the Glendora Gardens development which consists of 105 units, and its affordability is set to expire in 2034. Planning ahead to ensure preservation of the units potential preservations options are outlined below. Such options could be undertaken by any entity.

- **Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.
- **Rental Assistance:** Rental subsidies using non-Section 8 funding sources can be used to maintain affordability of the 105 at-risk units. These rent subsidies could be structured to mirror the Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) for the unit. In Los Angeles County, the 2020 FMR was \$1,279 for a studio unit, \$1,517 for a one-bedroom unit and \$1,956 for a two-bedroom unit.

The feasibility of this alternative is highly dependent upon the availability of a sustainable funding source to make rent subsidies available and the willingness of the property owner to participate in the program. As indicated in Table 15, the total cost of subsidizing the rents at all 105 at-risk units is estimated at \$55,819 per month or \$669,756 annually. With the dissolution of the redevelopment agency, the City has no ability to sustain a rent subsidies program.

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% AMI) ²	Affordable Cost – Utilities ³	Monthly Per Unit Subsidy	Total Monthly Subsidy
Very Low Income Units							
Studio	28	\$1,279	1	\$39,450	\$836	\$443	\$12,404
1-br	76	\$1,517	2	\$45,050	\$960	\$557	\$42,332
2-br	1	\$1,956	3	\$50,700	\$1,077	\$879	\$1,077
Total	105						\$55,813
Notes:							
1. FY 2020 Fair Market Rent (FMR) is determined by HUD.							
2. Los Angeles County 2020 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).							
3. Affordable cost = 30% of household income minus utility allowance.							

- Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged.
- Construction of Replacement Units:** The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$162,292 per unit, it would cost approximately \$17 million (excluding land costs) to construct 105 new assisted units. Including land costs, the total cost to develop replacement units would be even higher.

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	28	450	15,120	\$3,628,800
1-br	76	600	54,720	\$13,132,800
2-br	1	850	1,020	\$244,800
Total	105		70,860	\$8,615,690
Average Per Unit Cost:				\$17,006,400
Notes:				
1. (C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).				
2. (D) = (C) x \$192 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).				
3. \$192 per square foot estimate based on UC Riverside, School of Business February 2020 Economy White Paper Series, Demystifying the High Cost of Multi-Family Housing Construction in Southern California.				

Cost Comparisons

Current market value for the Glendora Gardens development is estimated on the basis of potential annual income and operating and maintenance expenses at the Glendora Gardens project. As indicated below, the estimated market value of the project is approximately \$11.1 million. (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 projects.)

Table 17: Market Value of At-Risk Housing Units	
Unit Information	Total
Studio Units	28
1-bedroom Units	76
2-bedroom Unit	1
Total Units	105
Annual Gross Income	\$1,836,720
Annual Operating Cost	\$315,250
Net Annual Income	\$1,521,470
Estimated Market Value	\$16,736,170
Market value for project is estimated with the following assumptions:	
1. Average market rent based on Fair Market Rents (FY 2020) established by HUD (\$1,279 for a studio unit, \$1,517 for a one-bedroom unit and \$1,956 for a three-bedroom unit).	
2. Average unit size is estimated at 450 square feet for a studio unit, 650 square feet for a one-bedroom unit and 1,050 square feet for a three-bedroom unit.	
3. Vacancy rate is assumed at 0% as the projects are usually fully occupied.	
4. Annual operating expenses per square foot are estimated to be \$5.00.	
5. Market value = Annual net project income x multiplication factor.	
6. Multiplication factor for a building in moderate condition is 11.	

The above analysis attempts to estimate the cost of preserving the Glendora Gardens project under various options. The hypothetical cost of acquiring the at-risk units and transferring ownership to non-profit housing organizations is high (\$16.7 million). In comparison, the annual costs of providing rental subsidies to preserve the 105 assisted units are relatively low (\$669,756); however, long-term provision of rental subsidies for at least 55 years would cost more than \$36 million. The option of constructing 105 replacement units is also costly (\$17 million, excluding land costs) and constrained by a variety of factors, including growing scarcity of land zoned for residential use and rising land costs.

Resources for Preservation

Available public and non-profit organizations with the capacity to preserve assisted housing developments include Los Angeles County and various non-profit developers, such as Jamboree Housing Corporation. Financial resources available include federal CDBG, HOME, Section 8 rental assistance, and Low Income Housing Tax Credits.

5. Existing Housing Problems

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Glendora. Detailed CHAS data based on the 2013-2017

ACS data is displayed in (Table 18). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Housing Cost Burden

Most lower and moderate income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to CHAS, 83 percent of the City's very low income households and 63 percent of low income households experienced one or more housing problems (e.g., cost burden, overcrowding, or substandard housing condition) between 2013 and 2017.³ The types of housing problems experienced by Glendora households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (50 percent) compared to owner-households (41 percent).
- Large renter-families had the highest level of housing problems regardless of income level (69 percent).
- Approximately 81 percent of extremely low income (households earning less than 30 percent of the AMI) and 65 percent of very low income households (households earning between 31 and 50 percent of the AMI) had housing problems.

About 65 percent of extremely low income elderly households spent more than 50 percent of their income on housing, including 54 percent of elderly renters and 72 percent of elderly owners within this income category.

³ U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data based on 2013-2017 ACS.

Table 18: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	280	275	60	875	440	275	60	870
With any housing problem	78.6%	90.9%	100.0%	81.7%	78.4%	92.7%	83.3%	81.0%
With cost burden >30%	78.6%	90.9%	100.0%	80.6%	78.4%	92.7%	83.3%	81.0%
With cost burden >50%	53.6%	87.3%	100.0%	71.4%	71.6%	70.9%	83.3%	70.7%
Very Low Income (31-50% AMI)	155	340	115	770	595	385	60	1,135
With any housing problem	87.1%	83.8%	100.0%	85.7%	37.8%	71.4%	50.0%	51.5%
With cost burden >30%	87.1%	83.8%	100.0%	85.1%	36.1%	71.4%	41.7%	50.2%
With cost burden >50%	51.6%	52.9%	43.5%	50.0%	21.0%	58.4%	41.7%	37.0%
Low Income (51-80% AMI)	160	615	85	980	775	475	195	1,595
With any housing problem	62.5%	78.9%	88.2%	75.0%	37.4%	71.6%	87.2%	58.9%
With cost burden >30%	62.5%	77.2%	88.2%	74.0%	37.4%	69.5%	79.5%	57.4%
With cost burden >50%	0.0%	1.6%	11.8%	4.1%	12.3%	29.5%	17.9%	21.3%
Moderate & Above Income (>80% AMI)	220	1,500	270	2,410	2,105	4,740	980	8,455
With any housing problem	18.2%	12.3%	42.6%	15.8%	9.7%	19.2%	28.6%	18.7%
With cost burden >30%	13.2%	7.7%	7.4%	8.0%	9.0%	18.4%	14.8%	16.4%
With cost burden >50%	1.8%	0.0%	0.0%	0.2%	1.4%	1.6%	3.6%	2.0%
Total Households	815	2,730	530	5,035	3,915	5,875	1,295	12,055
With any housing problem	60.7%	44.1%	68.9%	49.5%	27.2%	30.3%	40.9%	31.6%
With cost burden >30%	59.4%	41.2%	50.9%	45.3%	26.6%	29.4%	29.0%	29.7%
With cost burden >50%	28.7%	15.8%	22.6%	20.9%	14.4%	10.8%	11.2%	12.8%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

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

Overcrowding

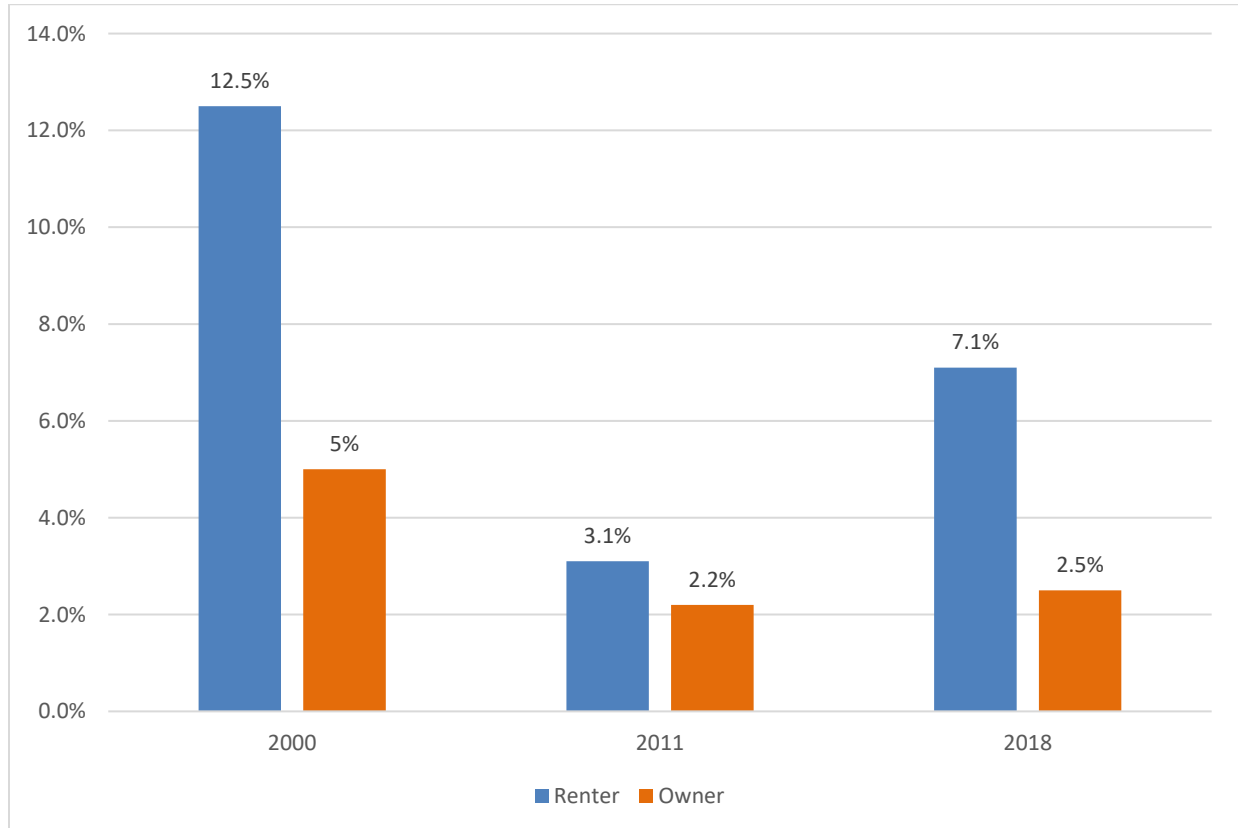
Overcrowding is defined by the State Department of Housing and Community Development (HCD) as a household with more than one person per room (excluding bathroom, kitchen). Severe overcrowding is one with more than 1.5 persons per room.⁴ Overcrowding typically occurs when housing costs are so high relative to income that families double-up or take on roommates or boarders to devote income to other basic needs, such as food and medical care. Overcrowding also tends to result in deterioration of homes and shortage of on-site parking. Therefore,

⁴ A housing unit with more than one person per room is considered by HCD and HUD as overcrowded. In calculating overcrowding, living and dining rooms are included but kitchens and bathrooms are excluded.

maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Overall overcrowding in Glendora has increase since 2011. According to the ACS, 2018 5-year estimates, overcrowding in rental units increased 4 percent from 3.1 to 7.1 percent, while owner units increased slightly from 2.2 to 2.5 percent. According to the SCAG pre-certified local housing data, the incidence of overcrowding in Glendora was substantially lower than the SCAG region, where overcrowding affected 15.6% percent of rental households and 4.9% of owner households (Figure 8).

Figure 8: Overcrowding



Source: American Community Survey (ACS) 2018, Five-Year Estimates.

Cost Burden (Overpayment)

Housing cost burden, also known as overpayment, is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income.⁵ Housing cost burden is particularly problematic for low and moderate income households in that it leaves little resources for a household to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. Like most urban communities in California, it is not uncommon to overpay for housing. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

The 2013-2017 CHAS data estimated that 30 percent of the City's owner-households and 45 percent of renter-households were overpaying for housing. As market rents were generally affordable to moderate income households, renters in this income group were not as impacted by cost burden. Among the different household types large-family renters and small-family renters in the lower income groups were most impacted by cost burden, compared to other household types.

Overall, housing cost burden was most prevalent among extremely low income households in Glendora (81 percent). Housing cost burden for very low income and moderate income households were also high with 64 percent of households overpaying for housing. Housing cost burden was most severe among extremely low income, and very low income large family renter-households; 100 percent of these households experienced a severe housing cost burden.

⁵ A household spending more than 30 percent of its gross household income on housing is considered cost-burdened both by the State Department of Housing and Community Development (HCD) and the U.S. Department of Housing and Urban Development (HUD).

3. HOUSING CONSTRAINTS

A variety of factors can encourage or constrain the development, maintenance, and improvement of housing in Glendora. These include market mechanisms, government rules and regulations, and physical and environmental constraints. This section addresses these potential constraints and actions taken to mitigate them.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and potentially can hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address and mitigate the constraints. This section discusses the potential market constraints in Glendora.

1. Development Costs

Development costs include land, construction costs, and financing. The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials. The costs of building materials in Los Angeles County in general and in Glendora in particular are moderate and, therefore do not constitute a constraint to the development of affordable housing.

A major cost component of new housing is labor. The cost of labor in Glendora is relatively low for a number of reasons. Overall, the Los Angeles region cost of living is relatively high; wage scales in the area, therefore, tend to be somewhat higher than in markets with lower living costs. Also labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960s. Numerous interior and exterior design features (larger master bedroom suites, gourmet kitchen, or energy efficiency features) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these amenities as necessities when buying a new home. While the basic shelter house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs. A significant constraint for many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to disabled persons. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increase, the per-unit cost of construction is lower due to economies of scale.

Another key component is the price of raw land and any necessary improvements. The diminishing supply of residential land combined with a fairly high demand for such development keeps land costs relatively high in communities across Southern California. A search on Zillow of available underutilized or vacant land in the City, identify that land costs average approximately \$35-\$55 per square foot. Overall, construction and land costs in the City are comparable to costs elsewhere in the region.

2. Median Home Costs

According to Southern California Association of Government (SCAG), between 2000 and 2018, median home sales prices in Glendora increased 167 percent while prices in the SCAG region increased by 151 percent. Recently home prices have continued to increase. According to CoreLogic⁶, a California Home Sale database that provides monthly sale reports, the Glendora area sold 46 homes in May 2021 with a median home price of \$847,000. The median price for February 2020 was \$689,000 representing a 22.9 percent increase.

3. Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the characteristics of applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. Table 19 summarizes the disposition of applications submitted to financial institutions for home purchase and home improvement loans within Glendora in April 2021.

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Home Purchase Loans	1,066	75%	7%	18%
Home Improvement Loans	251	65%	17%	18%

Notes:
 1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
 2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.
 Source: <https://ffiec.cfpb.gov/data-publication/> April 2021.

Home Purchase and Improvement Loans

In 2019, a total of 1,066 households applied for loans, either conventional or government-backed, to purchase homes in Glendora. For home purchase loans, the approval rate for the City was 75 percent. During the same time, a total of 251 households in Glendora applied for home improvement loans. The approval rate for home improvement loans in Glendora was 65 percent. Given the relatively high rates of approval for home purchase and improvement loans, financing was generally available.

⁶ <https://www.corelogic.com/wp-content/uploads/sites/4/2021/06/CA-Home-Sale-Activity-by-City-May-2021.pdf>

4. Lesser Densities and Approval Times

Market can also constrain the timing between project approval and requests for building permits. In Glendora, the average time between project approval and request for building permit is typically three to six months. Recent housing construction in the City has primarily been single-family units. Therefore, the City has not experienced projects proposing to develop below the allowable density.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other factors may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Glendora.

1. Land Use Controls

The Land Use Element of the Glendora General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses within the City. As described below in Table 20, the General Plan has six primary residential designations permitting a varying level of densities for open space, rural, and urban residential uses. As part of the City's General Plan update (Community Plan 2025), the City introduced a new Village Mixed Use designation, which covers the downtown Village area.

General Plan Land Use	Zoning District(s)	Density (du/ac)	Allowable Residential Types
Hillside Very Low Density Residential	RHR and E7	0.1-1	Least intensive residential land use and is intended for steep hillsides and other areas least suited for development.
Low Density Residential	E-5, E-6	1.1-3	Intended to serve as transitional areas between hillside areas and more intensive single-family residential areas.
Low/Medium Density Residential	E-3, E-4, and R-1	3.1-6	This residential zone is the most intensive designation for single-family residences and includes most non-hillside areas.
Medium Density Residential	LGA and GA	6.1-11	Allows for various multiple and single-family attached housing, including apartments, duplexes, townhouses, and patio homes.
Medium/High Density Residential	R-2	11.1-15	This district functions as a transitional zone. Housing permitted includes apartments, duplexes, townhomes, and patio homes.
High Density Residential	R-3	15.1-25	This is the most intensive residential land use designation and is designed for higher density residential land uses, such as apartments.
Village Mixed Use	Civic Center Area Plan	15-30	Encourages development of professional offices, public/quasi-public facilities, retail businesses, small-lot single-family and multi-family residential developments.

Source: Land Use Element, City of Glendora General Plan (2006); and Glendora Municipal Code (2021).

Figure 9: City of Glendora General Plan Land Use Map

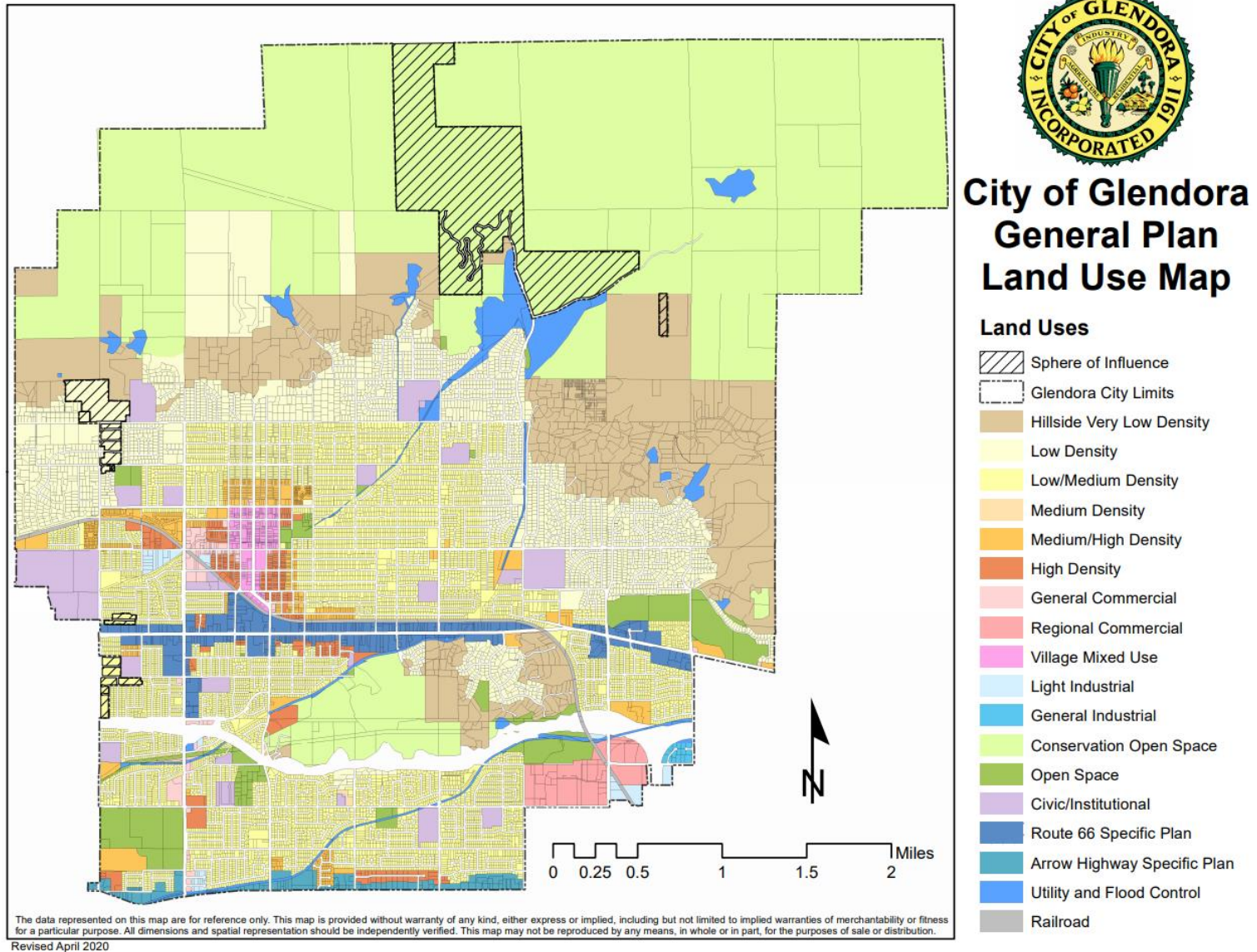
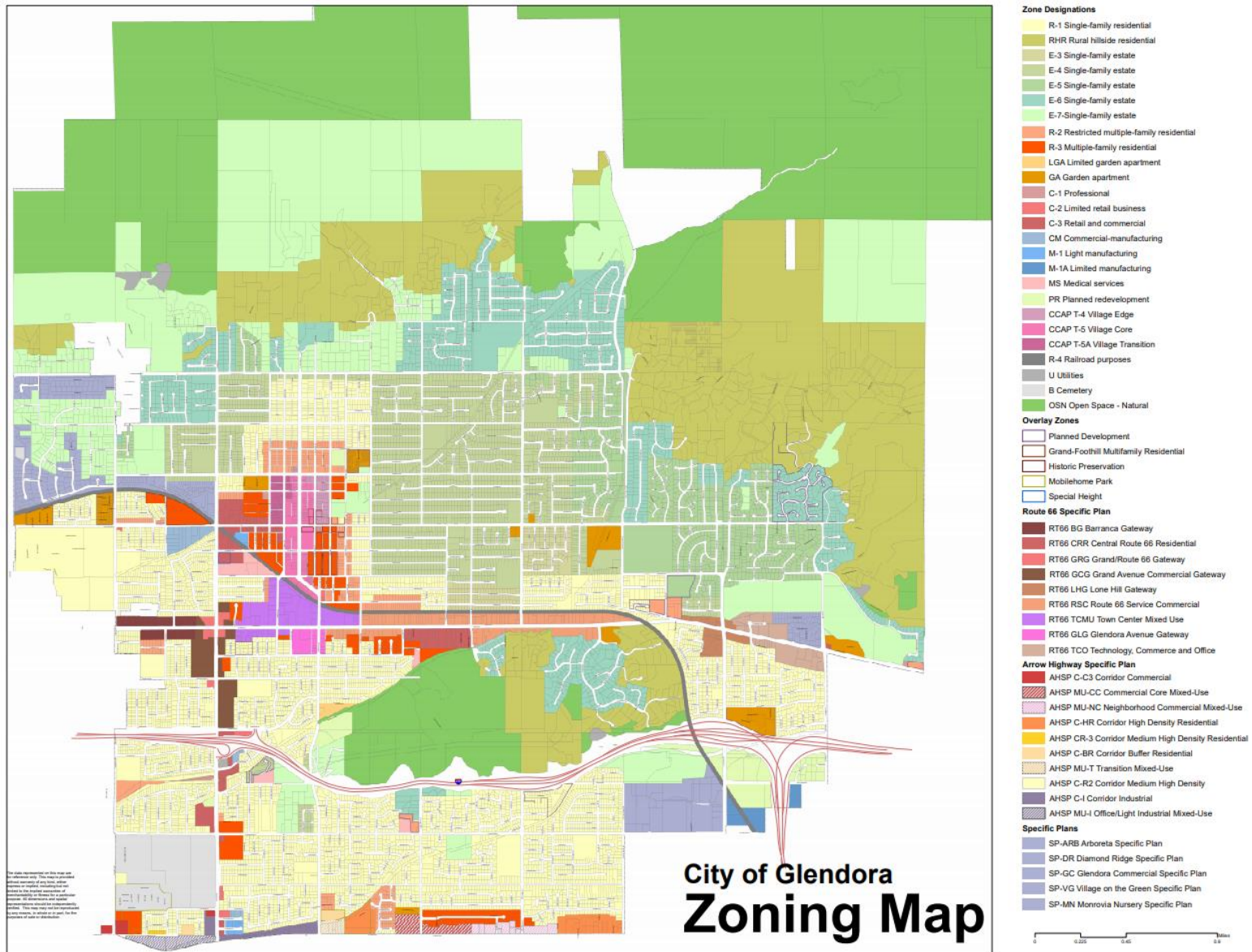


Figure 10: City of Glendora Zoning Map

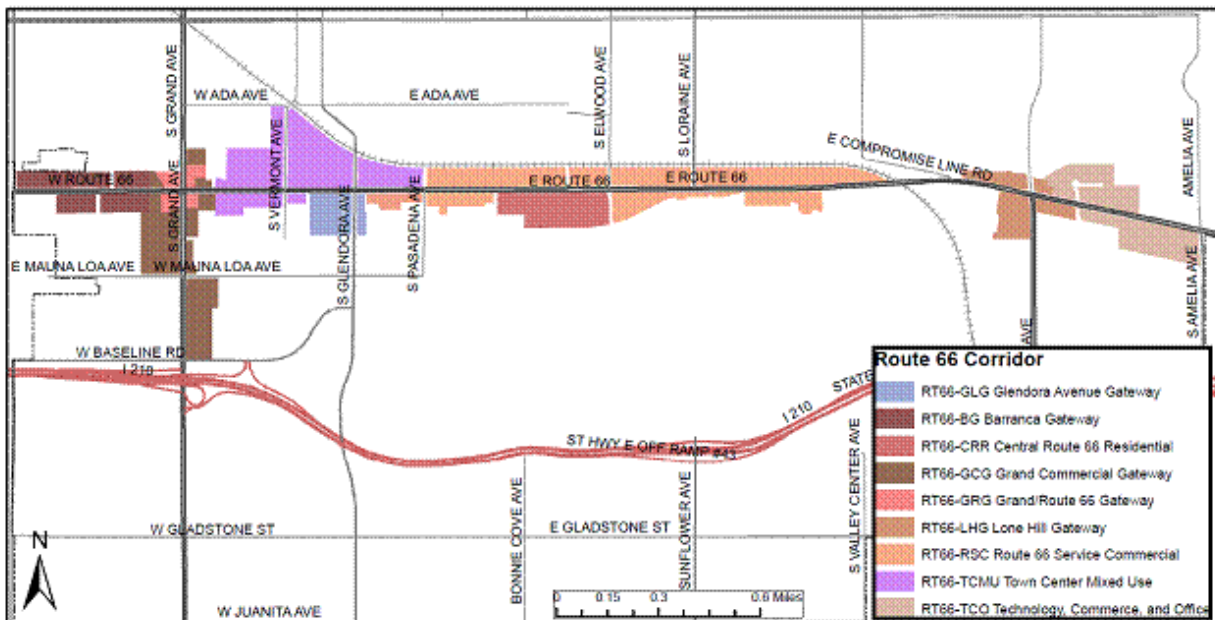


Route 66 Corridor Specific Plan

The Route 66 Corridor Specific Plan area is considered to be the core commercial corridor within the City of Glendora. Analysis of the Specific Plan area has determined that the corridor is not maximizing its potential as a primary business and activity corridor. In response, the City hopes to improve the economic vitality and livability of the corridor through the establishment of a comprehensive strategy to retain existing business and attract additional commercial, industrial, office, retail and residential opportunities. The development standards for the Route 66 Corridor Specific Plan allow for significantly greater residential densities than the rest of the City. The actual densities vary by zoning subdistrict and are detailed in Table 21.

Land Use Sub-District	Zoning	Density (du/ac)	Residential Type
Town Center Mixed Use	TCMU	30.0	Mixed use district that emphasizes a mix of single-family and multiple-family residential, commercial uses and smaller-scale street-oriented retail development.
Barranca Gateway	BG	20.0	Envisioned to capitalize on adjacent market potential introduced by Azusa Pacific University and Citrus College. Uses appropriate for this zoning subdistrict include mixed use, retail sales, restaurants, offices, and other service uses
Route 66 Residential	CRR	30.0	Intended to contribute to the mix of housing choices through the provision of multiple-family residential development

Figure 11: Route 66 Specific Plan Map



Civic Center Area Plan

The Civic Center Area Plan (CCAP) area covers the historic downtown village core of Glendora. The CCAP is intended to maintain the village area as a vibrant pedestrian oriented area with a mix of commercial and residential uses. The CCAP includes a parking reduction district and parking exemption district, both of which provide reduced parking requirements for residential and commercial development. The CCAP includes three subdistricts; the allowed densities and development types for each subdistrict are detailed in Table 22.

Zoning	Density (du/ac)	Residential Type
T-4 Village Edge	30.0	Residential district intended for single-family and multiple-family residential development
T-5 Village Core	30.0	Mixed use district intended for residential on upper floors and commercial uses on ground floors along the main street
T-5A Village Transition	30.0	Mixed use district intended for single-family, multiple-family, and mixed use development

Arrow Highway Specific Plan

The Arrow Highway Specific Plan is a comprehensive document implementing the City of Glendora's vision for its southernmost corridor. As part of the Southern California Association of Government's Compass Blueprint Program, Glendora and its neighboring jurisdictions initiated a planning process to improve the corridor's mobility, foster livable communities, and promote sustainable development. That effort resulted in initial guidance for the Arrow Highway Specific Plan; however, the Specific Plan goes beyond the preliminary concepts to establish a clear vision and implementation program fostering livability, housing, retail, and service options; improving and integrating open space and community spaces; encouraging catalytic projects; and improving mobility. This plan introduced residential as a use to several zoning areas where it previously was prohibited.

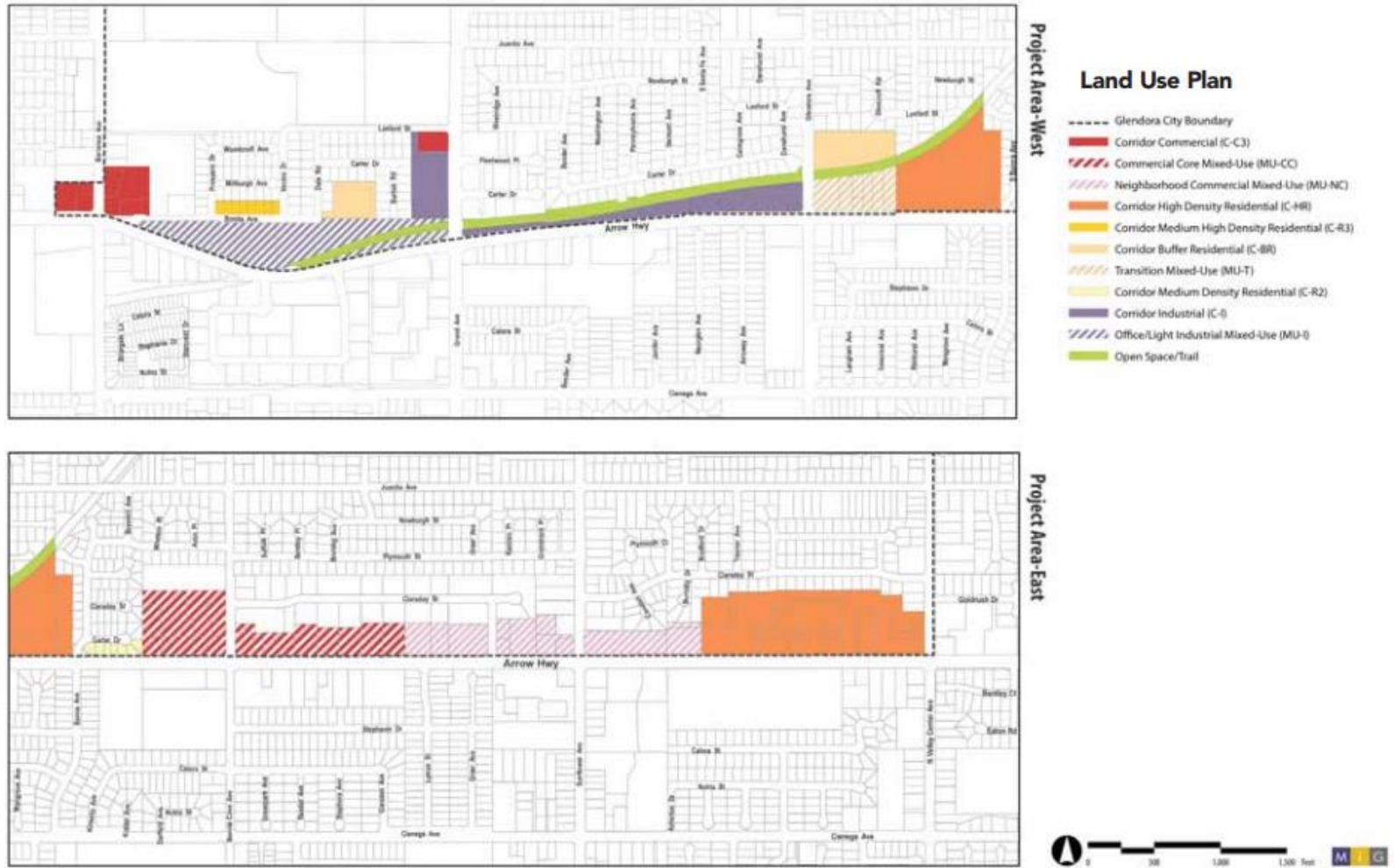
Zoning	Density (du/ac)	Maximum Height & Related Standards
Corridor High Density Residential (C-HR)	25	3 stories, not to exceed 35 feet Ground floor shall provide a minimum of 10 feet in interior height (finished floor to ceiling)
Corridor Medium High Density Residential (C-R3)	20	2 stories, not to exceed 25 feet
Corridor Buffer Residential (C-BR)	20	2 stories, not to exceed 25 feet 1 acre minimum parcel size
Corridor Medium Density Residential (C-R2)	15	2 stories, not to exceed 25 feet
Transition Mixed-Use (MU-T)	Mixed-Use (Residential/ Commercial): 25 DU/AC 0.85 FAR Single Use: Commercial 0.5 FAR Single Use: Residential 25 DU/AC	3 stories, not to exceed 35 feet Ground floor 10' minimum interior Minimum parcel for mixed-use development is 1 acre
Commercial Core Mixed-Use (MU-CC)	Mixed-Use (Residential/ Commercial): 25 DU/AC 0.85 FAR Single Use: Commercial 0.5 FAR Single Use: Residential 25 DU/AC	3 stories, not to exceed 35 feet; 40 feet allowed only for mixed-use. Residential (single use or mixed-use) - Ground floor shall provide a minimum of 10 feet in interior (finished floor to ceiling) height. Nonresidential (single use or mixed-use) - Ground floor shall provide a minimum of 14 feet in interior (finished floor to ceiling) height, subject to review and exception

Table 23: Residential Land Uses in Arrow Highway Specific Plan

Zoning	Density (du/ac)	Maximum Height & Related Standards
		by the Planning Director. Minimum parcel for mixed-use or residential is 1 acre.
Neighborhood Commercial Mixed-Use (MU-NC)	Mixed-Use (Residential/ Commercial) 25 DU/AC 0.85 FAR Single Use: Commercial 0.50 FAR Single Use: Residential 25 DU/AC	2 stories, not to exceed 35 feet Residential (single use or mixed-use) - Ground floor shall provide a minimum of 10 feet in interior (finished floor to ceiling) height. Nonresidential (single use or mixed-use) - Ground floor shall provide a minimum of 14 feet in interior (finished floor to ceiling) height, subject to review and exception by the Planning Director. Minimum parcel for mixed-use or residential is 1 acre.

Source: Arrow Highway Specific Plan, Adopted 2018

Figure 2: Arrow Highway Specific Plan



Hillside Development

Since its incorporation, the City has been known as the “Pride of the Foothills.” Given the surge in development and the potential degradation of environmental features resulting from hillside grading, the City enacted a Hillside Management Ordinance in 1994 which updated previously adopted regulatory policies concerning management of the City’s significant foothill acreages. The ordinance was amended to be more sensitive to the use of land in hillsides so that natural characteristics (e.g., land forms, vegetation, wildlife, scenic qualities and open space) could be maintained. Specific goals of the ordinance are as follows:

- (1) Preserve unique and significant geological, biological, and hydrological features;
- (2) Encourage alternative approaches to hillside development through land use patterns and intensities that are consistent with natural characteristics;
- (3) Protect prominent vistas of hillside areas in order to maintain the identity, image, environmental quality, and aesthetic quality of the City; and
- (4) Protect the public health and safety from potentially hazardous conditions related to hillside development.

All parcels with an average slope of ten percent or greater fall under purview of the Ordinance. To construct residential units, an approved development plan review is required. This ordinance does not restrict the ability of the City to address its RHNA given that all the homes in the hillsides would only be affordable to upper income households.

Toward the end of 2001, the Glendora City Council accepted applications and appointed members for an “Ad Hoc Committee to Preserve the Foothills” to proactively address the development issues in Glendora that other local hillside communities have faced in recent years. The Ad Hoc Committee detailed its suggestions to the City for managing hillside development in a formal document called the Recommended Hillside Strategy. The Hillside Strategy has four components:

- (1) **Open Space Preservation:** This component calls for the city to acquire hillside properties from willing private property owners in order to ensure the greatest ability to preserve open space. The Hillside Strategy identifies three priority acquisition areas, including undeveloped areas in the eastern portion of the Glendora foothills, the South Hills area, and the northwestern portion of Harrow Canyon.
- (2) **Controlled Development:** This component steers development towards the lower hillside slopes by decreasing the allowable densities as slopes increase, and avoiding ridgelines, canyons, streams, channels, and habitat corridors.
- (3) **Design Guidelines for New Development:** This component calls for the establishment of guidelines that minimize the visual intrusiveness of new development by designing new residences to fit with the natural character of the hillside areas.
- (4) **Clarification of Ambiguities:** This final component of the hillside strategy aims to clarify existing ambiguities in the General Plan and zoning code. Proposed clarifications include: the removal of residences as an allowable use in the Open Space land use designation and the creation of a hillside residential General Plan designation that would include the residential uses removed from the Open Space designation.

Overlay Districts

The City's **Special Height Overlay** zone is designed to accommodate land uses that require a greater building height than is permitted in certain zones. The Special Height Overlay can be applied to the C-2, C-3, CM, MS, M-1, IP and the PR zones. Pursuant to this zone, a building may exceed the height limitation in the underlying zone, but shall not exceed eight stories or 80 feet. The minimum front setback must be 25 feet, while the minimum side yard shall be 20 feet plus four feet for each additional story.

The **Historic Preservation Overlay** (HPOZ) is intended to promote the general welfare, cultural enrichment, and economic prosperity of the people by providing for the identification, protection, preservation, and enhancement of areas of the city having historic, architectural, or cultural significance. Areas designated as an HPOZ exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

Glendora has established a **Mobilehome Park Overlay** zone to provide appropriate locations where mobilehome parks may be established and maintained. There are currently 670 mobile homes in Glendora. Mobile home parks provide an important source of affordable housing within the community for lower-income households. These regulations are intended to promote an orderly and pleasant residential environment in harmony with surrounding land uses. The minimum lot area for a mobilehome park in this overlay is 12 acres.

The **Grand-Foothill** multifamily residential overlay enacts unique zoning policies intended to promote well planned, multiple-family development through the logical redevelopment of properties located within the overlay area's boundaries, and reward development that consolidates property and/or integrates energy conservation and environmental stewardship into project design. The objective of the overlay area is to obtain a comprehensively planned development area with two and three-story residential buildings, an efficient internal circulation system, and a visually pleasing landscaped perimeter around the overlay area.

Flexibility in Development Standards

The Specific Plan process and Planned Redevelopment Zone (PR Zone) are the primary means to provide appropriate relief from literal application of zoning regulations and development standards, where appropriate, to facilitate new development. According to the Glendora Zoning Code, the purpose of the PR Zone is "to provide for development on a comprehensive basis by using site planning techniques not permitted through literal application of zoning and subdivision regulations." The Zoning Code does not set residential development standards for the PR zone. Pursuant to development plan review process, the residential standards, covenants, and conditions are established by the City Council. Therefore, projects of any size, type, and density can be considered for approval.

The PR zone has been used to facilitate construction of affordable housing that is compatible with adjacent land uses. The Glendora Gardens project was a combination of one- and two-story structures situated in an R-2 zone. The Heritage Park Apartments was a two-story project located in front of a slight hill, thus providing an enclave for the structure in an area where the zoning of the adjacent land uses varies from open space to R-1. Both projects were rezoned to PR to facilitate development.

2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the City's General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. Table 24 summarizes the most pertinent development standards for single-family and multiple-family housing.

Table 24: Residential Development Standards						
Development Standard	General Plan Residential Land Use Category (Zone)					
	Hillside Very Low Density (E-7, RHR)	Low Density (E-5, E-6, E-7)	Low/Medium Density (E-4, E-3, R-1)	Medium Density (LGA and GA)	Medium/High Density (R-2)	High Density (R-3)
Building Standards						
Max. Density	E7 = 0.05-2.2 RHR = 0.1-1	E5 = 4.1 E6 = 2.9-3.5 E7 = 0.05-2.2	E4/E3 = 5 R1 = 5.8	LGA = 7.9 GA = 10.9	R-2: 14.5	R-3: 19.8
Max. Building Height	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
Min. Unit Size (sq. ft.)	n/a	n/a	n/a	600 sq. ft. for a studio + additional 200 sq. ft. for each bedroom		
Max. Floor Area	RHR=n/a E-7=35%	35%	35%	400 sq. ft. usable open space per residential unit		
Lot Standards						
Min. Lot Area (sq. ft.)	E-7= 200,000 / 500,000 800,000 RHR=43,560	E-5=10,500 E-6=12,500 to 15,000	E-3=8,000 E-4=8,500 R-1=7,500	40,000	10,000	10,000
Min. Lot Area per Unit (sq. ft.)		E-7= 200,000/ 500,000 800,000		LGA = 5,500 GA = 4,000	3,000	2,200
Min. Lot Width (ft.)	RHR=200 E-7=100	E-5=85 E-6=100 E-7=100	R-1/ E-3=70 E-4=75	120	80	80
Min. Lot Depth (ft.)	RHR=200 E-7=100	100	100	125		
Front Yard (ft.)	RHR=40 (or 10% of lot depth) E7=25	25	R-1=20/ E-3 & E-4=25	20		
Side Yard (ft.)	RHR=30 E7=7	7	R-1=5/ E-3 & E-4=7	5 (one-story); 10 (two-story)		
Rear Yard (ft.)	RHR=50 (or 20% of lot depth) E7=35	35	R-1=25/ E-3&E-4=35	20		

Table 24: Residential Development Standards						
Development Standard	General Plan Residential Land Use Category (Zone)					
	Hillside Very Low Density (E-7, RHR)	Low Density (E-5, E-6, E-7)	Low/Medium Density (E-4, E-3, R-1)	Medium Density (LGA and GA)	Medium/High Density (R-2)	High Density (R-3)
Parking						
Single-Family	2 spaces in a garage					
Accessory Dwelling Unit	N/A					
Multiple-Family	1 enclosed and 1 open space or additional enclosed space/unit + 0.2 spaces per bedroom per unit for units with over 2 bedrooms					
Mobilehome	9 spaces for every 4 mobilehome units					
Guest Space	0.4 spaces per unit for multiple-family units and mobilehomes.					

Source: Glendora Municipal Zoning Code 2021.

Parking requirements for residential uses in Glendora are summarized in Table 24. Glendora’s parking standards are comparable to those of surrounding jurisdictions. Requirements for multi-family developments are equal to, or less than, requirements for single-family detached dwellings. Guest space requirements for multi-family developments are reasonable because these types of developments do not have private driveways for each unit to accommodate parking for guests. Nonetheless, because the cost of providing parking can make financing the development of housing affordable to lower and moderate income households more difficult, reduced parking and other incentives, concessions, or waivers and modifications of development standards are available for developers of affordable projects that are eligible for a density bonus.

Development standards for residential development in the Route 66 Corridor Specific Plan area and the Civic Center Area Plan area are different from citywide standards and are detailed in Table 25 and Table 26. In general, the Route 66 Corridor Specific Plan and the Civic Center Area Plan allows for taller buildings, greater maximum floor area, and smaller setbacks. Residential development standards in the Arrow Highway Specific Plan area are presented earlier in Table 23.

Table 25: Route 66 Corridor Specific Plan Development Standards			
	Town Center Mixed Use (TCMU)	Barranca Gateway (BG)	Route 66 Residential (CRR)
Building Standards			
Maximum Building Height	45 feet 3 stories	35 feet 2 stories	45 feet 3 stories
Maximum Floor Area Ratio	0.50 (commercial) 1.0 (mixed-use)	0.35 (commercial) 0.75 (mixed-use)	0.30
Lot Standards			
Front Yard (ft.)	15	15	15
Rear Yard (ft.)	0	0	10
Side Yard (ft.)	0	0	10
Parking	Same as citywide parking standards (see Table 24)		

Source: Glendora Municipal Zoning Code.

Table 26: Civic Center Area Plan Development Standards			
	T-4 Village Edge	T-5 Village Core	T-5A Village Transition
Building Standards			
Maximum Building Height	25 feet 2 stories	45 feet 3 stories	45 feet 3 stories
Maximum Floor Area Ratio	NA	NA	NA
Lot Standards			
Front Yard (ft.)	20	0-5	5-10
Rear Yard (ft.)	20	0	0-15
Side Yard (ft.)	5	0	0-10
Parking	In parking exemption district: 1 space per bedroom; in parking reduction district: 1 space per bedroom plus 0.1 guest spaces per bedroom; elsewhere: same as citywide parking standards		

Source: Glendora Municipal Zoning Code.

Development Incentives

The City encourages mixed use and residential development, particularly affordable housing development, and facilitates redevelopment through a variety of development incentives.

Affordable Housing: The City adheres to the State density bonus law to provide density bonuses and regulatory incentives, including parking requirement reductions, for senior housing projects and projects that set aside a portion of the units as housing affordable to lower and moderate income households. In February 2013, the City Council approved an update to the Zoning Ordinance to maintain consistency with State law. Since 2013, the State has passed several changes to the State Density Bonus law.

AB 1763 requires the City to grant developers providing 100 percent of the units to lower income households additional density, concessions and incentives, and height increases. The law allows up to 20 percent of the total units in the development for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within 0.5 mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. SB 1227 provides density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by revising the requirements for concessions and incentives and the maximum density bonus provided. This Housing Element includes a program to amend the City’s Density Bonus Ordinance.

Mixed Use Development: The City also encourages the development of mixed use projects within the BG, and TCMU zoning subdistricts of the Route 66 Corridor Specific Plan area.

Nonconforming Lot Ordinance: The City Council recognized the need to facilitate the reasonable use and development of nonconforming lots. In 2000, the City Council passed a Nonconforming Lot Ordinance that recognizes and affirms the development rights of legally subdivided lots. The ordinance facilitates such development by allowing parcels that do not meet the minimum lot size or dimensions of the zone to be fully developed provided that other development standards are fully met.

The ordinance facilitates development by allowing the merging of nonconforming lots with conforming or nonconforming lots to create lots that conform more closely to the standards of the underlying zone. However, if a nonconforming lot cannot be developed or improved in conformance with existing standards (excluding lot size and dimensions), a Nonconforming Lot Development Plan Review Permit may be granted to allow development or improvement of the lot.

3. Short Term Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. On October 13, 2020, the City Council adopted Short-Term Rental Ordinance 2055 to regulate the operation licensing of short-term rentals. The purpose of the ordinance is to balance the City's desire to promote economic development and tourism with the City's legitimate need to mitigate the adverse impacts often associated with short-term rentals, including excessive noise, overcrowding, disruptive and unruly parties, the accumulation of refuse, reduction of street parking vehicular violations and disruptions to safe traffic flow. Regulations for short term rentals are intended to minimize the adverse impacts short-term rentals have on surrounding properties.

4. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, factory-built housing, mobile homes, housing for persons with disabilities, emergency shelters and transitional housing, among others. Table 27 summarizes housing types permitted within the primary residential zones. Table 28 summarizes the housing types permitted in the Route 66 Corridor Specific Plan, Table 29 summarizes the housing types permitted in the Civic Center Area Plan, and Table 30 summarizes the housing types permitted in the Arrow Highway Specific Plan.

Table 27: Housing Types Permitted by Zone									
Housing Types Permitted	General Plan Land Use Category (Zone)								
	RHR	E-3, E-4, E-5, E-6, and E-7	R-1	LGA and GA	R-2	R-3	MHP	MS	PD
Residential Uses									
Single-Family	P	P	P	P	P	P	--	--	--
Duplex (2 units)	--	--	--	P	P	P	--	--	--
Multiple-Family (3 or more)	--	--	--	P	P	P	--	--	--
Factory-Built	P	P	P	P	P	P	P	--	--
Accessory Dwelling Unit	P	P	P	P	P	P	--	--	--
Planned Development	P	P	P	P	P	P	--	--	P
Special Needs Housing									
Senior Housing	--	--	--	P	P	P	--	CUP	--
Community Care Facility	--	--	--	--	--	--	--	CUP	--

Source: Glendora Municipal Zoning Code

Table 28: Uses Permitted in Route 66 Corridor Specific Plan				
	TCMU	BG	CRR	Special Requirements
Multiple-Family Residential	P	P	P	Apartments, condominiums, townhomes
Assisted Living Facilities	CUP	CUP	CUP	For more than six persons.
Mixed Use (Retail/Office and Residential)	P	P	—	1 acre minimum lot size required
Residential Care Homes	CUP	—	CUP	For more than six persons.

Table 29: Uses Permitted in Civic Center Area Plan				
	T-4	T-5	T-5A	Special Requirements
Single-Family Residential	P	-	P	
Multiple-Family Residential	P	P	P	Not allowed fronting Glendora Avenue in T-5 zone on the ground floor.
Mixed Use	-	CUP	CUP	Not allowed fronting Glendora Avenue in T-5 zone on the ground floor.

Source: Glendora Municipal Zoning Code

Table 30: Uses Permitted in Arrow Highway Specific Plan										
	C-HR	C-R3	C-BR	C-R2	C-C3	C-I	MU-I	MU-T	MU-CC	MU-NC
Multi-Family	P	P	P	P	-	-	-	P	P	P
Mixed-Use (horizontal or Vertical) Condominiums/Townhomes	P	P	P	P	-	-	-	P	P	P
Single Family	-	-	P	P	-	-	-	P	P	P

In the **Grand Foothill** multifamily residential overlay multiple-family uses and related accessory buildings are permitted. Additionally, senior housing, community care, convalescent and nursing facilities are conditionally permitted.

Besides single-family housing opportunities, the City offers the following housing opportunities that are available for all economic segments of the community as well as more vulnerable members of the community, including those earning lower income, seniors, and the homeless, among others. These include multiple-family units, accessory dwelling unit, mobile homes, and other more affordable housing opportunities.

Factory-Built Units: Manufactured or factory built units meeting State and federal standards and installed on permanent foundations are treated as regular residential units and therefore permitted where residential uses are permitted.

Multiple-Family Units: The Zoning Ordinance permits multiple-family housing in the GA, LGA, R-2, and R-3 zones. The permitted density is 7.92 units per acre for Limited Garden Apartments (LGA) and 10.89 units per acre Garden Apartments (GA), 14.52 units per acre in the R-2 zone, and 19.8 units per acre in the R-3 zone. Approximately 17 percent of the City's housing stock is multiple-family residences.

Accessory Dwelling Units: Accessory Dwelling Units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. ADUs may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code § 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of an ADU unless findings are made acknowledging that allowing ADUs may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

On September 8, 2020, Glendora adopted Ordinance No. 2053 establishing regulations to ADU's in accordance with Government Code § 65852.2, including recent state legislation SB 13, AB 68, AB 881, and other applicable state law. As such, ADUs are permitted on all lots with an existing single-family residence, or in conjunction with a proposed single-family residence in the City's residential zoning districts. ADUs are all permitted on lots with an existing multi-family residence or on conjunction with a proposed multi-family residence in the Mixed-Use overlay.

ADUs are permitted on parcels zoned for single-family or multiple-family residential uses under the following conditions:

- An accessory dwelling unit shall be located on a lot that is zoned to allow single or multifamily residential uses and includes a proposed or existing dwelling.
- One accessory dwelling unit on a lot located within a single-family zone.
- The accessory dwelling unit is either attached to the existing primary dwelling unit or detached and located on the same lot.
- Attached units maximum size: 50 percent of primary dwelling but not more than 1,000 square feet.
- Detached units maximum size: 1,000 square feet subject to development standards of the zone.
- An accessory dwelling unit shall not be permitted in a very high fire hazard severity zone where the lot is not served by a public or private street that meets city standards.
- An accessory dwelling unit must be located on the same lot as the proposed or existing primary dwelling.
- An existing detached accessory structure may be converted to an accessory dwelling unit. No setback is required for the conversion or replacement of an existing living area, garage, or accessory structure to an accessory dwelling unit where the dimensions and location of the existing structure will not change.
- Two accessory dwelling units are permitted on a lot with an existing or proposed multifamily dwelling.
- Portions of a multifamily dwelling structure that is not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages may be converted to an accessory dwelling unit if each unit complies with state building standards for dwelling. The number of accessory dwelling units created by converting non-livable space shall not exceed twenty-five percent of the multifamily dwelling units. Where the number of existing dwelling units is seven or less, one accessory dwelling unit by conversion may be created.
- An accessory dwelling unit may be either attached or detached from the primary dwelling.
- Attached or detached accessory dwelling units shall provide a separate entrance from the primary dwelling.
- An accessory dwelling unit may have one or two bedrooms.
- An accessory dwelling unit shall comply with the lot coverage, floor area ratio, open space requirements, and limitations on the number and size of accessory structures of the zone, except that application of these standards shall not preclude the construction of an accessory dwelling unit that is eight hundred square feet and maintains four-foot side and rear setbacks, and is otherwise in compliance with all other local design, development standards.
- The architectural design and detailing, roof pitch and material, and exterior color and finish materials of an accessory dwelling unit shall match or complement the primary dwelling.
- An accessory dwelling unit may not be sold or otherwise conveyed separate from the primary dwelling.
- Neither the primary dwelling nor the accessory dwelling unit shall be rented for a period of less than thirty days.

After the ADU Ordinance was adopted, the City submitted the Ordinance to the HCD for their review. As part of the Housing Element review HCD informed the City that the limitation of bedrooms was not consistent with state law and revision is necessary. To address this discrepancy Housing Program No. 13 includes the requirement to update the existing ordinance to be consistent with state law.

Junior Accessory Dwelling Units: Junior Accessory Dwelling Units are permitted on parcels zoned for single-family residential uses under the following conditions:

- A junior accessory dwelling unit shall not exceed five hundred square feet and shall be constructed within the existing walls of an existing or proposed single-family dwelling. An additional one hundred fifty square feet beyond the physical dimensions of the existing structure is permitted to accommodate ingress and egress to the junior accessory dwelling unit.
- One junior accessory dwelling unit on a lot located within a single-family zone.
- A junior accessory dwelling unit may be allowed on the same lot as an accessory dwelling unit provided the accessory dwelling unit is detached and the junior accessory dwelling unit is within the proposed or existing space of a primary single-family dwelling.
- A junior accessory shall include a separate exterior entrance from the main entrance to the primary dwelling unit.
- A junior accessory dwelling unit shall include at least an efficiency kitchen which shall include all of the following: (i) a cooking facility with appliances; and (ii) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing primary dwelling.
- A junior accessory dwelling unit shall require owner-occupancy of the primary dwelling or the junior accessory dwelling unit. Before permit issuance, the City shall be provided a copy of a recorded deed restriction which shall include: (i) restrictions on the size and attributes of the junior accessory dwelling unit; (ii) prohibition of the sale of the junior accessory dwelling unit separate from the primary dwelling; (iii) if the junior accessory dwelling unit or primary dwelling is rented, the term shall not be for a period of less than thirty days; (iv) requirement that either the junior accessory dwelling or the primary dwelling be occupied by the property owner; and (v) a statement that the deed restriction shall be enforced against future owners.

Since 2018, the City has permitted 50 accessory dwelling units, an average of about 17 a year.

Mobilehomes

The Glendora Zoning Ordinance permits mobilehomes within a specially designated Mobilehome Overlay Zone. Currently there are 670 mobile homes within the community, according to the American Community Survey. No other types of residential structures are allowed in this zone. The MHP Overlay Zone was designed to protect existing mobile home uses. Specific development standards have also been established to promote an orderly and pleasant residential environment in harmony and compatible with surrounding land uses. Lower income individuals and/or families occupy many of these homes.

Senior Housing

Senior housing is permitted as regular multi-family housing in GA, LGA, R-2, and R-3 zones, as well as conditionally permitted in the Grand-Foothill multifamily residential overlay, the Route 66 and Arrow Highway Specific Plans, and MS zone.

Emergency Shelters and Low Barrier Navigation Center

In response to changes in the State Housing Element law, the City amended the Zoning Code in 2011 to specifically identify emergency shelters as a permitted use at two locations in the City. The two locations include twelve parcels, with a total area of 2.8 acres. These parcels are currently developed with underutilized commercial uses, including vehicle repair, retail and office uses. They are located along Grand Avenue at Big Dalton Wash and Arrow Highway with access to public transportation and services.

The Zoning Code provides objective standards for emergency shelters to regulate the following, as permitted under State law, including:

- The maximum number of beds permitted;
- Parking based on demonstrated need;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;

The State's adoption of AB 139 and SB 101 will require the City to amend the Zoning Code to address the new laws to address emergency shelters and low barrier navigation centers. Specifically, AB 139 requires the City to base the needs for emergency shelter on the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The City's current zoning limits the total number of shelter beds in the City at 20 beds. The 2020 Point-in-Time Count estimates 145 unsheltered homeless persons in Glendora. Therefore, the City's Emergency Shelter zoning must allow at least 145 shelter beds. Furthermore, the City's ordinance establishes a separation requirement of at least 300 feet, whereas State law limits the separation to no more than 300 feet. [To address these inconsistencies with State law, the City has included Housing Program No. 14 to increase the bed count as required and modify the building separation requirements to be consistent with the legislation.](#)

AB 139 also changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be based solely on shelter staffing level, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's current parking regulations for emergency shelters per Glendora Municipal Code § 21.03.120(C) requires one space per employee and up to five visitor spaces for service providers based on actual need as determined by the city. If on-street parking is available, a reduction of up to two spaces may be granted.

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “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.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed.

The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to comply with State law on emergency shelters and to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

Transitional Housing

Under Housing Element law, transitional housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code § 50675.2).

This definition does not encompass all forms of transitional 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 multiple-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months).

The City amended the Zoning Code to address transitional housing. For transitional housing facilities that operate as regular housing developments, meeting the Health and Safety Code definition, such uses are permitted by right where housing is permitted.

For transitional housing facilities that operate as group quarters, such facilities are permitted as community care facilities. Potential conditions for approval of transitional housing for more than six persons in a group quarters setting may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Supportive Housing

Under the Housing Element law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code §50675.14 (b)).

Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may,

among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (California Health and Safety Code 53260 (d)).

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Zoning Code was amended to address supportive housing. For supportive housing facilities that operate as regular housing developments, such uses are permitted by right where housing is permitted. For supportive housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities. Potential conditions for approval of supportive housing for more than six persons in a group quarters setting may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. Recently approved AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill prohibits minimum parking requirements for supportive housing within 0.5 mile of a public transit stop. The Glendora Zoning Ordinance defines transitional and supportive housing in accordance with state law and allows them subject to the restrictions that apply to other residential dwellings of the same type in the same zone. The Housing Plan of this Housing Element includes a program to amend the Zoning Ordinance to clarify where supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within 0.5 mile of public transit.

Employee Housing: The City of Glendora defines “Employee Housing” as accommodations for six or fewer employees, as described, defined, and regulated by the Employee Housing Act, Section 17000 et seq. of the California Health and Safety Code.

Single-Room Occupancy (SRO): SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many modern SROs have one or the other. The City amended the Zoning Code to permit SRO units by-right in the CRR subdistrict of the Route 66 Corridor Specific Plan.

Housing for Persons with Disabilities: The City of Glendora recognizes the importance of addressing the housing needs of persons with disabilities. This section reviews potential governmental constraints to the development and improvement of housing for persons with disabilities.

Definition of Family

Local governments may unintentionally restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals

living together may illegally limit the development and siting of group homes for persons with disabilities, but not housing for families that are similarly sized or situated. The City amended the Zoning Code in 2010 to remove the definition of “family.”

Community Care Facilities

The Glendora Municipal Code does not offer any guidelines on residential care facilities. However, it defines a “Community Care Facility” as a facility licensed by the state or county, which provides lodging, meals, nursing, dietary or other personal services to convalescents, invalids or the elderly for six or more patients, but does not include surgery or the care of substance abusers or persons with communicable diseases. This definition does not include nor mention facilities serving six or fewer patients. Larger community care facilities, convalescent homes, and other similar uses for more than six persons are permitted in the Medical Services (MS) Zone and in the TCMU and CRR subdistricts of the Route 66 Corridor Specific Plan, subject to a conditional use permit. The City amended its Zoning Code to differentiate between small residential care facilities (that serve six or fewer persons) and large residential care facilities (that serve seven or more people). Pursuant to the Lanterman Act, licensed residential care facilities for six or fewer persons are treated as a regular residential use and permitted where residential uses are permitted. This Housing Element includes a program to review and revise Zoning Code as appropriate to remove the constraints to development of large community care facilities.

According to the State Department of Social Services, a total of 27 residential care facilities are located in the City of Glendora. In addition, there are two adult day care facilities. These include:

- 7 Adult Residential Facilities (34 beds)
- 20 Residential Care Facilities (207 beds)
- 2 Adult Day Care facilities (190 persons)

Most of these are small facilities for six or fewer persons. However, a few large adult residential facilities are also located in the City.

Parking Standards

Development in the City is required to meet parking standards for people with disabilities as required by state law, including requirements for the number and design of disabled parking spaces. The City is flexible and works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking. For example, the Zoning Ordinance authorizes the Planning Commission/City Council to make exceptions to development standards through the Planned Development zone standards, including off-street parking requirements, for senior housing developments.

Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City Council adopted Ordinance No. 1904 in September 2008 to establish a process and procedure to consider and approve development requests to accommodate persons with disabilities. Pursuant to the ordinance, the following criteria are considered when evaluating a request for reasonable accommodation:

- (1) Whether the request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple-family dwelling units, and public accommodations on an equal basis with citizens who are not disabled;
- (2) Whether there are feasible alternatives to the requested accommodation that may provide an equivalent level of benefit;
- (3) The physical attributes of and any proposed changes to property and structures;
- (4) Whether the requested accommodation will impose an undue financial or administrative burden on the City;
- (5) Whether the requested accommodation will require a fundamental alteration of the city's rules, policies, practices or procedures;
- (6) If a zoning related issue, whether the requested accommodation would result in a detriment of the residential character of that neighborhood; and
- (7) Any other factor(s) that may have a bearing on the request.

The conditions for approval include:

- (1) Inspection of the affected premises periodically, as specified in the conditions, to verify compliance with any applicable conditions of approval;
- (2) Prior to any transfer of interest in the premises, notice to the transferee of the existence of the modification, the personal status of the modification and the requirement that the transferee apply for a new modification is necessary;
- (3) Removal of the improvements, where removal would not constitute an unreasonable and unfair financial burden, if the need for which the accommodation was granted no longer exists;
- (4) Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;
- (5) Other necessary conditions deemed necessary to protect the public health, safety and welfare.

The requests are reviewed and determined by the appropriate department head(s).

Permits and Fees: There is no fee for the City to consider a request for reasonable accommodation. Typical building permit fees would apply.

5. Development Permit Procedures

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the process does not discourage developers of housing or add costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but the following timelines can be used as a general guide:

- Non-hillside single-family project: less than 60 days
- Large single-family subdivisions: one year (for environmental review)
- Multiple-family project: 90 days
- Multiple-family project with subdivision map: 90 to 180 days

Table 31 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

	Single-Family (non-hillside)	Large Single-Family (with subdivisions)	Multiple-Family	Multiple-Family (with subdivision)	Mixed-Use
Approvals Required	None if single-story. Only requires "Over the Counter" approval.	Subdivision Map	Development Plan Review	Development Plan Review	Development Plan Review (Required in CCAP)
		Environmental Review			
		EIR (typically required for hillside subdivisions due to presence of biological resources)		Subdivision Map	
Estimated Total Processing Times	Less than 60 days	1 year	60-90 days	90 to 180 days	60-90 days

The City of Glendora can encourage the ongoing construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. One such example is the Permit Streamlining Act, which establishes timelines for development review processes. This section outlines the procedures for gaining project approvals in Glendora.

Glendora provides for various ways to process minor and major development projects. Different levels of review are based accordingly on the complexity of the project and whether a variation in development standards, existing land use, or operating conditions is requested. Table 32 summarizes the varying levels of review and the minimum time frames required to process permits prior to scheduling before a hearing. Of particular note, for projects involving multiple requests, all applications are processed concurrently.

Table 32: Development Plan Reviews				
	Director	Planning Commission	City Council	Processing Time
Administrative Changes (e.g. Minor CUP and Minor Modification, etc.)	Yes	n/a	n/a	2 months
Minor Permits (Minor CUP)	Yes	n/a	n/a	2 months
Major Permits (CUP, Variance)	n/a	Yes	n/a	2-3 months
Tentative Tract Map	n/a	Yes	Yes	3-6 months
General Plan Amendment	n/a	Yes	Yes	6 months
Zone Change & Development Agreements	n/a	Yes	Yes	6 months
Development Plan Review	n/a	Yes	n/a	2-3 months
Planned Development	n/a	Yes	Yes	6 months
Planned Redevelopment	n/a	Yes	Yes	6 months
Source: Planning Department, City of Glendora. N/A = Review is not applicable.				

Development Plan Review: Development plans are reviewed by the City to ensure orderly development, aesthetic design, safe and harmonious placement. The following types of projects require a Development Plan Review (the reviewing body is also included in parenthesis):

- Hillside Development (Planning Commission)
- All multiple-family projects (Planning Commission)
- Planned redevelopment (Planning Commission, City Council)
- Planned development (Planning Commission, City Council)
- Civic Center Area Plan development, exclusive of permits for signage and awnings (Planning Commission)
- Mobilehome park overlay development (Planning Commission)
- Second story construction for all single-family residential zones including hillside lots (Planning Director)

Most reviews are conducted by the Planning Commission, including reviews of hillside developments and multiple-family projects. Once a completed application is submitted, a meeting between staff and applicants is also arranged in order to review ideas, identify processes and requirements, ask questions, and discuss potential issues, solutions and approaches. The reviewing body looks at the following characteristics during a Development Plan Review:

- Consistency with the general plan and other applicable plans
- Whether the site is adequately served by streets, utilities and other services, facilities and improvements
- Whether the use will adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety and welfare of the public

Potential development in the Route 66 Corridor Specific Plan area, Arrow Highway Specific Plan area, and the Civic Center Area Plan area must also undergo additional review and adhere to a specific set of design guidelines.

The City has established design guidelines for the Route 66 Corridor Specific Plan area. The purpose of the design guidelines is to provide consistent design guidance for the development and

redevelopment of the Route 66 Corridor that reflects the community's commitment to quality design and economic development. The following projects are subject to the Route 66 Corridor Specific Plan Design Guidelines:

- Any construction requiring a building permit
- Projects/uses requiring a discretionary zoning application such as a Development Plan Review or Conditional Use Permit
- Any construction (whether or not a building permit or zoning application is required) that affects the exterior elevation of an existing building or structure (e.g., replacing doors or windows)
- A change in the exterior appearance of a building (e.g., painting, reroofing, replacing siding) or similar changes
- A change in the use of an existing building that requires additional parking

The overall objective is to ensure that the intent and spirit of the guidelines are followed and that the project respects its surroundings in terms of scale, character, and orientation.

Each of the Specific Plan's seven sub-districts has a set of district-specific guidelines, which vary depending on the character of the area. Multiple-family residential projects must also adhere to a set of design guidelines, which include specifications for:

- Building location and orientation
- Open space requirements
- Architecture (including scale, height, façade, building materials, etc.)
- Landscaping
- Parking and circulation

Conditional Use Permits

Certain types of land uses require special consideration in a particular zone or in the City as a whole. These land uses require a Conditional Use Permit (CUP). Every application for a CUP requires a public hearing. The reviewing body looks at the following when deciding to approve a CUP application:

- Consistency with the general plan and other applicable plans
- Whether the site is adequately served by streets, utilities and other services, facilities and improvements
- Whether the use will adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety and welfare of the public

6. Fees and Exactions

Glendora collects fees from developers to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Fees are calculated based on the average cost of processing a particular type of case. The City regularly performs a full cost analysis to update user fees and periodically assesses ways to streamline organizational processes. Table 33 summarizes common fees.

Most communities also charge development impact fees to cover the cost of added services required by new residential development. City of Glendora impact fees include: a school fee of \$3.36 per square foot of living area, a park development fee \$2,273 per single-family unit and

\$1,591 per multiple-family unit) and a sanitation connection fee (\$1,660 per single-family unit, \$1,245 per condominium unit, and \$996 per other multiple-family unit).

For a typical single-family residential project, typical planning and development fees total approximately \$14,500 per unit (based on a 3,000-square-foot residence). For a typical multi-family project, typical fees total \$6,500 (based on development of a three-unit project). These fees are generally lower or comparable to neighboring communities. While fees add to the cost of construction, the City offers a range of incentives that can off-set the impacts of such fees.

Table 33: Planning and Development Fees			
Type of Fee	Service Provided	Single-Family Units	Multiple-Family Units
Planning	Conditional Use Permit	\$2,425	
	Variance	\$2,224	
	Zone Change	Hourly Rate	
	Tentative Subdivision Map	Hourly Rate	
	General Plan Amendment	Hourly Rate	
	Environmental Review (Initial Study)	Hourly Rate	
	Environmental Impact Report	Hourly Rate	
Development	Development Plan Review	\$2,483 Director; \$3,297 Commission	
	Planned Development	Hourly Rate	
	Planned Redevelopment	Hourly Rate	
	Building Permit	Depends on Valuation	
Public Works	Engineering Plan Check and Inspection	5 percent of estimated construction cost of proposed public improvements	
	Sewer Connection Permit	\$145 per house	
	Water Main Connection Charge	\$8/front foot	
	Street Lights	\$350 per light Deposit: \$3,000 - Marbelite; \$4,200 - Double Davit™	
	Street Trees	\$295-\$950	
Development Impact	Transportation Impact Fee	None	
	School Impact Fee	\$3.36 square foot	
	Park Development Fee	\$2,273	\$1,591
	Sanitation Connection Fee	\$1,660	\$1,245 - \$996

Source: City of Glendora, 2021.

7. Building Codes and their Enforcement

Glendora adopted the 2019 California Building Code, which includes the 2018 International Building Code, in 2019. The 2019 California Building Code establishes standards and requires inspections at various stages of construction to ensure code compliance. The California Building Code also requires new residential construction to comply with the federal Americans with Disabilities Act. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required

to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City enforces the California Building Code (CBC), which regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code §12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- The public and common areas shall be readily accessible to and usable by persons with disabilities.
- All the doors designed to allow passage into and within all premises shall be sufficiently wide to allow passage by persons in wheelchairs.
- All premises within covered multifamily dwelling units shall contain the following features of adaptable design:
 - An accessible route into and through the covered dwelling unit.
 - Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
 - Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where those facilities are provided.
 - Useable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.

Compliance with provisions of the Code of Regulations, CBC, and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal. The City has not adopted any amendments to the CBC that might diminish the ability to accommodate persons with disabilities. In fact, the City of Glendora rigorously enforces the disabled access provisions found in Chapters 11A (Housing Accessibility) and 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing) of the CBC.

The City's Code Enforcement Division is responsible for enforcing both State and City regulations governing maintenance of all buildings and property. The City has two full-time code enforcement officers to enforce local codes. The City seeks voluntary code compliance through administrative processes. Approximately 120 cases are handled per month, primarily related to property maintenance, building code issues, and inoperative vehicles among others.

8. Site Improvements and Infrastructure

Site improvements and infrastructure are an important component of new development and include water, sewer, circulation, and other infrastructure needed to make development feasible. New residential construction will occur either as infill, where infrastructure is already in place, or in hillside areas, where adequate facilities will be required. The City of Glendora owns and maintains their water and sewer systems and requires developers to construct offsite extensions of the public infrastructure (i.e., water, sewer, streets, and storm drain systems, etc.) needed to serve previously undeveloped property. If the property is adjacent to existing public infrastructure that has exceeded its useful life, the City requires the developer to replace the existing aged infrastructure in kind. With the added benefit of the City owning and operating the water and

sewer system, developments with affordable to lower income housing units are ensured priority water and sewer services.

Gas and Electric services are provided by Sothern California Edison (SCE) and SoCal Gas Company. Both utilities' services are readily available and existing in Glendora. Each of these utility companies is responsible for installing and providing service to Glendora residents. Each development is required to obtain a will serve letter to ensure adequate capacity and infrastructure exists for development. According to the 2020 California Gas report prepared by the California Gas and Electric Companies, California benefits from substantial gas storage capacity and has adequate supply for future development in the City. SCE can also meet existing and future demands and has plans to invest approximately \$15 billion over the next three years to improve infrastructure to their service area. With the increased use of solar panels 80 percent of their energy is provided by independent power producers.

Large developments are required to fund the preparation of a traffic impact study to determine what, if any, impacts the development would have on the City's existing circulation system. Any mitigations that are recommended by the study would be funded by the development (e.g., installation or modification of traffic signals). The City requires the developer to construct all internal streets, sidewalks, curb, gutter, affected portions of off-street arterials, landscaping along arterials, and other standard conditions. If the City is planning a capital improvement project to upgrade infrastructure in the vicinity of a new development, the City may choose to allow the developer to pay a pro-rata share to the City to assist in funding the project. Developers are required to provide sufficient water rights to serve a proposed development or to provide an in-lieu fee. The City's street standards are specified in Table 34.

Street Type	Right of Way	Curb to Curb
Major	100'	84'
Secondary	80'-84'	64'
Collector	60'	40'
Local	50'	36'

Requiring developers to construct site improvements and/or pay pro-rata shares toward other infrastructure costs, the provision of public services, as well as needed utility systems will increase the cost of developing homes and the final sales price of housing. While site improvements increase housing costs, requiring developers to pay for on- and off-site improvements is necessary to maintain the high quality of life desired by City residents, and is also consistent with the City's adopted General Plan goals. Moreover, it is important to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Glendora are either Categorically Exempt or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory

public review periods. Categorically Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

Transparency in Development Process, Zoning and Development Standards

To increase transparency and certainty in the development application process as required by law, the City posts planning and development regulations and resources online:

- General Plan:
www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan
- Planning Forms:
www.cityofglendora.org/departments-services/planning/applications-documents
- Zoning Code:
www.qcode.us/codes/glendora/
- Planning Fee Schedule:
www.cityofglendora.org/home/showpublisheddocument/27650/637465526280400000

C. Environmental Constraints

While the City is extensively developed, there are vacant and underutilized lands on which new development can be accommodated. Many of these, however, are impacted by environmental constraints. The largest concentration of undeveloped land extends into the hillsides in the northern portion of the City. These areas are likely to contain constraints on development, such as steep slopes, endangered or protected flora and fauna, and wild/brush fire potential.

The following are more detailed discussions of the City's environmental constraints and hazards which affect, in varying degrees, existing and future residential developments.

1. Environmental Protection

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Glendora residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

2. Seismic Hazards

The dominant geologic feature is the Sierra Madre fault zone along the foot of the San Gabriel Mountains. With few exceptions, geology, soil, and seismic hazards do not restrict development, but require detailed investigations prior to development. The U.S. Department of Agriculture maps classify the City's soil as having moderate hazard potential, meaning that some soils are unfavorable to development but construction can take place with special design and planning features.

3. Flood Hazards

Flood control facilities have been constructed by the Los Angeles County Flood Control District, which place the developed areas of the City outside of the 100 year flood plain. The major threat of flooding is from dam failure by earthquake, seiche, or structural fault. Big Dalton and San Dimas are two dams which serve the City. In case of dam failure, the County Flood Control District has established an Emergency Plan to evacuate residents to Citrus College, the nearest major shelter.

The City's floodplain administrator reviews all base flood data available from other federal or state agencies and uses it to identify flood-prone areas within the jurisdiction of the City of Glendora. Any proposed building in a flood-prone area is required to be designed (or modified) to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Construction materials must also be resistant to flood damage.

4. Fire Hazards

The most serious threat of fire in the City occurs at the interface between hillsides and the urban areas. The hillside areas contain large quantities of combustible plants which subject structures within close proximity to potentially extreme fire hazards. Certain areas of the city are designated as a fire hazard severity zone due to geographical, topographical, and climatic conditions. These conditions include: large, natural growths of chaparral and other volatile weeds and vegetation, exposure to hot, high-velocity winds during the "Santa Ana" conditions common to Southern California, steep terrain making access difficult for fire-fighting personnel and equipment, and generally lower water pressure availability for fire suppression purposes. These areas are subject to a much higher incident of fire hazards than any other areas of the city and certain changes and modifications in the state mandated uniform construction regulations are necessary for the protection of life and property in these areas.

Structures in the fire hazard severity zone are required to have fire-resistant protection of exterior walls and openings, unenclosed underfloor areas, and automatic sprinkler systems. Wood-shingle and wood-shake roofs are also prohibited in the fire hazard severity zone.

4. HOUSING RESOURCES

The extent of housing needs in a community often exceeds the resources available. The City of Glendora must pull together limited resources and use them efficiently in order to address the current and projected housing needs of its residents. This section of the Housing Element provides an overview of resources available to the City.

A. Availability of Sites for Housing

Through its various land use policies, the City provides development potential for a range of housing opportunities.

1. Regional Housing Needs Allocation (RHNA)

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2021 Housing Element update, the City of Glendora is allocated a RHNA of 2,276 units as follows:

- Extremely Low Income (up to 30 percent of AMI):⁷ 368 units (16 percent)
- Very Low Income (31 to 50 percent of AMI): 367 units (16 percent)
- Low Income (51 to 80 percent of AMI): 386 units (17 percent)
- Moderate Income (81 to 120 percent of AMI): 388 units (17 percent)
- Above Moderate Income (> 120 percent of AMI): 767 units (34 percent)

This income distribution includes an “impaction correction” factor to allocate a higher proportion of lower income households to Glendora than the regional average in order to balance the income distribution across the region. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

It is important to note that local government are not required to build housing or financially subsidize the development of new housing. However, cities are responsible to ensure that adequate sites are available during the planning period that are adequate to accommodate housing at the designated affordability levels.

⁷ The Regional Housing Needs Allocation (RHNA) does not include the extremely low income category. However, State law requires that the jurisdiction project the housing needs for extremely low income households. Two approaches for estimating that future need are offered under State law – an even split of the very low income RHNA into extremely low and very low incomes; or a proportional split based on data on income distribution in the City.

2. Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community, increasing from 8 units in 2018, 15 units in 2019, and 27 units permitted in 2020. Based on this upward trend, the City has permitted 18 ADUs in 2021 as of July 2021. In 2020, the City updated its Accessory Dwelling Unit (ADU) Ordinance, resulting in significantly increased ADU interests. This Housing Element also includes a program to facilitate the development ADUs. For the purpose of RHNA credits, the City assumes 20 ADUs annually for a total of 160 ADUs over the eight-year planning period of the Housing Element. This Housing Element also includes a program to facilitate and monitor the development of ADUs to insure the City is meeting its anticipated goal.

Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the following affordability distribution for ADUs:

- 108 Lower Income
- 3 Moderate Income
- 49 Above Moderate

3. Pending Projects

The City currently has 84 units that either have been approved or are in the entitlement process. These units are credited towards the City's above moderate income RHNA. The following projects have been identified:

- 531 and 555 E. Arrow Highway – Currently in review for entitlement and will provide 33 above moderate income units. This project is the recycling of retail and restaurant uses.
- 905 E. Arrow Highway – Approved project with 16 above moderate income units. This project is the recycling of commercial uses, including restaurants and neighborhood market
- 1121 and 1123 E. Arrow Highway – Currently in review for entitlement and will provide 19 above moderate income units. This project is the recycling of duplex units
- 501 Route 66 – Approved with 8 above moderate residential townhomes. This project is the recycling of commercial office uses.
- 1620 South Glendora Blvd – Approved with 8 above moderate multi-family rental units. Existing use is a single-family home.

These pending projects demonstrate the trend of recycling existing commercial uses and lower intensity residential uses into multi-family development.

4. Credits and Remaining RHNA

For 6th cycle Housing Element update, the City of Glendora is allocated a RHNA of 2,276 units. The City will credit anticipated ADUs and pending projects towards the overall RHNA number. The City has a remaining RHNA as follows: 1,013 low income units, 385 moderate income units, and 634 above moderate income units (Table 35.).

Table 35: Credits and Remaining RHNA				
	Lower	Moderate	Above Moderate	Total
RHNA	1,121	388	767	2,276
Credits	108	3	133	244
ADU	108	3	49	160
Pending Projects	0	0	84	84
Remaining RHNA	1,013	385	634	2,032

Methodology for Developing the Residential Sites Inventory

The development of a sites inventory for the 6th Cycle RHNA started with review of sites from the 5th Cycle that remain available for housing development. Sites carried over from the 5th Cycle are added to new sites identified for the 6th Cycle.

Since 2013, when the City adopted the 5th Cycle Housing Element Update, the City has made some significant changes to zoning regulations. In 2017, the City reduced density and eliminated residential zoning from certain areas as part of revisions to the Route 66 Specific Plan.

In 2018, the City adopted a specific plan for the Arrow Highway Corridor. Many of the new 6th Cycle sites are located on Arrow Highway where large portions of the corridor are now zoned for housing and mixed-use. The City’s current zoning enables Glendora to meet RHNA requirements but provides a limited buffer to ensure an adequate inventory of opportunity sites is maintained throughout the planning period.

Lot Consolidation

For the purposes of the sites inventory, parcels are grouped together that have the same zoning/rezoning designation, are contiguous, and are the appropriate size to facilitate low income housing. The following residential projects have utilized lot consolidation in the City:

- 533, 617-647 W. Foothill Boulevard – This project involves the consolidating of 11 parcels to accommodate a 144-unit project
- 350-436 W. Route 66 - This project involves the consolidating of 4 parcels to accommodate a 106-unit project

This Housing Element also includes as program for lot consolidation.

5. Proposed Density Increases

In order to meet the RHNA, the City utilized sites in the Route 66 Corridor Specific Plan, specifically the Town Center Mixed-Use (TCMU), Central Route 66 Residential (CRR), and Barranca Gateway (BG) zoning districts, Arrow Highway Specific Plan (AHSP), Civic Center Area Plan (CCAP) and other scattered sites throughout the City.

To foster additional residential growth and maintain the buffer for the lower income RHNA, the City will restore the permitted density in the BG Zoning District of the Route 66 Specific Plan from 20 dwelling units per acre and two stories, to 30 dwelling units per acre and increase the height limit to three stories. In addition, the City will increase allowable density in the Arrow Highway Specific Plan from 25 dwelling units per acre and 2-3 stories, to 30 dwelling units per acre and three stories.

Table 36 presents the current densities and the densities that the City will be implementing within three years of the Housing Element statutory deadline.

Table 36: Proposed Densities				
	Route 66 - TCMU	Route 66 – CRR	Route 66 - BG	Arrow Highway
Current				
Units per Acre	30	30	20	25
Stories Max	3	3	2	2 and 3
Proposed Changes				
Units per Acre	30	30	30	30
Stories Max	3	3	3	3

Estimating Net Realistic Capacity

Recent developments in the City have achieved a range of densities. Townhome projects typically range from 12 to 19 units per acre. Mixed use projects, on the other hand, typically achieve higher densities. For example, a mixed use project of 280 units achieved the maximum allowable density and received additional density bonuses for mixed use and lot consolidation, resulting in an overall density of 51 units per acre. These project densities were determined by the housing type and market preference, but also demonstrate that a project can reach the allowable density. Therefore, in estimating the capacity of the sites, this analysis utilizes a density factor of 80 percent of the maximum density permitted, accounting for internal circulation, landscaping, and parking/setback requirements. The City has also seen little to no commercial development with the majority of projects. Even in zones allowing commercial uses, have been predominately residential since 2015.

In reviewing the development trends in the neighboring cities of San Dimas and Azusa, multi-family and mixed-use development typically yields about 26 units per acre or 86 percent of the allowable density. Both Cities however have taken a more conservative approach to their sites inventory capacity calculations. Glendora’s neighboring City of Azusa is assuming 80 percent of maximum density to take into consideration site constraints and development standards that may limit development on residential sites. This is the same approach that Glendora will also use when calculating sites inventory capacity. Therefore, the City’s assumption is consistent with the trends in the East San Gabriel Valley area, especially the City of Azusa which borders Glendora on the West.

The sites identified in this analysis are also characterized by a low structural improvement to land value ratio, older buildings, and a low lot coverage ratio on top of the conservative density assumption for allowable density. This information is broken down site by site and can be seen in the Sites Inventory Appendix.

6. Rezoned Sites

On top of restoring/increasing permitted densities, the City is proposing to rezone two sites identified by staff as being feasible for redevelopment based on local knowledge and discussions with owners/developers. Both of these sites are within a ½ mile of the future light rail stop and prior to 2017, both areas permitted housing and mixed-use development. The two sites and their proposed rezoning are as follows:

1. **Route 66/Glendora Site:** This 3.67-acre site comprised of 12 parcels is currently zoned as Route 66 Service Commercial (RSC). Based on the location of this site and its original zoning in the Route 66 Specific Plan that allowed residential development, the City is proposing to rezone this site to Route 66 TCMU to permit 30 units per acre consistent with its previous zoning and the adjacent zoning. This site can potentially yield 71 net units for lower income RHNA, conservatively assuming development at 80 percent of the allowable density. This site also has opportunities for lot consolidation for housing or mixed-use.
2. **100 W. Route 66:** This almost four-acre property is comprised of 15 parcels and is an underutilized commercial property currently zoned as Route 66 Service Commercial (RSC). This site was chosen as having potential for redevelopment and its location being within a half mile of the future Gold line Station will encourage and facilitate development of housing. The City is proposing to rezone the site to Route 66 TCMU to permit 30 units per acre consistent with surrounding zones. This site has the potential to yield 87 net units for low income RHNA, conservatively assuming development at 80 percent of the allowable density.

Route 66 Corridor Specific Plan Sites

Within the Route 66 Specific Plan there are 21 sites (64 acres) that have been identified as being feasible for development based on staff knowledge of redevelopment potential, developer interest, or site owner interest for selling/redevelopment or being considered for rezoning. The sites have the potential to yield 140 above moderate income units, 402 moderate income units, and 741 lower income units based on net potential and a conservative assumption of development at 80 percent of the allowable density. Detailed information on the existing conditions of these sites can be found in Appendix B.

Arrow High Specific Plan Sites

Within the Arrow Highway Specific Plan there are 20 sites (36 acres) that have been identified for this sites inventory based on Staff knowledge of redevelopment potential, developer interest, or site owner interest for selling/redevelopment. All of these sites within the Arrow Highway Specific Plan are proposed to increase the allowable density to 30 units per acre. The sites have a potential to yield 101 above moderate income units and 533 lower income units based on net potential and a conservative assumption of development at 80 percent of the allowable density. Detailed information on the existing conditions of these sites can be found in Appendix B.

Other Vacant and Underutilized Sites

There are also sites identified in the residential sites inventory that are located on vacant and underutilized parcels outside of the Route 66 Corridor Specific Plan and the Arrow Highway Specific Plan areas. These 20 sites (44 acres) were selected based on staff knowledge of redevelopment potential, developer interest, or site owner interest for selling/redevelopment. Collectively, these sites have the potential to accommodate 289 housing units, the vast majority of which (278 units) can be counted towards the City's above moderate income RHNA based on the allowable density of the parcels. A total of 11 units on one site can be counted towards the moderate income RHNA. All unit calculations were based on existing zoning and a conservative assumption of development at 80 percent of the allowable density. Detailed information on the existing conditions of these sites can be found in Appendix B. [Below are additional discussions on the existing conditions and trends relating to sites/locations included in the inventory and their feasibility for redevelopment:](#)

- **Mobile Home Parks:** Mobile home parks in the City are mostly in poor condition. The City has found that in most of the parks the mobile homes are not owned by the occupants. Rather the park owner buys older units that cannot be moved and rents them until they completely wear out. This means that there is very poor quality housing serving low income households. The City's goal is to encourage recycling of these sites to produce affordable housing. There are requirements in State law and incentives that the City believes will help accomplish this goal. The City has had meetings with an affordable housing builder about opportunities in the City, especially mobile home parks with persisting poor conditions. The City has also received inquiries from a broker representing an owner of a mobile home park to discuss the possibility of a low income project. Furthermore, the City's Elwood Family Apartments, a 100 percent affordable housing project, was achieved by redeveloping a mobile home park.
- **Gold Line Proximity:** The Gold Line Phase 2B is under construction with service expecting to start in 2025. Metro and the Glendora City Council have approved a first-last mile plan that will invest approximately \$6 million in improvements around the future station. This investment is intended to support future development in the area. Additionally, the City is utilizing SB 2 and LEAP grant funds to analyze infrastructure capacity, develop site plans for key infill sites around the future station, remove barriers in the zoning code to housing development, and create objective development standards. All of these planning efforts will address development in the City, which is anticipated to increase housing production, considering demand in the market.
- **Arrow Highway Auto Repair Uses:** During the development of the Arrow Highway Specific Plan, the City noted the high concentration of auto repair shops and how many of those existing uses have been rezoned to accommodate housing. There is an oversupply of auto repair in the market, and the rezoning to housing that yields a higher return to investors is expected to continue as a development trend. In addition, as the number of electric vehicles increases, the need for auto repair facilities that serve older vehicles is anticipated to decline over time.

When the Arrow Highway Specific Plan was developed in 2016, the City conducted a land use feasibility analysis. The purpose of this analysis was to provide insight into what land uses may be most viable in the short to medium term given current and future market conditions, so that land use designations may be optimized to help the City realize its goals for land development. As part of the analysis, multiple developers were interviewed, including City Ventures, Olson Company, and Forest City Commercial Development. The analysis concludes that overall demand for housing in the San Gabriel Valley is high, and Glendora is an appealing residential city. The Arrow Highway corridor, as a transitioning area, will quickly grow into a market where residential development is replacing existing older industrial/commercial uses. On the other hand, due to the considerable amount of existing retail space in and near Glendora, new retail development is not feasible unless greater residential density is present.

- **Route 66 Specific Plan:** In 2016, the City also conducted a feasibility analysis of various types of development in this Specific Plan. The analysis concludes that residential townhome use has the highest development potential at the time. However, with major public improvements as catalytic investment, such as the Gold Line Station, the market would become feasible for rental housing.

In 2019, Cal Poly San Luis Obispo planning students completed a study on Route 66 – Rethinking Downtown Glendora, CA: Linking the Village to Route 66. The study, based on assessments of SWOT (Strengths, Weaknesses, Opportunities, and Threats), proposes various land use alternatives for the area that would capitalize on the new Gold Line Station. Each alternative proposes a mixed of housing types in the area to optimize benefits to the City and the residents.

Summary of Residential Capacity

Table 37 provides a summary of the City’s residential capacity for the 2021-2029 Housing Element planning period including sites that have

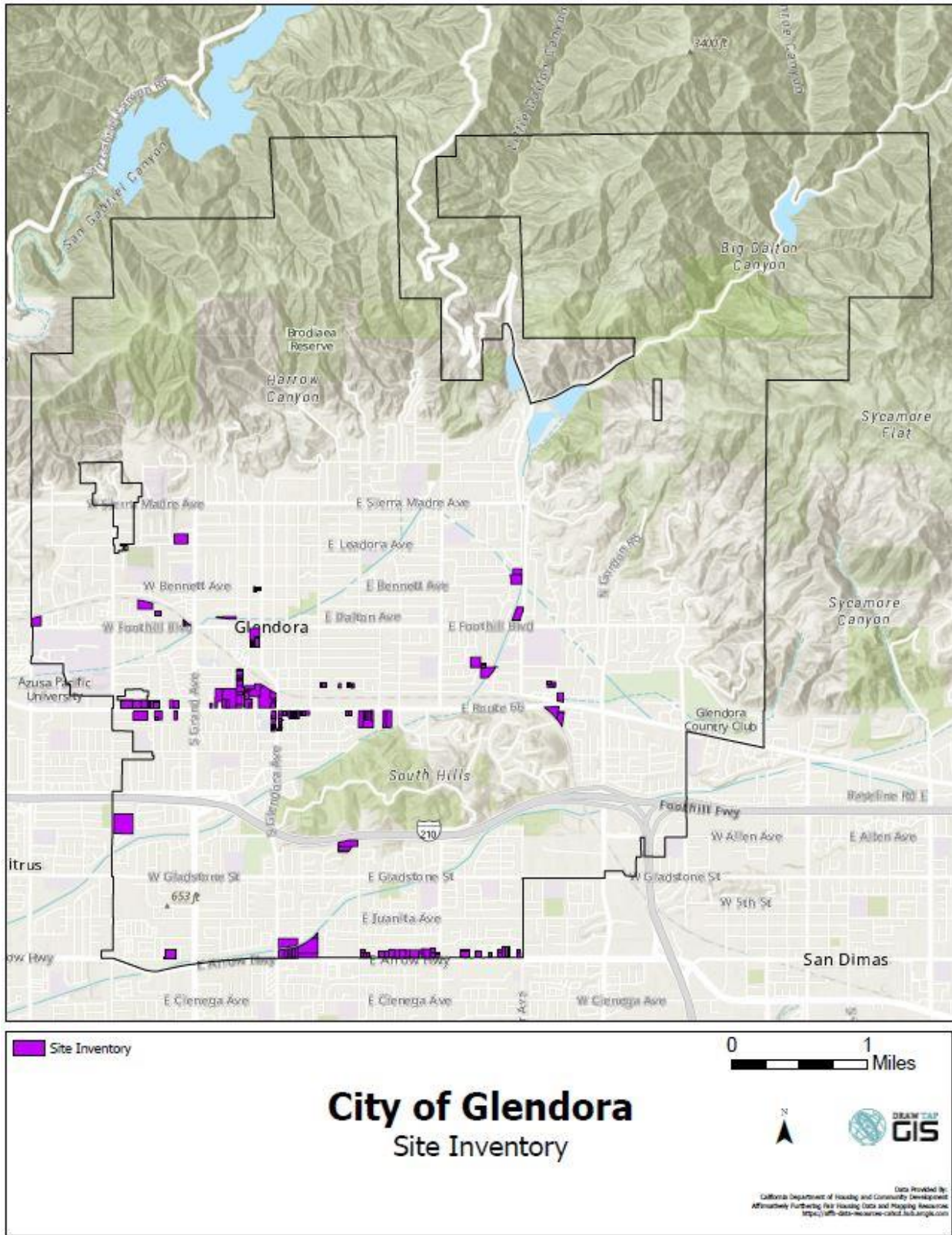
Table 37: Residential Capacity for the 2021-2029 Housing Element					
Zoning	Maximum Density*	Lower	Moderate	Above Moderate	Total
Route 66 Corridor Specific Plan Sites					
RT66-BG	30	117	73	140	330
RT66-CRR	30	58	78	0	136
RT66-TCMU	30	566	251	0	817
Subtotal	--	741	402	140	1,283
Arrow Highway Specific Plan Sites					
AHSP MU-T	30	31	0	62	93
AHSP MU-CC	30	76	0	38	114
AHSP MU-NC	30	199	0	0	199
AHSP C-HR	30	127	0	29	156
AHSP C-CR	30	76	0	0	76
AHSP C-BR	30	55	0	34	89
Subtotal	--	564	0	163	727
Other Vacant and Underutilized					
CCAP-T-5	30	0	11	89	100
R-3	25	0	0	22	22
R-2	15	0	0	31	31
R-1	5	0	0	83	83
GA	15	0	0	23	23
E-5	3	0	0	14	14
E-6	3	0	0	16	16
Subtotal	--	0	11	278	289
Total	--	1,305	413	581	2,299
*Maximum densities after increasing density and rezoning of sites					

4. Comparison of Sites Inventory and RHNA

The City can realistically accommodate 2,543 net housing units through pending projects and its residential sites inventory. This capacity is adequate to accommodate the City's 2021-2029 RHNA of 2,276 units, and also provide a sizeable buffer for the lower income units and have excess capacity to cover the above moderate income units (Table 38).

Table 38: Adequacy of Sites in Meeting RHNA				
	Extremely Low/Very Low Low	Moderate	Above Moderate	Total
RHNA	1,121	388	767	2,276
Credits				
Pending Projects	0	0	84	84
Projected ADUs	108	3	49	160
Subtotal	108	3	133	244
Sites Inventory				
Route 66 Corridor Specific Plan Sites	741	402	140	1,283
Arrow Highway Specific Plan Sites	564	0	163	727
Vacant and Underutilized Sites	0	11	278	289
Subtotal	1,305	413	581	2,299
Total Sites Capacity and Credits	1,413	416	714	2,543
Sites Capacity vs. RHNA	+292	+28	-53	+267
% Surplus/Shortfall	+26%	+7%	-7%	+12%

Figure 12: Sites Inventory



5. Availability of Infrastructure and Services

As noted earlier, the City expects much of its future residential growth to occur in the Route 66 Corridor Specific Plan and the Arrow Highway Specific Plan areas. As part of the review process these specific plans had to analyze and plan for potential impacts of new development by identifying the full range of infrastructure improvements that would be necessary to meet long-term infrastructure needs. The Route 66 Corridor Specific Plan and the Arrow Highway Specific Plan are located in a part of the City that is served by all utilities (i.e., water, sewer and storm drains) and other public services (i.e., police, fire, schools and solid waste). All of these existing facilities can be readily extended to serve proposed development.

Route 66 Specific Plan

To determine the impact on water systems, the City performed a water demand analysis for the Route 66 Corridor Specific Plan. Peak water usage for the Specific Plan area, following project implementation, would be approximately 1.41 million gallons per day (mgd), representing an increase of 432,783 gallons per day (gpd) over existing conditions. Since this increase in demand is not equivalent to, or greater than, the amount of water required for a 500-dwelling unit project (750,000 gpd), the impact on Glendora's water infrastructure is less than significant. However, the City is also taking the following mitigation measures:

- The Zone 1, 6- and 8-inch diameter pipelines within Route 66, between Barranca and Lorraine Avenue, shall be up-sized to a minimum 14-inch pipeline to serve domestic demands and meet current capacity requirements per the City's Water Master Plan.
- The Zone 2, 8-inch diameter pipelines within Route 66, from Lorraine Avenue east to Amelia Avenue, shall be upsized to 14-inch or dual 12-inch diameter pipelines to achieve the anticipated 5,000 gpm fire flow requirements of the "Route 66 Commercial" land use district.

An analysis of the City's wastewater system was conducted as well. The analysis estimated sewer flows by land use district to provide an understanding of potential flow differences between existing conditions and proposed conditions within the Route 66 Corridor Specific Plan area. The existing average wastewater flow for the planning area is 0.79 mgd and the average wastewater flow for the proposed conditions is only 1.06 mgd, a 34 percent increase. Build-out of the Route 66 Corridor Specific Plan would not result in the generation of wastewater that would exceed the capacity of any of the City's wastewater lines. City staff has also indicated that the existing wastewater collection system is adequate for serving the proposed development in the Route 66 Corridor Specific Plan area. However, to ensure that wastewater capacity is not exceeded, the City plans to install flow monitors, in order to determine with certainty whether existing trunk sewers require upsizing or realigning, at the following locations:

- Elwood Avenue and Route 66;
- East end of Mauna Loa Avenue;
- Glendora Avenue and Route 66;
- Baseline Road and Glendora Avenue;
- Grand Avenue and Route 66;
- Baseline Road and Grand Avenue; and
- Barranca Avenue and Baseline Road.

Impacts on any of the City's other infrastructure systems are also expected to be minimal. The proposed demolition and construction activities, in addition to increased residential and commercial land uses, in the Specific Plan area are expected to increase the volume of solid waste generated. However, the City's AB 939 waste reduction requirements would reduce the amount of solid waste produced and reduce overall impacts to a less than significant level. The establishment of developer impact fees for parks and schools would also minimize impacts on these public services. The Environmental Impact Report (EIR) for the Route 66 Corridor Specific Plan has concluded that, even at full residential build-out, there will be no significant impacts on any of the City's infrastructure systems.

Arrow Highway Specific Plan

The Arrow Highway Specific Plan EIR analyzed impacts on the City's infrastructure including sewer, water and storm drain systems. Several agencies and jurisdictions provide municipal services to the Specific Plan area. These include the cities of Glendora, Covina, and San Dimas, and the County of Los Angeles. Thus, the infrastructure systems and the service provision involve shared responsibility.

For sewer facilities, future development projects are required to confirm collection and treatment capacity or add additional relief sewer lines, as necessary. The Specific Plan's Land Use Plan is anticipated to increase peak discharge by an estimated 62,500 gpd or 5 percent. The LACSD reports the system can collect increased flows associated with Land Use Plan's implementation.

Groundwater, the City's primary source of potable water, is pumped from the City's active wells in the Upper San Gabriel Canyon Basin and in the San Gabriel Basin's Glendora Sub-basin. The Specific Plan area has a reliable system of domestic water provided by the Covina Irrigating Company (CIC), Suburban Water Systems, and the City of Glendora. The CIC operates a subregional feeder line including a well water treatment plant on Arrow Highway. These water providers indicate adequate capacity to serve future development without plans for expansion or extensions. According to Glendora's Urban Water Management Plan (2015), the City has a diverse water supply portfolio. A single dry year or a multiple dry year period will not compromise the City's ability to provide a reliable supply of water to its customers.

The Los Angeles County Department of Public Works maintains the storm drain and catch basin system serving Arrow Highway. The Los Angeles County Flood Control District maintains the San Dimas Wash, an open channel traversing the Specific Plan area. These systems operate well without any record of overtopping or street flooding. Typical for new development proposals, development applicants will need to conduct a project specific hydrology study identifying any required mitigation for increased flows. Since the Specific Plan area has mostly impervious surfaces, new development is not expected to require significant improvements to the storm drainage system. However, most properties in the Specific Plan area have not implemented stormwater Quality Best Management Practices (BMP). New development will be required to comply with the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) and Regional Water Quality Control Board, National Pollution Discharge Elimination System (NPDES), and related Municipal Separate Storm Sewer System (MS4) permit requirements. New developments are expected to use onsite BMPs such as rain gardens, dry wells, and bioswales due to excellent percolation rates in the area.

B. Financial Resources

The City of Glendora has access to a number of funding sources to facilitate the development of new affordable housing and potentially for the preservation of housing units at risk of converting to market rate.

1. Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction of housing; homeownership assistance; and also clearance activities. During 2020, Glendora received a total of \$304,584 in CDBG funds. CDBG funds are allocated to Fair Housing and CIP projects. HUD recommends the City complete one project a year due to limited funding.

2. SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year the state administered Planning Grants known as SB2 Grants, and the following year a second grant program, Local Early Action Planning, or LEAP grants, was made available to cities. Glendora applied for and obtained funding for both of these grant opportunities.

SB 2 Grant

On October 25, 2019, the City of Glendora applied for \$160,000 in SB2 grant funding for the completion of three projects. The projects include the following:

- Project 1 – Standardize the City's review and approval process and install electronic plan review technology,
- Project 2 – Revise existing and add new objective design guidelines in specific plans/residential zones, and
- Project 3 – Review and revised the zoning code and general plan to further support housing development.

Projects under the SB2 Grant must be completed prior to September 2023. The proposed projects are anticipated to be complete prior to the September 2023 deadline.

LEAP Grant

On June 30, 2020, the City of Glendora applied for \$150,000 in LEAP grant funding for the completion of three projects. The projects include the following:

- Project 1- Update General Plan housing Element for the 6th Cycle RHNA,
- Project 2 – Site planning and conceptual yield study with development plan scenarios, and
- Project 3 – Infrastructure planning for water and sewer systems to support new housing and new residents.

Projects under the LEAP Grant must be completed prior to December 31, 2023. Project 1 is currently underway, with all three projects scheduled to be completed by February 2023.

3. 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.

4. Mortgage Credit Certificates (MCC)

This program provides a federal tax credit for income- qualified homebuyers equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a home. Using an MCC, first-time buyers can save between \$700 and \$2,500 a year on their annual federal tax bill. The program is initiated by the homebuyer applying through a participating lender, who then submits an application to the Los Angeles County Development Authority. The City is not involved in administering this process or approving loans.

5. HOME Funds

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Glendora does not receive entitlement HOME funds from HUD. While the City had in the past applied to the State for HOME funds administered by the Department of Housing and Community Development (HCD), the City faces a significant challenge in using this funding source in the future. The HOME program has a 25-percent local match requirement. In the past the City was able to use Redevelopment Housing Set-Aside funds to meet the local match requirement. With the dissolution of the Redevelopment Agency, the City has limited ability to meet this requirement.

6. Housing Choice Vouchers (Section 8 Rental Assistance)

The Housing Choice Voucher (Section 8) program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Housing Choice Voucher program offers a voucher which pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30 percent of their income). A voucher also allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

7. Affordable Housing Fund

As part of approving a conversion of approximately 27 acres of underutilized commercial property to a planned residential community (the “Arboreta Specific Plan”), the City negotiated the payment of a one-time in-lieu housing fee of \$2 million to use for the development of affordable housing. As of August 2013, \$1.4 million has been used to acquire property at 350 E. Route 66. A project

was approved for the site that constructed 20 single-family residences and 106 townhomes; however, since the project did not include an affordable housing component, the loan was repaid to the City with interest in the amount of \$1.57 million dollars. The fund is also used for personnel costs associated with administrative services related to housing. The funds projected balance for the end of Fiscal Year 2021 is \$1,643,992.

C. Administrative Resources

The following active non-profit agency that may have the capacity to develop, acquire, and/or manage affordable housing, including housing projects that are at risk of converting to market-rate housing.

Glendora Housing Investors, LP: Glendora Housing Investors, LP is a limited partnership made up of Global Premier, SunAmerica, and TELACU. The organization worked with the City's former Redevelopment Agency on the construction of the Elmwood Family Apartments, which was completed in 2008 and has 87 units reserved for extremely low, very low, and low income families. Global Premier Development, Inc. and its joint venture partners specialize in the development of low-income housing, under tax exempt bond financing. The company has already completed dozens of affordable housing projects throughout the state of California, including several in the San Gabriel Valley. SunAmerica is the nation's leading investor in low-income housing tax credits. The company has invested in more than 1,200 properties in 49 states, comprising more than 156,000 units of affordable housing, since 1988. TELACU is a non-profit community development corporation founded in 1968 dedicated to building of quality affordable homes. TELACU builds, owns and manages affordable housing available for senior citizens and physically challenged individuals. The organization has already developed thousands of affordable units in cities throughout Southern California, including Alhambra, Baldwin Park, Hawthorne, Los Angeles, Montebello, Monterey Park, Moreno Valley, National City, Pasadena, Pacoima, and Whittier.

D. Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

1. State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for 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. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally, requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

2. State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

3. City Incentives

The City provides opportunities for energy conservation with its emphasis on mixed-use development. Compact development encourages pedestrian activity and transit use while reducing automobile use and travel time. Electrical and water-delivery systems are more efficient in higher-density mixed-use communities than low-density suburbs. Mixed-use areas also allow for the possibility of district energy systems (where a central plant supplies heating and cooling to groups of buildings). This type of system maximizes energy efficiency, because commercial and residential structures typically utilize these services at different times of the day.

The City also offers an Environmental Stewardship and Energy Efficiency Density Bonus in its Grand-Foothill Multi-Family Residential Overlay Zone. New residential development projects in the Overlay Zone that obtain LEED Silver certification from the U.S. Green Building Council (or its equivalent) can be granted a five-dwelling unit per acre density bonus. If both density bonus incentives are utilized in the Grand-Foothill Multi-Family Residential Overlay Zone the density bonus cannot be greater than ten additional dwelling units per acre.

State law (Government Code §65583(a)(7)) requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from delectable sources (Title 24 of the California *Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Glendora including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install

energy-efficient gas appliances that exceed California energy standards by at least 15%.

Some of the most readily available measures for conserving energy in new residential development, as well as in other homes, are described below.

Insulation and Weatherproofing

More than one-third of the homes in Glendora were built prior to 1960, when there was little concern for the use of electricity, oil and natural gas for heating purposes. To conserve the heat generated by older heating units and minimize the heat loss ratio, these homes can be insulated in the attic space and exterior walls. Windows and exterior doors can be fitted with airtight devices, caulking or other means to maximize heating and cooling efforts.

Solar Energy and Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and can generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource, which will always be available. Once a solar energy system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination of both. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat, similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems maximize use of the sun's energy and are less costly to install, active systems have greater potential for both cooling and heating a home and providing hot water. This may mean lower energy costs for residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction to improve the energy efficiency of housing units.

4. Utility Provider Programs

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 30 percent or more on their monthly electric bill. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing

multiple-family properties of two or more units. Edison also operates the Energy Savings Assistance program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF) in place, designed to help low-income customers pay their electric bills. A maximum of \$100 is available to income-qualified customers once every 12-month period.

The Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Energy Savings Assistance Program offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills through a one-time grant, not exceeding \$100. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance of 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers. In addition to The Gas Company's programs, customers may qualify for other energy assistance programs. The Low-Income Energy Assistance Program (LIHEAP) is a federally funded energy assistance program that offers income-qualified households assistance with paying their utility bill. Customers may also benefit from the LIHEAP Weatherization Assistance Program to help make their homes more energy efficient.

5. HOUSING PLAN

Previous sections of the Housing Element established the housing needs, constraints, opportunities and resources in the City of Glendora. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Glendora's identified housing needs:

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in Glendora. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

A. Housing Goals and Policies

1. Conserve and Improve the Condition of the Existing Affordable Housing Stock.

Housing and neighborhood conservation are important to maintaining and improving quality of life. While the majority of housing in Glendora is in good condition, some of the older housing units show signs of deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is maintained. The policies listed below address the issue of housing and neighborhood conservation.

GOAL 1: *Assure the quality, safety, and habitability of existing housing and the continued high quality of residential neighborhoods.*

- | | |
|------------|--|
| Policy 1.1 | <i>Continue to monitor and enforce building and property maintenance codes in residential neighborhoods.</i> |
| Policy 1.2 | <i>Continue to provide City services designed to maintain the quality of the housing stock and the neighborhoods.</i> |
| Policy 1.3 | <i>Continue to promote the repair, revitalization, and rehabilitation of residential structures that have fallen into disrepair.</i> |
| Policy 1.4 | <i>Support the preservation and maintenance of historically and architecturally significant buildings and neighborhoods.</i> |

Policy 1.5 *Preserve the unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities.*

2. Assist in the Development of Housing for those with Limited Incomes or Special Needs.

Providing affordable and accessible housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

GOAL 2: *Assist in the provision of housing that meet the needs of economic segments of the community.*

Policy 2.1 *Use density bonuses and other incentives to facilitate the development of new housing for extremely low, very low, and low income households.*

Policy 2.2 *Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units through land use policies and zoning standards.*

Policy 2.3 *Pursue all appropriate public and private sources of financial support to provide housing assistance for lower income households (including extremely low income households) and those with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, and homeless).*

Policy 2.4 *Inform the City's residents of housing resources and opportunities available to lower income households and special needs populations.*

Policy 2.5 *Encourage accessible housing and reduce barriers for persons with disabilities, and enforce state accessibility standards for new residential construction.*

3. Identify Adequate Residential Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes, and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Glendora General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development

GOAL 3: *Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure to accommodate the City's share of the regional housing need.*

- Policy 3.1 *Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.*
- Policy 3.2 *Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.*
- Policy 3.3 *Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.*
- Policy 3.4 *Promote mixed-use development and accessory dwelling units (ADUs) to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.*
- Policy 3.5 *Ensure that residential development sites have appropriate and adequate services and facilities, including water, wastewater, and neighborhood infrastructure.*
- Policy 3.6 *Support the assembly of small vacant or underutilized parcels to enhance the feasibility of infill development.*

4. Address and Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing.

Market factors and government regulations can significantly impact the production and affordability of housing. Although market conditions are often beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements to encourage housing production.

GOAL 4: *Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement, and development of housing.*

- Policy 4.1 *Periodically review the City's regulations, ordinances, fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.*
- Policy 4.2 *Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.*
- Policy 4.3 *Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.*
- Policy 4.4 *Support infill development at suitable locations and provide, where appropriate, incentives to facilitate their development.*

5. Affirmatively Furthering Fair Housing

The City seeks to expand the range of housing opportunities provided in Glendora, including housing for seniors on fixed incomes, lower and moderate income residents (including extremely low income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents whether through mediating disputes, investigating bona fide complaints of discrimination, or through the provision of education services. The provision of fair housing services is an important tool to ensure fair and equal access to housing. Implementation of place-based strategies to address equal access to resources is also a theme of the affirmatively furthering fair housing goal. The following policies are designed to continue implementation of applicable fair housing laws.

GOAL 5: *Ensure that all residents have equal housing opportunities, regardless of their special characteristics as protected under State and Federal fair housing laws.*

Policy 5.1 *Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.*

Policy 5.2 *Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals and families, and the disabled.*

Policy 5.3 *Encourage the provision of housing to meet the needs of families of all sizes.*

Policy 5.4 *Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.*

Policy 5.5 *Provide increased outreach and education for the broader community of residents, residential property owners and operators, regarding fair housing practices and requirements, especially through non-traditional media.*

Policy 5.6 *Promote increased enforcement of fair housing laws.*

B. Housing Programs and Implementing Measures

The goals and policies outlined in the prior section address Glendora’s identified housing needs and are implemented through a series of housing programs offered primarily through the City’s Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2021-2029) planning period. The City’s housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation and Improvement
- Housing Assistance • Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

This section describes the programs that Glendora will implement to address these areas. The housing programs described as follows contain existing, modified, and new programs needed to address the housing needs identified, in Sections 2 through 4. Below is a summary of each program, the eight-year quantified objective, the proposed funding source, and the agency responsible for implementing the program.

1. Conserve and Improve Existing Affordable Housing

Conserving and improving the housing stock is an important goal for the City of Glendora. Approximately 89 percent of housing units in Glendora were constructed prior to 1990 and are therefore more likely to have rehabilitation needs than newer housing units. Due to the advanced age of the City’s housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. Programs to monitor, preserve, and improve the existing supply of affordable housing can also help accomplish the City’s goal to build stronger and more vibrant residential neighborhoods

Program 1: Community Preservation Activities

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Community Preservation Division is responsible for enforcing City ordinances related to property maintenance, building conditions, and other issues. Administered by the City of Glendora Police Department, the City continues its code enforcement activities throughout the community.

Responsible Agency: Glendora Police Department

Financing: General Fund

Actions and Timeframe:

- To encourage the conservation and maintenance of existing units in compliance with building code, zoning and environmental standards, on an annual basis the City will provide public educational information on their social media sites about property maintenance requirements. Information on common code violations will be provided at the public counter, on the City’s website, and periodically in the City newsletter.
- Ongoing implementation and annual monitoring throughout the planning period.

Qualified Objectives: One annual educational campaign about maintenance requirements on social media. Address substandard housing conditions for five units annually.

Program 2: Neighborhood Improvements

The City applies for and receives an annual allocation of CDBG funds from HUD. These funds are used to install and upgrade public facilities (streets, curb, gutter, drainage facilities, and utilities) in lower income neighborhoods. The infrastructure improvements encourage increased private market investment in declining or deteriorating neighborhoods.

Responsible Agency: Glendora Housing Authority - /
Community Development Department

Financing: CDBG

Actions and Timeframe:

- Annually apply to HUD for CDBG funds

Qualified Objectives: Complete eight infrastructure and public facility improvement projects that serve lower income neighborhoods by 2029.

Program 3: Preservation of Assisted Housing Developments

The City has three assisted housing developments. All three developments have affordability covenants that extend past the 6th planning cycle period and therefore are not currently at risk of being converted to market-rate housing. However, it is important to continually monitor the developments to ensure their future preservation as affordable housing in the community.

Responsible Agency: Glendora Housing Authority

Financing: General Fund/CDBG

Actions and Timeframe:

- Monitor status of existing and future affordable housing projects.
- Upon receipt of Notice of Intent to convert from property owners, coordinate with the Los Angeles County Development Authority to connect tenants of at-risk units to the Section 8 Housing Choice Voucher program. (Pursuant to new State law, property owners opting to convert to market rate housing must provide three-year, one-year, and six-month noticing.)
- Conduct annual monitoring of Elwood Family Apartments, a City RDA-funded affordable housing project, to ensure compliance with income and occupancy requirements, as well as Housing Quality Standards.
- Conduct quarterly and annual monitoring of the 52 affordable “low income” units at Heritage Oaks Senior Apartments, a City RDA-funded affordable housing project, to ensure compliance with income requirements and affordable housing costs.

Qualified Objectives: Annually review assisted housing developments to ensure compliance with affordability covenants and continued long-term affordability.

2. Assist in the Provision of Affordable Housing

The City seeks to assist the real estate market provide decent housing and a suitable living environment for all Glendora residents. The following programs provide assistance to developers of new affordable housing development or expand housing choices for income qualified residents of Glendora.

Program 4: Housing Choice Vouchers (Section 8)

The Los Angeles County Development Authority (LACDA) administers the Section 8 Program on behalf of the City of Glendora. The Section 8 Program extends rental subsidies to very low income households (50% AMI), including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost.

Responsible Agency: LACDA
Financing: HUD Section 8 allocation
Actions and Timeframe:

- Continue to promote the Housing Choice Voucher to residents and property owners through dissemination of brochures and public counters, providing information on the City’s website, and referring residents and property owners to LACDA.
- Work with LACDA to promote acceptance of Housing Choice Vouchers through outreach and education to renters and rental property managers. Specifically, California legislature passed SB 329 in 2019, which redefines source of income as “lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937.” SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.
- Add a housing resources page to the City’s website by the end of 2021 to provide links to LACDA programs.

Qualified Objectives: Annually promote the use of Housing Choice Vouchers by providing informational materials to rental property managers.

Program 5: Energy Conservation

The City is committed to creating healthy interior environments, using natural resources wisely and preserving natural resources. To demonstrate this commitment, in 2019, the City adopted, and now implements, the California Green Building Standards Code that took effect January 2020. The City has also established an architectural Green Building Program for the William Lyon Homes Arboreta Specific Plan area. All homes in the Specific Plan area are subject to the green building program.

Under this program, the builder is required to educate homebuyers about the green building components included in their new home and in the overall community by way of sales office displays and as part of sales brochure documents. Developers are required to provide all components of the green program as it is written. The Green Building Program’s design guidelines include the following water and energy conservation measures:

- Automatic zone irrigation systems
- Rain gauges, rain sensors and moisture sensors
- Low flow water fixtures
- High efficiency water heaters
- Hot water re-circulating pumps
- Natural cross ventilation in all primary rooms
- High performance HVAC
- Energy Star appliances
- Insulated glass—dual pane seal systems
- Fluorescent lighting in all units
- Environmentally preferable materials for exterior elevations
- Recycled content carpets,
- Low formaldehyde insulations or alternative cotton/cellulose,
- Water based wood finished optional,
- Natural lighting by maximizing window locations
- Recycle at minimum fifty percent of all construction, demolition and land clearing materials

Currently the Program is self-governing; monitoring implementation and measuring results is the responsibility of the builder.

The City also offers density incentives for green building efforts in certain portions of Glendora. New residential development projects in the Grand-Foothill Multi-Family Residential Overlay Zone that obtain LEED Silver certification from the U.S. Green Building Council (or its equivalent) can be granted an Environmental Stewardship and Energy Efficiency Density Bonus of five dwelling units per acre. In addition, the City is demonstrating its commitment to energy and resource conservation by encouraging mixed-use, compact development in its Route 66 Corridor Specific Plan Arrow Highway Specific Plan areas.

Responsible Agency: Community Development and Public Works

Financing: None Required

Actions and Timeframe:

- Promote density incentives for green building to developers.
- Continue to explore additional ways to promote energy conservation and sustainability.

Qualified Objectives: Provide information on the City’s Planning Division website on how to obtain density incentives for development of green buildings.

Program 6: Affordable Housing Incentives

Lower income (including those with extremely low income) and special needs populations have more difficulty obtaining affordable housing. Special needs groups include the elderly, disabled (including developmentally disabled), large households, female-headed households, and homeless. The City of Glendora joined the San Gabriel Valley Regional Housing Trust (SGVRHT) in March of 2020. The SGVRHT is a joint powers authority authorized by SB 751 (Rubio), which allows San Gabriel Valley cities to band together to bring additional affordable housing resources to the San Gabriel Valley region. The purpose of the SGVRHT is to secure public and private financing in order to provide funding for the planning and construction of housing of all types for the homeless population and persons and families of extremely low, very low and low income as defined in Section 50093 of the Health and Safety Code within the boundaries of the member cities.

To encourage and facilitate affordable housing development in Glendora, the City will provide the following incentives to private developers, along with information regarding the availability of funding, through federal and state housing assistance:

- Provide technical assistance to developers regarding mixed-use developments and density bonus incentives;
- Create and distribute affordable housing information to affordable housing developers, about opportunity sites and development information including how to obtain various density bonuses;
- Affordable housing trust fund available to support the development of affordable housing.
- Provide fee underwriting, fee deferral, and/or permit fast-tracking, for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low income households;
- As needed to enhance project feasibility, provide relaxed development standards projects that include an affordable housing component;
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios; and
- In addition to density bonuses, the City provides development concessions consistent with State law. Examples of concessions may include, but are not limited to:
 - Reduced minimum outdoor and/or private outdoor living area.
 - Increased maximum building height and/or stories.
 - Reduced onsite parking standards, including the number or size of spaces and garage requirements.
 - Reduced minimum building separation requirements.
 - Reduced street standards, e.g., reduced minimum street widths
 - Waived, reduced, or deferred planning, plan check, construction permit, and/or development impact fees (e.g., capital facilities, park, or traffic fees).

Responsible Agency: Community Development Department

Financing: General Fund

Actions and Timeframe:

- Continue to be an active participant in the SGVRHT joint powers authority.

- Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households and households with special needs.
- Continue to provide regulatory and technical assistance to affordable housing developers.
- Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income and special needs households.
- Apply for, or support, applications for affordable housing funds, for projects or programs that are consistent with the goals and objectives of the Housing Element.

Qualified Objectives: Facilitate the development of affordable housing - 100 units over eight years.

3. Provide Adequate Sites for a Variety of Housing

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City’s General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Program 7: Provide Adequate Residential Sites Inventory and Monitoring of No Net Loss

Glendora is almost entirely developed and few vacant residentially zoned sites remain in the City. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, particularly along the City’s major corridors where mixed use development is permitted. Given the City’s small size, Glendora is able to monitor the status of potential sites and will continue to provide sites information to interested developers. To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

The City’s current zoning does not enable Glendora to meet our RHNA requirements or provide a buffer to ensure an adequate inventory of opportunity sites is maintained throughout the planning period. The City without rezoning and or increasing permitted densities has a shortfall of 572 units. To foster additional residential growth, and maintain the necessary buffer of opportunity sites, the City will restore density in the BG Zoning District of the Route 66 Specific Plan from 20 dwelling units per acre and two stories, to 30 dwelling units per acre and three stories. In addition, the City will increase density in the Arrow Highway Specific Plan from 25 dwelling units per acre and 2-3 stories, to 30 dwelling units per acre and three stories. Two sites are also being rezoned back to RTE66-TCMU from RTE RSC commercial to again allow for residential development of 30 dwelling units per acre.

Responsible Agency: Community Development Department
Financing: General Fund
Actions and Timeframe:

- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category.
- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Within three years of the 6th Housing Element statutory deadline, the City will increase permitted densities in the BG Zoning District of the Route 66 Specific Plan from 20 dwelling units per acre and two stories, to 30 dwelling units per acre and three stories. The City will Increase land area zoned for housing in the Route 66 Specific Plan TCMU subdistrict, by restoring land previously rezoned from mixed-use to commercial. In addition, the City will increase density in the Arrow Highway Specific Plan from 25 dwelling units per acre and 2-3 stories, to 30 dwelling units per acre and three stories. Pursuant to AB 1397, the rezoned sites will meet the requirements of Government Code §65583.2, including but not limited to a minimum density of 20 units per acre (low end of the zoning density range), minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households.

Qualified Objectives: Provide adequate sites to accommodate the City’s entire RHNA allocation of 2,276 units (735 very low income; 386 low income; 388 moderate income; and 767 above moderate income), and complete Specific Plan amendments in the Route 66 Specific Plan and Arrow Highway Specific Plan to increase permitted densities within three years from October 15, 2021.

Program 8: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix B)

Responsible Agency: Community Development Department
Financing: None Required
Actions and Timeframe: Amend Zoning Ordinance within one year of Housing Element adoption.
Qualified Objectives: Identify and promote redevelopment of the reuse sites subject to this new provision and facilitate development that includes an affordable housing component.

Program 9: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

Responsible Agency: Community Development Department
Financing: None Required
Actions and Timeframe: Amend Zoning Ordinance within one year of Housing Element adoption.
Qualified Objectives: Mitigate the displacement effect of new residential development on existing tenants.

Program 10: Lot Consolidation

The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory.

Responsible Agency: Community Development Department
Financing: None Required
Actions and Timeframe: Identify sites with consolidation potential on the inventory, assist developers in identifying sites available for development, and facilitate discussions between interested property owners and developers. Continue to process lot line adjustments as ministerial actions unless other discretionary decisions are required.
Qualified Objectives: Not applicable

4. Remove Governmental Constraints

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower and moderate income households, including seniors, persons with disabilities, large families, single-parents, and homeless individuals and families.

Program 11: Density Bonus Ordinance

The State has recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Responsible Agency: Community Development Department/Planning
Financing: None Required
Actions & Timeframe:

- Revise the Zoning Code to update density bonus provisions consistent with State law in 2022.

- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus provisions to maximize feasibility and meet local housing needs.

Qualified Objectives: Not applicable

Program **12**: Objective Design Standards

Pursuant to SB 330, local jurisdictions must utilize objective design standards in its review of project proposals. The City applied for the SB 2 grants to develop objective design standards.

Responsible Agency: Community Development Department/Planning

Financing: None Required

Actions & Timeframe:

- Complete object design standards by June 2023.

Qualified Objectives: Not applicable

Program **13**: Accessory Dwelling Units

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has updated its ADU ordinance to comply with State law. In addition, the City will consider incentives and tools to facilitate ADU construction.

Responsible Agency: Planning

Financing: General Fund

Actions & Timeframe:

- Regularly review and amend the existing ordinance to be consistent with state law, including but not limited to, eliminating the limit on the number of bedrooms.
- Develop incentives and tools to facilitate ADU construction by December 2022. Incentives may include:
 - Pre-approved site/floor plans;
 - Expedited review; or
 - Website information on resources and technical assistance.
- Monitor the ADU development trend annually to ensure production is in line with the estimate presented in the Housing Element, this includes monitoring of affordability assumptions. If production falls short of estimate by 2025, reassess the City's sites inventory for RHNA and ensure adequate capacity remains to accommodate the City's RHNA for all income levels.

Qualified Objectives: Facilitate the construction of 160 ADUs over eight years.

Program 14: Housing for Special Needs

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “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.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- **Emergency Shelters (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone.

In addition, adequacy of the City’s Emergency Shelter Ordinance in accommodating its unsheltered homeless must be based on the most current Point-in-Time Count. The City’s ordinance currently allows up to a total of 20 beds, below the 2020 Point-in-Time County of 145 unsheltered homeless. Furthermore, the separation requirement in the City’s ordinance is at least 300 feet, inconsistent with State law requirement of no more than 300 feet.

- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for such supportive housing within ½ mile of a public transit stop.
- **Community Care Facilities:** Review and revise the Zoning Code to similarly permit large community care facilities by right in zones where residential uses are permitted.
- **Affordable Housing Streamlined Approval (SB 35):** Establish a streamlined ministerial review process for qualifying multi-family residential projects.

Responsible Agency:	Planning
Financing:	None Required
Actions & Timeframe:	Revise the Zoning Ordinance by the end of 2022.
Qualified Objectives:	Not applicable

Program 15: Fair Housing Program

The City completed their last Analysis of Impediments to Fair Housing Choice (AI) in 2018. As part of the AI a Fair Housing Action Plan to help address impediments. Currently, the City’s Fair Housing Program is funded with CDBG funds and administered through a contract with the Housing Rights Center (HRC). HRC will provide fair housing services to all residents who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination.

Responsible Agency: Glendora Housing Authority/
Community Development Department
Financing: CDBG
Actions & Timeframe:

- Promote and publicize fair housing programs and services on City website and through brochures at City Hall.
- Continue to contract with a qualified fair housing service provider to provide fair housing services to residents.
- Implement actions to affirmatively furthering fair housing as set forth in Table 39.

Qualified Objectives: Not applicable

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
Insufficient fair housing testing and limited outreach capacity	<ul style="list-style-type: none"> • Lack of a variety of inputs media (e.g., meetings, surveys, interviews) • Lack of marketing community meetings • Lack of meetings at various times • Lack of local public fair housing enforcement • Lack of resources for fair housing agencies and organizations 	<p>Continue to ensure that fair housing services are provided in multiple languages as needed by the City's population to provide information for the City's Hispanic and Asian residents who may have a language barrier at home.</p> <p>Require evidence of effective outreach from the City's fair housing provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events.</p> <p>In 2022, if feasible, work with the City's fair housing provider to educate local realtors on the practice of for-sale and for-rent discriminatory language.</p> <ul style="list-style-type: none"> • If feasible, provide a resource that can be utilized by local realtors when they are advertising properties.
Segregation and integration of protected persons (LMI households, children in families or single female-headed households)	<ul style="list-style-type: none"> • Lack of private investments in specific neighborhoods • Location and type of affordable housing • Lending discrimination 	<p>Prioritize use of SB 2 funds to accomplish projects that remove code barriers.</p> <p>Engage with market-rate developers to include affordable units (see Program 6):</p>

Table 39: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
in lower resource areas.		<ul style="list-style-type: none"> • Include information regarding incentives and partnership opportunities in planning permit guidance and application documents. <p>By June 2023, complete the City's objective design standards pursuant to SB 330 utilizing the City's SB2 grant (See Program 11).</p> <p>Allocate CDBG funds to prioritize infrastructure and public facility improvements in low and moderate income neighborhoods with the goal of implementing one improvement project annually.</p>
Displacement risk in areas with disproportionate housing needs and populations with special needs	<ul style="list-style-type: none"> • The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of renter protections • Lack of protections for mobilehome park residents 	<p>At least annually coordinate with the City's fair housing provider and LACDA to expand outreach efforts targeting groups with disproportionate needs:</p> <ul style="list-style-type: none"> • Expand outreach and education on new State source of income protection (SB 329 and SB 229)(see program 4). <p>Annually update the elected and appointed officials, City staff, and the community on housing laws and fair housing information at regularly scheduled public meetings.</p> <p>Before 2025 when the Metro Gold Line is completed, promote the development of mixed income housing near the transit corridor <u>by encouraging developers of all income levels to submit projects.</u></p> <ul style="list-style-type: none"> • <u>Semi-annually, reach out to developers to encourage them to build mixed income housing near transit corridors or on other sites identified in the inventory.</u>

C. Summary of Quantified Objectives

Below is a summary of the City of Glendora's quantified objectives for the 2021-2029 Housing Element planning period.

Table 40: Quantified Objectives						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	368	367	386	388	767	2,276
New Construction	20	40	40	100	200	400
Potential ADUs	-	-	108	3	49	160
Entitled Projects	-	-	-	-	84	84
Preservation (Substandard Housing Conditions)	5	15	20	-	-	40
Conservation of Existing Affordable Housing	9	181	49	-	-	239

Appendix A: Public Outreach

Public Workshop

The following invitation to attend the Housing Element Introduction and Study Session was sent out on November 6, 2020, to the interested parties list, as well as posted on social media, and the City's website.

From: Valerie Velasquez <vvelasquez@cityofglendora.org>
Sent: Friday, November 6, 2020 9:25 AM
To: Valerie Velasquez <vvelasquez@cityofglendora.org>
Subject: City of Glendora Invite - Housing Element Study Session

The City of Glendora invites you to attend a Special Meeting of the Planning Commission.



City of Glendora Planning Commission Housing Element Study Session

**Join us for a Virtual Planning Commission meeting to discuss the
City's Housing Element Update**

TUESDAY, NOVEMBER 17TH, 2020 at 7:00PM

The Housing Element is part of the City's General Plan and includes goals, policies, programs, and quantified objectives for adequately housing our future population. The state requires that the Housing Element be updated every eight years. The Housing Element should demonstrate that the City has identified sufficient capacity to accommodate the number of housing units identified in the Regional Housing Needs Assessment (RHNA).

The City of Glendora has begun the process of updating the Housing Element for the 2021-2029 Planning Period and wants to hear from you. This is your chance to learn about the Housing Element Update, identify challenges that should be addressed, discuss potential housing sites, and tell us what's important to you!

To Participate via Zoom Video Communications:

Meeting ID: cityofglendora.org/zoom or <https://zoom.us/j/9329247224>

Meeting can also be watched via live Internet Streaming
at www.cityofglendora.org,

through Spectrum cable television Channel 3 and Verizon Channel 31.

**For more information, please contact Valerie Velasquez: (626) 914 – 8292 or
via email at vvelasquez@cityofglendora.org**

Interested Parties List

The following lists are of local service providers, housing developers, and community groups were contacted to participate in public workshop/hearings. Those listed were contacted directly via email. For privacy purposes email addresses are not listed, for additional information please contact the Planning Department.

Interested Parties List Notified of the November 17, 2020, Housing Element Workshop:

Agencies and Organizations

Affirmed Housing
AMCAL Multi-Housing Company
APPA Real Estate
Arteco Partners
Bowden Development
Brandywine Homes
Brookfield Residential
Building Worx, Inc
City Ventures
Clearwater Communities
Clearwater Living
Comstock Homes
Corman Leigh Companies
Crestwood Communities
D.R. Horton
Deli Group Inc.
Fore Property Company
Gangi Development
Hanover Pacific, LLC
Heritage Housing Partners
Hollywood Community Housing Corp.
Hughes Homes Inc.
Hutton Companies
Jamboree
James V. Coane & Associates
KB Home
Lewis Group of Companies
LPC West
MW Investment Group
New Urban West Inc.
Oakmont Senior Living

Olson Homes
Pacific Plaza Premier Development Group
Shaw Investments

Agencies and Organizations

Taylor Morrison
Tipping Development
Toledo Homes
Tolkin Group
Tramell Crow Residential
Walton Construction Inc.

Watt Companies
SG Mountains Regional Conservancy
SGV Habitat for Humanity
Pomona Valley Habitat for Humanity
Southland Properties

Global Premier Development

Hawkey Consulting

Telacu
Jan Cicco, Homeless Coordinator, SGV COG
SGV COG
St Lucy's Priory High School

Glendora Chamber of Commerce CEO
Elwood Family Apartments
Crowther Teen and Family
La Fetra Senior Center
Glendora Public Library
Heritage Oaks
Glendora Coordinating Council - President
Glendora Rotary
Glendora Kiwanianes President
ESGV Coalition for the Homeless
Charter Oak Unified School District - Superintendent
Glendora Unified School District - Superintendent
Catholic Charities of Los Angeles
Citrus Valley Association of Realtors CEO
Citrus Valley Association of Realtors - Gov Affairs
First Christian Church, Pastor
Grace Church of Glendora, Pastor
Foothill Church, Pastor
Glendora Alliance Church, Pastor
Grace Episcopal Church, Reverend
Glendora Community Church, Pastor
Journey Seventh-Day Adventist, Pastor
New Community Four Square, Thrive

Agencies and Organizations

Hope Lutheran Church
Saint Dorothy's, Administrator
Cornerstone Bible Church, Pastor
Glen Kirk Presbyterian, Pastor
Joy Christian center
Church of the Brethren
Housing Rights Center, Executive Director
Housing Rights Center
Emanate Health, CEO
Foothill Christian School, Superintendent
Regent Property Management
Deasy Penner Podley
Mark Peterson, ReMax Masters Realty
Century 21 Masters
Landview Properties, Inc.
Ludwick Family Foundation
Inland Valley Hope Partners
Project Sister Family Services, Executive Director
New Beginning Community Ministries, Pastor
Glendora Women's Club, Carolyn Cunningham
Prototypes - Women, Children & Communities in need
Watkins Management
Tri-City Mental Health Center, Executive Director
Making Housing Happen

Avalon Bay
JWDA
San Gabriel Children's Center
Glendora Lions Club
Independent Living Center of the San Gabriel Valley
Glendora United Methodist, Pastor
Citrus College Foundation
Orfalea Family Children's Center at Citrus College
Nurses for Christ
Salvation Army
Yellow Iron Investments

Interested Parties List Notified of the April 6, 2021, June 3, 2021, and August 2, 2021 Housing Element Workshops and Public Hearing:

Agencies and Organizations

Affirmed Housing
AMCAL Multi-Housing Company
APPA Real Estate
Arteco Partners
Bowden Development
Brandywine Homes
Brookfield Residential
Building Worx, Inc
City Ventures
Clearwater Communities
Clearwater Living
Comstock Homes
Corman Leigh Companies
Crestwood Communities
D.R. Horton
Deli Group Inc.
Fore Property Company
Gangi Development
Hanover Pacific, LLC
Heritage Housing Partners
Hollywood Community Housing Corp.
Hughes Homes Inc.
Hutton Companies
Jamboree
James V. Coane & Associates
KB Home
Lewis Group of Companies
LPC West
MW Investment Group
New Urban West Inc.
Oakmont Senior Living

Olson Homes
Pacific Plaza Premier Development Group
Shaw Investments
Taylor Morrison
Tipping Development
Toledo Homes
Tolkin Group

Agencies and Organizations

Tramell Crow Residential

Walton Construction Inc.

Watt Companies

Watt Companies

SG Mountains Regional Conservancy

SGV Habitat for Humanity

Pomona Valley Habitat for Humanity

Southland Properties

Global Premier Development

Hawkey Consulting

Telacu

Jan Cicco, Homeless Coordinator, SGV COG

SGV COG

St Lucy's Priory High School

Glendora Chamber of Commerce CEO

Elwood Family Apartments

Crowther Teen and Family

La Fetra Senior Center

Glendora Public Library

Heritage Oaks

Glendora Coordinating Council - President

Glendora Rotary

Glendora Kiwanianes President

ESGV Coalition for the Homeless

Charter Oak Unified School District - Superintendent

Glendora Unified School District - Superintendent

Catholic Charities of Los Angeles

Citrus Valley Association of Realtors CEO

Citrus Valley Association of Realtors - Gov Affairs

First Christian Church, Pastor

Grace Church of Glendora, Pastor

Foothill Church, Pastor

Glendora Alliance Church, Pastor

Grace Episcopal Church, Reverend

Glendora Community Church, Pastor

Journey Seventh-Day Adventist, Pastor

New Community Four Square, Thrive

Hope Lutheran Church

Saint Dorothy's, Administrator

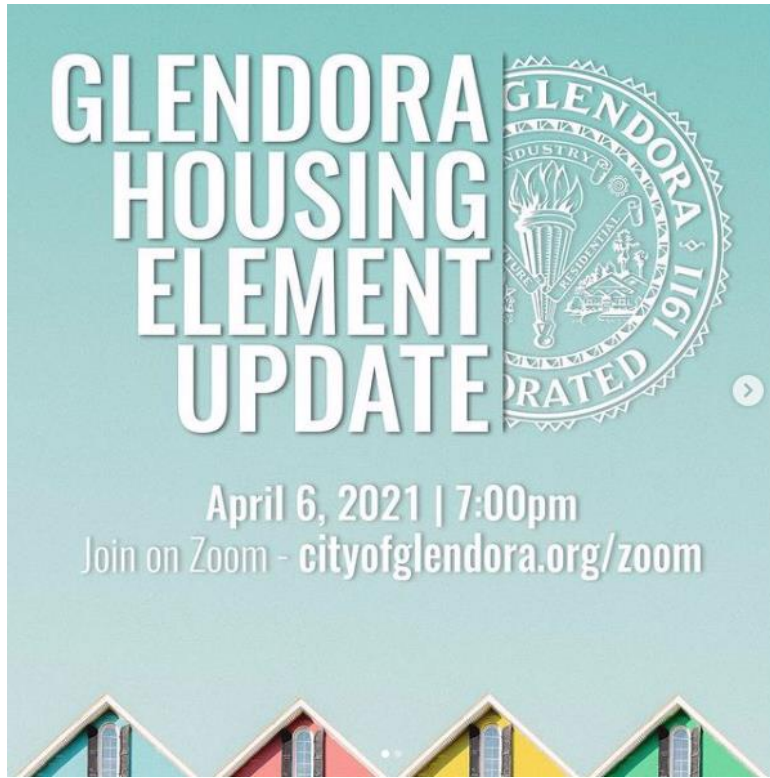
Cornerstone Bible Church, Pastor

Glen Kirk Presbyterian, Pastor

Agencies and Organizations

Joy Christian center
Church of the Brethren
Housing Rights Center, Executive Director
Housing Rights Center
Emanate Health, CEO
Foothill Christian School, Superintendent
Regent Property Management
Deasy Penner Podley
Mark Peterson, ReMax Masters Realty
Century 21 Masters
Landview Properties, Inc.
Ludwick Family Foundation
Inland Valley Hope Partners
Project Sister Family Services, Executive Director
New Beginning Community Ministries, Pastor
Glendora Women's Club, Carolyn Cunningham
Prototypes - Women, Children & Communities in need
Watkins Management
Tri-City Mental Health Center, Executive Director
Making Housing Happen
Mike West
Brittany Irvin - Province Group
Rachel Forester - League of Women Voters - Mt Baldy

Public Workshop and Meeting Notification Materials



cityofglendora
Glendora, California

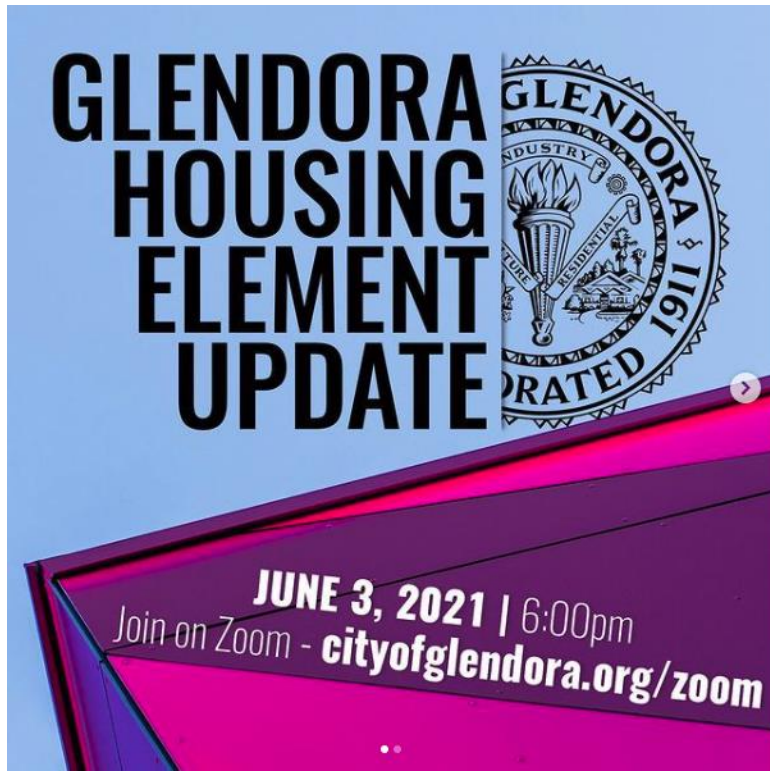
cityofglendora You are invited to participate in a meeting of the Planning Commission to review the City of Glendora's General Plan Housing Element Update on Tuesday, April 6, 2021 at 7:00pm.

To Participate via Zoom Video Communications:
 • Meeting ID:
cityofglendora.org/zoom or
<https://zoom.us/j/9329247224>
 • Meeting can also be watched via live Internet Streaming at www.cityofglendora.org, through Spectrum cable television Channel 3 and Verizon Channel 31

The purpose of the Housing Element

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cityofglendora
Glendora, California

cityofglendora You are invited to participate in a meeting of the Planning Commission to review the City of Glendora's General Plan Housing Element Update on THURSDAY, JUNE 3, 2021 at 6:00pm.

To Participate via Zoom Video Communications:
 • Meeting ID:
cityofglendora.org/zoom or
<https://zoom.us/j/9329247224>
 • Meeting can also be watched via live Internet Streaming at www.cityofglendora.org, through Spectrum cable television Channel 3 and Verizon Channel 31

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Appendix B: Residential Sites Inventory

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
1	8634010022		0	RT66-BG	2.31	30	55	Above Moderate	2.20	1964	0.19	Y	Underutilized used car lot. Bulding are nearly 60 years old. Lack of any recent investment.
2	8634010015		0	RT66-BG	0.56	30	13	Above Moderate	0.26	1959	0.05	Y	Buildings are 40 to 60 years old. Properties are underutilized with small buildings, a bar, auto repair, lack of maintenance
2	8634010018		0	RT66-BG	0.28	30	6	Above Moderate	0.18	1961	0.11	Y	
2	8634010019		0	RT66-BG	0.28	30	6	Above Moderate	0.92	1986	0.13	Y	
2	8634010034		0	RT66-BG	0.70	30	16	Above Moderate	0.33	1964	0.30	Y	
2	8634010035		0	RT66-BG	0.33	30	7	Above Moderate	1.09	1981	0.29	Y	
3	8634018020		0	RT66-BG	0.86	30	20	Above Moderate	0.45	1947	0.17	Y	Motel. Buildings are 70+ years old.
3	8634018021		0	RT66-BG	0.72	30	17	Above Moderate	0.30	1955	0.40	Y	
4	8639020003		0	RT66-TCMU;	0.74	30	17	Moderate Income	0.24	1917	0.24	Y	Project was recently entitled for 9 units at this corner adjacent to site . A drive thru restaurant, built in 1968. Recent development may entice additional development at this location
4	8639020004		0	RT66-TCMU;	0.57	30	13	Moderate Income	0.83	1905	0.21	Y	
4	8639020015		0	RT66-TCMU;	2.44	30	5	Moderate Income	0.13	1956	0.06	Y	
4	8639020017		0	RT66-TCMU;	5.07	30	75	Moderate Income	1.07	1948	0.02	Y	
4	8639027001		0	RT66-TCMU;	0.30	30	7	Moderate Income	0.91	1968	0.08	Y	
5	8644017033		6	RT66-CRR	0.58	30	7	Moderate Income	0.25	1953	0.34	Y	Underutilized, used for auto storage and marginal commercial. Building range 60-100 years old
5	8644017034		0	RT66-CRR	2.33	30	26	Moderate Income	0.09	1949	0.00	Y	
5	8644017036		0	RT66-CRR	0.31	30	7	Moderate Income	0.52	1962	0.98	Y	
5	8644017037		0	RT66-CRR	0.31	30	7	Moderate Income	0.55	1948	0.12	Y	
5	8644017038		0	RT66-CRR	0.64	30	15	Moderate Income	0.18	1912	0.05	Y	

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
6	8644017043		16	RT66-CRR	0.85	30	4	Moderate Income	0.43	1946	0.16	Y	Converted motel and older trailer park. Uses/Buildings established in 1940s. Very poor condition.. City has been recently contacted by a broker representing the owner to sell the property. Likely that the property will be redeveloped with low income housing.
6	8644017044		0	RT66-CRR	0.37	30	8	Moderate Income	0.22	1915	0.07	Y	
6	8644017045		0	RT66-CRR	2.01	30	4	Moderate Income	0.11	1946	0.04	Y	
7	8638026010		1	RT66-TCMU	0.13	30	2	Moderate Income	0.53	1929	0.23	Y	Within 1/4 mile of Gold Line, which is under construction. Great mixed-use opportunity.. Site is part of the area analyzed by the Cal Poly SLO study. Great TOD site, 50+ year old buildings, City is planning first-last mile improvements (which are funded) to be completed in the immediate area. First last mile improvements to be completed before the opening of the Gold Line Station in 2025. A couple of small infill projects (approximately 20 units combined) recently constructed in the immediate area.
7	8638026026		0	RT66-TCMU	2.36	30	56	Moderate Income	0.00	1968	0.31	Y	
7	8638026028		0	RT66-TCMU	0.94	30	22	Moderate Income	1.24	1905	0.15	Y	
7	8638026027		0	CCAP-T-5	0.21	30	4	Moderate Income	0.44	1895	0.21	Y	
7	8638026025		0	CCAP-T-5	0.20	30	3	Moderate Income	0.49	1910	0.15	Y	
7	8638026019		0	CCAP-T-5	0.14	30	2	Moderate Income	0.60	1910	0.15	Y	
7	8638026020		0	CCAP-T-5	0.13	30	2	Moderate Income	0.53	1910	0.34	Y	
8	8633017023		0	RT66-BG	3.06	30	73	Moderate Income	0.70	1983	0.26	Y	

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
													density will make the property more valuable to potential investors.
9	8639017021		0	RT66-TCMU	0.11	30	2	Moderate Income	0.10	1961	0.00	Y	within 1/4 mile of Gold Line. Recent housing development in immediate area. 60+ year old buildings. Old carwash and auto repair, ripe for new investment with Gold Line under construction.
9	8639017022		0	RT66-TCMU	0.26	30	6	Moderate Income	0.91	1959	0.11	Y	
9	8639017023		0	RT66-TCMU	1.24	30	29	Moderate Income	1.01	1964	0.15	Y	
10	8644010048		0	RT66-CRR	0.28	30	6	Low Income	0.00	2000	0.00	Y	70+ year old buildings. Half of property used for automobile storage and has minimal improvements.
10	8644010049		0	RT66-CRR	0.41	30	9	Low Income	0.29	1949	0.26	Y	
11	8635002011		0	E-6	3.11	3	7	Above Moderate	0.00	2000	0.00	Y	Vacant land owned by a church
12	8655007900		0	R-1	2.49	5	9	Above Moderate	0.00	2000	0.00	Y	City owned vacant land. Not yet designated surplus.
12	8655007901		0	R-1	0.22	5	0	Above Moderate	0.00	2000	0.00	Y	
12	8655007902		0	R-1	0.22	5	0	Above Moderate	0.00	2000	0.00	Y	
12	8655021900		0	R-1	2.86	5	11	Above Moderate	0.00	2000	0.00	Y	
13	8638005004		0	CCAP-T-5	0.12	30	2	Above Moderate	0.00	2000	0.00	Y	Vacant Land
13	8638005005		0	CCAP-T-5	0.16	30	3	Above Moderate	0.00	2000	0.00	Y	
14	8643037001		0	AHSP MU-T	1.11	30	26	Above Moderate	0.45	1956	0.21		50-70 year old commercial buildings. Lack of maintenance. Auto intensive uses.
14	8643037002		0	AHSP MU-T	0.61	30	14	Above Moderate	1.14	1963	0.23		
14	8643037003		0	AHSP MU-T	0.32	30	7	Above Moderate	0.46	1948	0.16		
14	8643037004		0	AHSP MU-T	0.19	30	4	Above Moderate	0.85	1958	0.15		
14	8643037005		0	AHSP MU-T	0.46	30	11	Above Moderate	2.27	1974	0.27		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
15	8643037012		0	AHSP MU-T	0.56	30	13	Low Income	2.72	1959	0.19		Old restaurant with no significant improvements.
15	8643037008		0	AHSP MU-T	0.76	30	18	Low Income	0.86	1974	0.46		Warehouse use
16	8653008048		0	AHSP MU-CC	0.23	30	5	Low Income	0.01	1974	0.00		60 year old office building. No recent investment
16	8653008012		0	AHSP MU-CC	0.56	30	13	Low Income	3.70	1962	0.49		
16	8653008015		0	AHSP MU-CC	0.30	30	7	Low Income	2.36	1991	0.49		
16	8653008014		0	AHSP MU-CC	0.30	30	7	Low Income	0.31	1965	0.21		
17	8653009017		0	AHSP MU-CC	0.81	30	19	Above Moderate	0.18	1988	0.05		Auto repair uses
18	8653009016		0	AHSP MU-CC	0.81	30	19	Above Moderate	3.83	1962	0.27		Office use
19	8653009030		0	AHSP MU-CC	0.95	30	22	Low Income	0.98	1977	0.24		Retail store
19	8653009031		0	AHSP MU-CC	0.95	30	22	Low Income	0.98	1979	0.23		Retail store
20	8653009032		0	AHSP MU-NC	1.13	30	27	Low Income	0.35	1987	0.34		Auto repair uses
21	8653009026		0	AHSP MU-NC	0.77	30	18	Low Income	1.12	1990	0.31		Retail store and office
22	8653009043		0	AHSP MU-NC	1.63	30	39	Low Income	1.38	1980	0.30		Retail store
23	8653011049		0	AHSP MU-NC	0.29	30	6	Low Income	0.65	1974	0.14		Property used for storage (self storage)
23	8653011014		0	AHSP MU-NC	1.29	30	30	Low Income	2.52	1989	1.33		
23	8653011050		0	AHSP MU-NC	0.34	30	8	Low Income	0.00	2000	0.00		
24	8653011036		0	AHSP MU-NC	0.41	30	9	Low Income	0.28	1965	0.08		Old service station
24	8653011042		0	AHSP MU-NC	0.64	30	15	Low Income	0.47	1969	0.27		Bank with large parking lot
24	8653011041		0	AHSP MU-NC	0.53	30	12	Low Income	0.01	1981	0.00		Parking lot
25	8653026049		0	AHSP MU-NC	1.25	30	30	Low Income	0.25	1993	0.01		No buildings on the property. Used for vehicle storage
25	8653026048		0	AHSP MU-NC	0.24	30	5	Low Income	0.00	2000	0.00		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
26	8653026008		0	AHSP C-HR	0.96	30	23	Above Moderate	1.22	1988	0.31		Auto repair. Currently processing a housing development application for commercial property immediately east
27	8653027013		1	AHSP C-HR	0.30	30	6	Above Moderate	0.08	1930	0.09		80 year old residential structure. Maintenance issues. Underdeveloped
28	8653027022		0	AHSP C-CR	0.53	30	12	Low Income	0.75	1977	0.32		Services, such as pest control and hair salon, with large parking
28	8653027021		0	AHSP C-CR	0.32	30	7	Low Income	0.32	1977	0.54		
29	8653028016		1	AHSP C-CR	0.76	30	17	Low Income	0.23	1951	0.04		small number of 70 year old structures. Majority of property is vacant
29	8653028017		0	AHSP C-CR	0.19	30	4	Low Income	0.00	2000	0.00		
29	8653028018		0	AHSP C-CR	0.76	30	17	Low Income	0.12	1952	0.02		
29	8653028019		0	AHSP C-CR	0.23	30	5	Low Income	0.00	2000	0.00		
30	8653028027		0	AHSP C-CR	0.39	30	9	Low Income	0.51	1979	0.23		Service uses (dental, and kitchen/flooring materials) with large parking
30	8653028031		0	AHSP C-CR	0.24	30	5	Low Income	0.35	1967	0.23		
31	8633005029		0	RTE 66-BG	1.36	30	32	Low Income	0.28	1960	0.07		underdeveloped commercial and auto repair
31	8633005011		0	RTE 66-BG	0.25	30	6	Low Income	0.67	1964	0.17		
32	8639016013		0	RTE 66-TCMU	0.87	30	20	Low Income	0.68	1978	0.21		Older industrial property directly adjacent to future light rail station. Albertson's could be reconfigured with housing for a mixed use site. Cal Poly study shows incorporation of this property into a larger mixed use site. Momentum created by the future light rail station nearby is
32	8639017015		0	RTE 66-TCMU	0.21	30	5	Low Income	1.59	1981	0.24		
32	8639017037		0	RTE 66-TCMU	2.95	30	70	Low Income	0.62	1957	0.31		
32	8639017020		0	RTE 66-TCMU	0.82	30	19	Low Income	0.45	1978	0.36		
32	8639017035		0	RTE 66-TCMU	5.84	30	140	Low Income	1.02	1960	0.23		
32	8639017034		0	RTE 66-TCMU	0.90	30	21	Low Income	1.20	2002	0.24		
32	8639017024		0	RTE 66-TCMU	0.24	30	5	Moderate Income	1.04	1955	0.46		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
32	8639017025		0	RTE 66-TCMU	0.52	30	12	Moderate Income	2.07	1992	0.32		expected to attract investment in the area with assembly of adjacent properties. Gold Line Construction Authority is acquiring property on behalf of LA County Metro for parking plus additional property. Additional property acquired by Metro is intended to create developer interest in this area.
33	8639021009		0	RTE 66-TCMU	0.07	30	1	Low Income	0.00	2000	0.00		Older industrial/commercial property adjacent to future light rail station
33	8639021010		0	RTE 66-TCMU	0.06	30	0	Low Income	0.00	1946	0.29		
33	8639021011		0	RTE 66-TCMU	0.13	30	2	Low Income	0.00	1946	0.13		
33	8639021026		0	RTE 66-TCMU	0.76	30	18	Low Income	2.19	1977	0.41		
33	8639021005		0	RTE 66-TCMU	0.25	30	6	Low Income	1.35	1961	0.35		
33	8639021004		0	RTE 66-TCMU	0.25	30	6	Low Income	1.35	1950	0.28		
33	8639021003		0	RTE 66-TCMU	0.18	30	3	Low Income	0.25	1939	0.09		
34	8639021025		0	RTE 66-TCMU	0.75	30	18	Low Income	0.99	1954	0.47		Old light manufacturing use and RV storage
34	8639021013		0	RTE 66-TCMU	1.03	30	24	Low Income	1.04	1954	0.37		
35	8639020013		0	RTE 66-TCMU	0.42	30	10	Low Income	1.40	1956	0.48		Old light manufacturing use
35	8639020022		0	RTE 66-TCMU	1.43	30	34	Low Income	2.45	1955	0.45		
35	8639020021		0	RTE 66-TCMU	0.50	30	11	Low Income	6.04	1989	0.30		
36	8635011014		0	CCAP-T-5	0.78	30	18	Above Moderate	0.25	1946	0.17		Vehicle tow yard. 75 year old buildings. Area now zoned residential
37	8635013901		0	CCAP-T-5	2.78	30	66	Above Moderate	0.00	2000	0.00		LA County property. Undeveloped.

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
38	8660014012		0	R-2/PD	1.20	15	14	Above Moderate	0.54	1959	0.14		Vacant convalescent home zoned for residential.
39	8638020042		12	R-3	0.95	25	7	Above Moderate	0.33	1954	0.18		Land is partially developed
40	8635011020		0	R-3 - GFMR	0.31	25	6	Above Moderate	0.91	1956	0.30		Older commercial. Vacant for nearly a decade
40	8635011019		0	R-3 - GFMR	0.25	25	4	Above Moderate	0.17	1940	0.31		
41	8638005007		1	R-3 - GFMR	0.16	25	2	Above Moderate	0.69	1924	0.15		Single family residence
41	8638005006		0	R-3 - GFMR	0.16	25	3	Above Moderate	0.39	1959	0.44		Old office
42	8643037010		34	AHSP C-HR	5.37	30	94	Low Income	0.20	1962	0.00		Mobile home park
42	8643037011		0	AHSP C-HR	0.40	30	9	Low Income	0.05	1964	0.00		
42	8643037009		0	AHSP C-HR	2.26	30	24	Low Income	0.25	1962	0.06		
43	8643015031		32	AHSP C-BR	3.66	30	55	Low Income	0.45	1960	0.01		Mobile home park
44	8634010033		0	RTE 66-BG	1.50	30	35	Low Income	1.48	1979	0.25		Retail and service uses, restaurant with large parking
45	8634010036		0	RTE 66-BG	1.13	30	27	Low Income	0.37	1985	0.29		Auto service
46	8633005017		0	RTE 66-BG	0.73	30	17	Low Income	2.70	1946	0.39		Motel
47	8644017035		0	RT66-CRR	1.83	30	43	Low Income	0.78	1972	0.24		Storage
48	8644001051	REZONE	0	RTE 66-TCMU	0.41	30	9	Low Income	0.30	2013	0.11		older commercial and residential. Opportunities for lot consolidation for housing or mixed use
48	8644001013	REZONE	1	RTE 66-TCMU	0.21	30	4	Low Income	0.48	1926	0.15		
48	8644004030	REZONE	0	RTE 66-TCMU	0.54	30	12	Low Income	0.45	1955	0.09		
48	8644004029	REZONE	4	RTE 66-TCMU	0.20	30	0	Low Income	1.18	1954	0.23		
48	8644004028	REZONE	4	RTE 66-TCMU	0.20	30	0	Low Income	1.18	1954	0.23		
48	8644044027	REZONE	0	RTE 66-TCMU	0.40	30	9	Low Income	1.18	1954	0.12		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
48	8644004026	REZONE	0	RTE 66-TCMU	0.23	30	5	Low Income	1.89	1955	0.30		
48	8644004025	REZONE	0	RTE 66-TCMU	0.45	30	10	Low Income	3.70	1978	0.31		
48	8644004024	REZONE	0	RTE 66-TCMU	0.16	30	3	Low Income	0.57	1959	0.19		
48	8644004023	REZONE	0	RTE 66-TCMU	0.16	30	3	Low Income	0.90	1964	0.44		
48	8644004022	REZONE	0	RTE 66-TCMU	0.31	30	7	Low Income	0.87	1962	0.44		
48	8644004021	REZONE	0	RTE 66-TCMU	0.40	30	9	Low Income	0.94	1962	0.44		
49	8632001900		0	R-1	9.00	6	43	Above Moderate	0.00	2000	0.00		Azusa Unified School site. Vacant and unused for several years. School District evaluating disposition
50	8641014005		0	E-6	2.50	3	6	Above Moderate	0.00	2000	0.00		Vacant residential land. Development application is pending.
50	8641014006		0	E-6	1.37	3	3	Above Moderate	0.00	2000	0.00		
50	8641014039		0	E-6	0.23	3	0	Above Moderate	0.00	2000	0.00		
51	8654001038		0	R-1	2.12	6	10	Above Moderate	0.17	1922	0.03		Vacant residential land. Currently listed for sale
51	8654001037		0	R-1	1.42	6	6	Above Moderate	0.43	1950	0.05		
51	8654001036		0	R-1	0.18	6	0	Above Moderate	0.00	2000	0.00		
52	8660015037		0	R-1	0.28	6	1	Above Moderate	0.00	2000	0.00		Vacant residential land
52	8660015031		0	R-1	0.28	6	1	Above Moderate	0.00	2000	0.00		
52	8660015027		0	R-1	0.52	6	2	Above Moderate	0.00	2000	0.00		
53	8656008027		0	E-5	2.28	3	5	Above Moderate	5.70	1963	0.13		Masonic lodge building. Rarely used
54	8625022903		0	GA	1.93	15	23	Above Moderate	0.00	1963	0.06		Vacant church.
55	8656037013		0	E-5	1.25	3	3	Above Moderate	0.00	2000	0.00		Equestrian use of land. Property is mostly vacant
55	8656007050		0	E-5	2.57	3	6	Above Moderate	2.87	1941	0.04		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
56	8640005047	REZONE	0	RTE66-TCMU	0.52	30	12	Low Income	1.51	1976	0.31		Underutilized commercial. Within 1/2 mile of future Gold Line station
56	8640005038	REZONE	0	RTE66-TCMU	0.18	30	4	Low Income	1.11	1930	0.21		
56	8640005050	REZONE	0	RTE66-TCMU	0.57	30	13	Low Income	0.02	1970	0.00		
56	8640005040	REZONE	0	RTE66-TCMU	0.15	30	3	Low Income	0.32	1977	0.25		
56	8640005041	REZONE	0	RTE66-TCMU	0.15	30	3	Low Income	0.23	1947	0.14		
56	8640005042	REZONE	0	RTE66-TCMU	0.15	30	3	Low Income	0.69	1916	0.15		
56	8640005052	REZONE	0	RTE66-TCMU	0.22	30	5	Low Income	0.25	1913	0.15		
56	8644001046	REZONE	0	RTE66-TCMU	0.35	30	8	Low Income	0.20	1963	0.10		
56	8644001049	REZONE	0	RTE66-TCMU	0.36	30	8	Low Income	2.14	2001	0.38		
56	8644001045	REZONE	0	RTE66-TCMU	0.25	30	6	Low Income	1.78	1986	0.26		
56	8644001022	REZONE	0	RTE66-TCMU	0.38	30	9	Low Income	1.69	1964	0.34		
56	8644001023	REZONE	0	RTE66-TCMU	0.19	30	4	Low Income	0.91	1930	0.12		
56	8644001024	REZONE	0	RTE66-TCMU	0.16	30	3	Low Income	0.49	1946	0.14		
56	8644001025	REZONE	0	RTE66-TCMU	0.16	30	3	Low Income	0.16	1902	0.16		
56	8664001050	REZONE	0	RTE66-TCMU	0.16	30	3	Low Income	0.16	1902	0.16		
57	8646021004		0	R-2	0.17	15	2	Above Moderate	0.30	1956	0.13		Neighborhood has been transitioning to multi-family with several small developments over the past decade
57	8646021005		0	R-2	0.34	15	4	Above Moderate	0.07	1921	0.08		
58	8646022025		0	R-2	0.30	15	3	Above Moderate	0.39	1937	0.11		
59	8646023012		0	R-2	0.17	15	2	Above Moderate	1.07	1957	0.21		
59	8646023011		0	R-2	0.17	15	2	Above Moderate	1.65	1957	0.21		
59	8646023010		0	R-2	0.17	15	2	Above Moderate	1.64	1957	0.21		

Site	APN	REZONE	Existing Units	Zoning	ACRES	MAX DU/ACRE	Net Units at 80%	Income Level	Land/Improv. Value	YEAR	FAR	In last HE	Notes
59	8646023009		0	R-2	0.17	15	2	Above Moderate	1.07	1957	0.25		
60	8631013023		0	AHSP C-BR	2.17	20	34	Above Moderate	0.27	1913	0.16		Older convalescent facility zoned for residential. Buildings upwards of 100 years old.

Appendix C: Review of Past Accomplishments

General Summary

Under new Housing Element, housing programs must have specific actions, measurable objectives, and specific timelines, and the jurisdiction must take an active role in program implementation. Therefore, some of the programs included in the 2013-2021 Housing Element would be restructured as policy statement. Specifically, routine staff functions and development processes and requirements would be restructured as policy statements instead of as specific Housing Element programs.

Table C-1: 2013-2021 Housing Element Accomplishments			
Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
1. Code Enforcement	Enforcement of existing property maintenance codes by Glendora Police Department.	<ul style="list-style-type: none"> Continue code enforcement activities and connect households in needs with City rehabilitation program. 	<p>The City continues its code enforcement activities. Enforcement activities typically involve property maintenance and nuisance issues.</p> <p><i>Continued Appropriateness:</i> Pursuant to new State law, Housing Element programs should have specific activities, measurable goals, and timeline. Code Enforcement is a routine City service and is restructured in the 2021 Housing Element as a policy instead of a specific housing program.</p>

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
2. Preservation of Assisted Housing Developments	Ensure housing projects at risk of conversion to market-rate housing remain affordable, specifically Glendora Gardens.	<ul style="list-style-type: none"> • Monitor status of existing and future affordable housing projects, including Glendora Gardens • Upon receipt of Notice of Intent to convert property owners, coordinate with the Los Angeles County Housing Authority to connect tenants of at-risk units to the Section 8 Housing Choice Voucher program. 	<p>The owners have stated that Glendora Gardens will remain affordable housing. In addition to Glendora Gardens, the City maintains the following affordable housing projects:</p> <ul style="list-style-type: none"> • Heritage Oaks Senior Apartments • Elwood Family Apartments • 252 S. San Jose Avenue. <p><i>Continued Appropriateness:</i> This program is updated and included in the 2021 Housing Element.</p>
3. Housing Choice Vouchers (Section 8)	Provides rent subsidies to extremely low- and very low-income households.	<ul style="list-style-type: none"> • Continue to participate in the Housing Choice Voucher program administered by the Housing Authority of the County of Los Angeles. • Advertise program through brochures, newsletter, and City website. • Monitor the use and availability of vouchers annually, especially monitor for the opening of the voucher waiting list for accepting new applicants. • Support County efforts to petition for additional funding from HUD. 	<p>The City will assist in the promotion of the Housing Choice Vouchers (HCV) administered by the County. As of 2020, 51 Glendora households are receiving HCV assistance.</p> <p><i>Continued Appropriateness:</i> This program is expanded in the 2021 Housing Element to include outreach and education on the new State law on source of income protection (SB 329), including public assistance such as HCV.</p>

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
4. Energy Conservation	The Green Building Program for the William Lyon Homes Arboreta Specific Plan area requires developers to provide all components of the green program as it is written and to educate homebuyers about the green building components. The City is also offering incentives for LEED Silver certified residential development projects in the Grand-Foothill Multi-Family Residential Overlay Zone and encouraging mixed-use, compact development in the Route 66 Corridor Specific Plan area.	<ul style="list-style-type: none"> Promote density incentives for green building to developers. Continue to explore additional ways to promote energy conservation and sustainability. 	<p>The City adopted the 2019 California Green Building Standards Code that took effect January 2020. The City also adopted the 2016 CalGreen Building Code in 2017.</p> <p>The City continues to incentivize green building in certain zones including LEED Silver certified residential projects in the Grand-Foothill Multi-Family Overlay Zone. The City also offers rebate incentives for energy and water consumption which are detailed on their website.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2021 Housing Element.</p>
5. Affordable Housing Development	Provide affordable housing through regulatory incentives funded by non-profit agencies and other qualified developers.	<ul style="list-style-type: none"> Provide information on incentives available to facilitate affordable housing development. 	<p>The City will continue to offer density bonuses to affordable housing developers.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2021 Housing Element.</p>

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
6. Residential Sites Inventory	Ensure adequate capacity of the City's residential sites inventory to meet its RHNA.	<ul style="list-style-type: none"> Update the inventory of vacant and underutilized sites annually to ensure adequate sites are available to accommodate the remaining RHNA. Provide sites inventory to interested developers. Monitor the development trends in the City, particularly on the sites identified in this Housing Element. If a shortfall in sites is identified due to development of non-residential or non-mixed-use development on these sites, replenish the City's residential sites inventory. Monitor development trends in the City to determine if the incentives offered are adequate to facilitate mixed use development and lot consolidation given current market conditions. Develop additional incentives as necessary. 	<p>The City monitors and updates the sites inventory as necessary. The City works with developers to identify sites for future housing development. The City has completed the RHNA for upper income units but 379 moderate, low, and very low income units remain.</p> <p>The following development projects are in progress:</p> <ul style="list-style-type: none"> Carroll Vermont Citrus Crossing: 40 single-family homes Gordon Mull/Glendoria Ranch: 19 single-family homes La Colina: 121 single-family homes (58 completed) Dawson Avenue Community Care Facility (independent/assisted living): 150 residents Citrus Oak (1235 Bonnie Cove): 31 condominium units Silent Rach Subdivision (950 N. Silent Ranch Drive): 12 single-family homes 905 E. Arrow Highway: 16 condominium units. <p><i>Continued Appropriateness:</i> The City will continue to provide adequate sites to accommodate its RHNA. This program is included in the 2021 Housing Element.</p>

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
7. Development Incentives	<p>The City will promote the use of various development incentives to facilitate and encourage residential and mixed-use development, particularly affordable housing, throughout the City:</p> <ul style="list-style-type: none"> • State Density Bonus for Affordable Housing • Lot consolidation incentives in the Route 66 Corridor Specific Plan area • Mixed use projects within the BG, GMU, and TCMU zoning subdistricts of the Route 66 Corridor Specific Plan area • The Nonconforming Lot Ordinance • Environmental Stewardship and Energy Efficiency Density Bonus within the Grand-Foothill Multi-Family Residential Overlay Zone • Other various reductions of site development standards as development incentives on a case-by-case basis 	<ul style="list-style-type: none"> • Develop marketing materials (brochures, City website, etc.) to promote incentives. • Make marketing materials available to interested developers. • Work with local housing developers to encourage and facilitate the development of residential projects with affordable units. 	<p>The City amended its Density Bonus Ordinance to be consistent with State law in January 2013. The City continues to offer incentives for residential development including the State density bonus law for affordable and senior housing.</p> <p><i>Continued Appropriateness:</i> This program will be updated and included in the 2021 Housing Element. Specifically, the Housing Element includes a program to update the Zoning Code to reflect the new State law on density bonus for 100 percent affordable housing projects (AB 1763). As required by State law (AB 671), the Housing Element also includes the City’s plan on incentivizing ADUs.</p>

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
8. Zoning Ordinance	Monitor policies, standards, and regulations to ensure they facilitate residential development in the City and guarantee equal housing access and opportunities to its residents.	<ul style="list-style-type: none"> Continue to monitor the City's Zoning Ordinance to ensure standards do not unduly constrain residential development. 	<p>The City continues to monitor the Zoning Ordinance as it is applied to development projects. Adjustments to the Zoning Code will be made to as necessary to best facilitate residential development.</p> <p><i>Continued Appropriateness:</i> The City will continue to monitor the Zoning Ordinance for necessary adjustments. This program is updated in the 2021 Housing Element to reflect Zoning Code amendments necessary to comply with new State laws, including:</p> <ul style="list-style-type: none"> AB 101 (Low Barrier Navigation Centers); AB 139 (Emergency and Transitional Housing); and AB 2162 (Supportive Housing).

Table C-1: 2013-2021 Housing Element Accomplishments

Program Type	Activity	2013-2021 Housing Element	
		Objective	Progress
9. Fair Housing	Provide fair housing services to all residents who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination. The City's Fair Housing Program is funded by CDBG and administered by HRC.	<ul style="list-style-type: none"> Promote and publicize fair housing programs and services on City website and through brochures at City Hall. Continue to contract with a qualified fair housing service provider to provide fair housing services to residents. Implement recommendations of the Analysis of Impediments to Fair Housing Choice. 	<p>The City maintains its contract with HRC to ensure the use of fair housing practices. The City also promotes the services offered on its website. Free services include:</p> <ul style="list-style-type: none"> Landlord Tenant Counseling Discrimination Investigations Outreach and Education. <p>In 2018, the City published an updated Analysis of Impediments to Fair Housing Choice as required by the CDBG program for funding.</p> <p><i>Continued Appropriateness:</i> The City will continue to provide fair housing services to residents. This program is included in the 2021 Housing Element. Specifically, new State law (AB 686) requires that the Housing Element incorporates actions to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing Choice.</p>
10. RHNA Objectives		<i>RHNA Allocation</i>	<i>Remaining RHNA</i>
	Very Low-Income	171 units	171 units
	Low-Income	100 units	100 units
	Moderate-Income	108 units	108 units
	Upper Income	267 units	0 units
	Total	646 units	379 units

References:

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- Glendora, City of. 2018. Analysis of Impediments to Fair Housing Choice, 2018 Update. <https://www.cityofglendora.org/home/showdocument?id=23022>. Accessed July 2020.

Appendix D: Assessment of Fair Housing (AFH)

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. This AFH analysis includes information from the City’s 2018 Analysis of Impediments to Fair Housing Choice.

D.2 Assessment of Fair Housing Issues

D.2.1 Fair Housing Enforcement and Outreach

The City of Glendora has limited resources for fair housing activities such as enforcement and outreach, but contracts with the Housing Rights Center (HRC) every year. The City provides funding on an annual basis so that the HRC can provide services to residents on behalf of the City.

The Housing Rights Center investigates and resolves discrimination complaints, conducts discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Glendora provides links to all of the Housing Rights Center’s Fair Housing Information on the city web page.

According to the City’s AI, between 2012 and 2017 the HRC served 309 Glendora residents (Table D-1). Out of all the residents served, a majority of the clients identified as being non-Hispanic. Also, a majority of the clients were of extremely low income. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. Around 1 percent (7 cases) were filed by Glendora residents. In the County and the City of Glendora, disability-related discrimination was the most commonly reported making up four of the Glendora cases.

Table D-1: Residents in Glendora served by the HRC	
Total Residents	309
Race	
Hispanic	36%
Non-Hispanic	64%
Income	
Extremely Low	62%
Very Low	19%
Low	8%
Moderate	11%
Source: The Housing Rights Center, FY 2012-2017.	

The City of Glendora advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City’s website. Based on Staff input outreach information could be better distributed or provided in more forms of media to reach more of the City’s growing and aging population.

Along with the HRC, the California Department of Fair Employment and Housing (DFEH) also provides services to residents. The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing, and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence. Between 2012 and 2017, four persons from Glendora filed fair housing complaints with DFEH. Four of these cases involved discrimination based on disability; two cases also involved discrimination based on familial status. Other complaints also documented discrimination on the basis of source of income, race, and national origin.

A person can file fair housing complaints on multiple bases and multiple acts of discrimination. Therefore, the enumeration of complaint bases and acts of discrimination usually exceeds the number of persons filing complaints. A total of six acts of discrimination were recorded during this time period. Denied reasonable accommodation (three instances) and denied rental/lease/sale (2 instances) were the most common discriminatory acts recorded.

Three cases in the City were investigated and dismissed with no basis to proceed and another was found to have no probable cause by DFEH and subsequently closed. Only one case was closed after arriving at a successful settlement.

Investigations begin with the intake of a complaint. Complainants are first interviewed to collect facts about possible discrimination. Interviews are normally conducted by telephone. If the complaint is accepted for investigation, the DFEH drafts a formal complaint that is signed by the complainant and served. If jurisdictional under federal law, the complaint is also filed with the United States Department of Housing and Urban Development (HUD). As a substantially equivalent agency, DFEH’s findings are usually accepted by HUD. The recipient of the complaint (usually a landlord, seller, property manager, seller, or agent) is required to answer and has the opportunity to negotiate resolution with the complainant. If the case is not resolved voluntarily, the DFEH conducts a formal investigation.

If the investigative findings do not show a violation of the law, DFEH will close the case. If investigative findings show a violation of law, the DFEH schedules a formal conciliation conference. During the conciliation conference, the DFEH presents information supporting its

belief that there has been a violation and explores options to resolve the complaint. If formal conciliation fails, the DFEH Housing Administrator may recommend litigation. If litigation is required, the case may be heard before the Fair Employment and Housing Commission (FEHC) or in civil court. Potential remedies for cases settled by the FEHC include out-of-pocket losses, injunctive relief, access to the housing previously denied, additional damages for emotional distress, and civil penalties up to \$10,000 for the first violation. Court remedies are identical to FEHC remedies with one exception; instead of civil penalties, a court may award unlimited punitive damages.

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints for jurisdictions, including the City of Glendora. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail or the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DEFH, which has 30 days to address the complaint. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a "dually filed" complaint. A person can file fair housing complaints on multiple bases and multiple discriminatory issues. Therefore, the enumeration of complaint bases and acts of discrimination usually exceeds the number of persons filing complaints.

From 2012 to 2017, five fair housing cases from Glendora were filed with HUD. The majority of cases filed included multiple bases of complaints and cases involving discrimination based on disability (45 percent); were the most common although incidences concerning race, familial status, retaliation, and national origin, were also reported.

A total of 14 discriminatory issues were recorded during this time period. Denied rental/sale/lease (three instances), denial of a reasonable accommodation (three instances), and denial of equal terms/conditions (three instances) were the most common discriminatory acts recorded.

All five of the fair housing cases were closed between 2012 and 2016, according to HUD. Three of these cases were found to have no probable cause and subsequently closed. One additional case was withdrawn without resolution and one other case reached a successful conciliation/settlement.

D.2.2 Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The City of Glendora, like most communities throughout San Gabriel Valley, has experienced gradual changes in the racial and ethnic composition of its population. From 2010 to 2018, the City's total population increased by 1,660 persons. Shifts in Glendora's race and ethnicity profile have continued to occur since 2010. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Consistent with the increase Citywide, most block groups in Glendora have seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have grown substantially in racial/ethnic minorities. The City of Azusa and moving west towards Los Angeles City shows high growth in racial/ethnic minorities.

According to the 2014-2018 ACS, in Glendora Whites continue to make up the largest racial/ethnic group accounting for 49 percent, followed closely by Hispanics accounting for 34 percent of the population. Asian-Americans account for 10 percent of the population and African Americans account for two percent. The White population in Glendora was the only racial/ethnic category to experience a decrease (of about 11 percent) since 2010.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

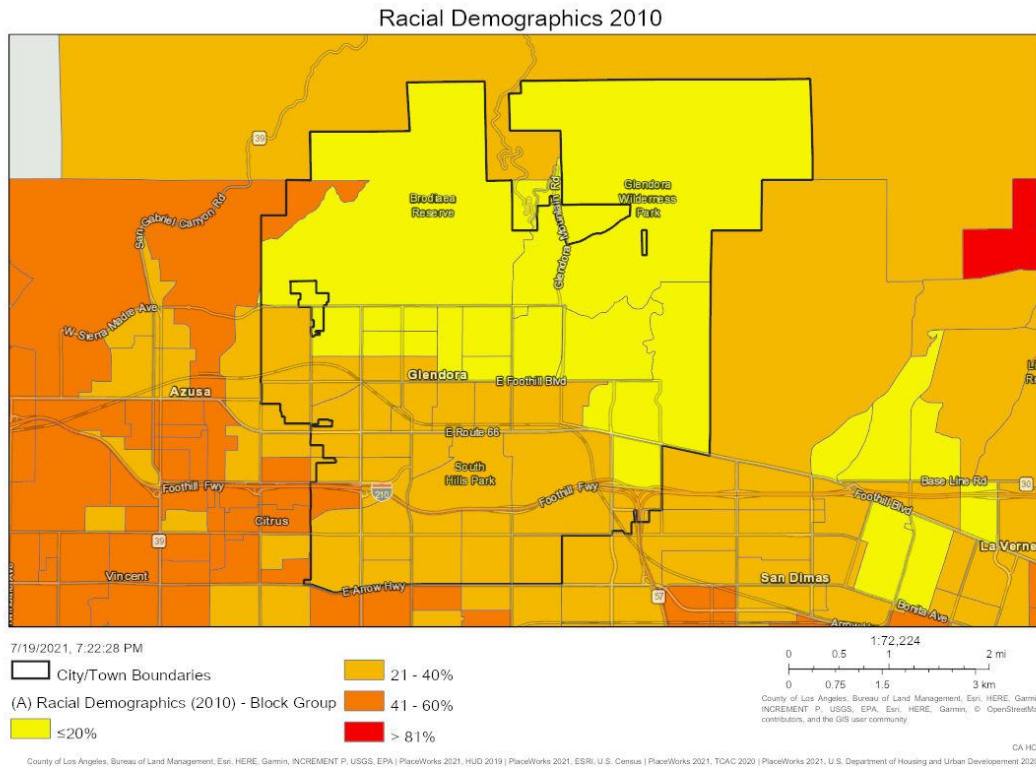
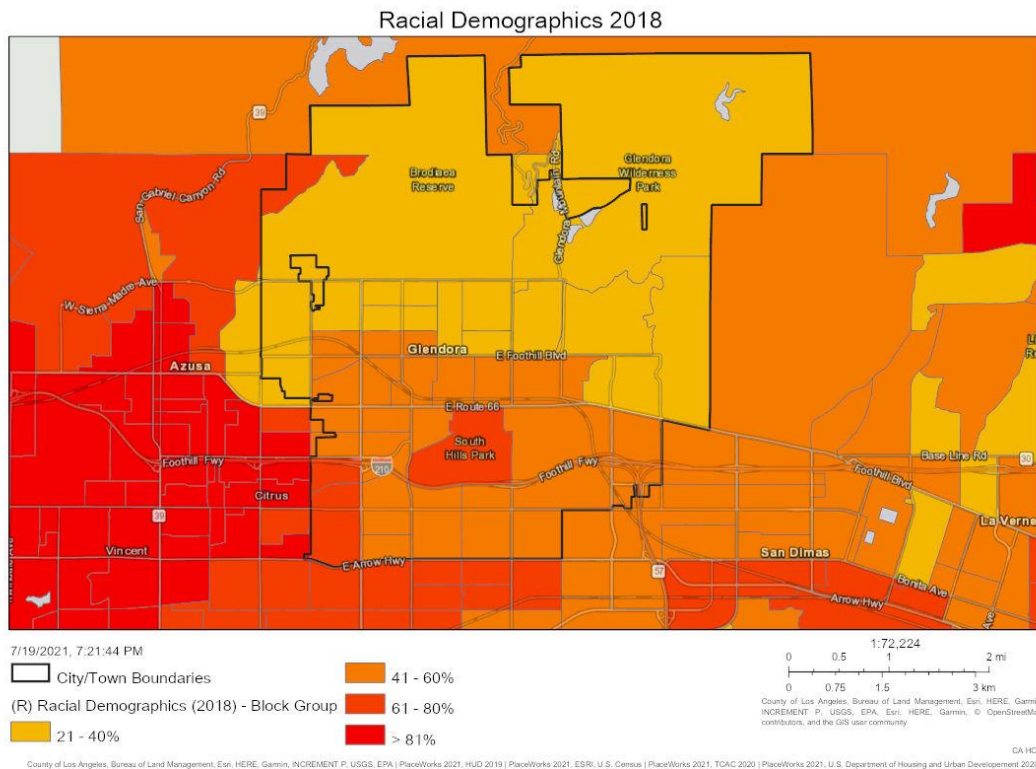


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity⁸ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Glendora and the Los Angeles County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in Glendora and throughout the Los Angeles County region has worsened since 1990. In Glendora, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD’s index, segregation in Glendora is very low compared to Los Angeles County as a whole.

Although Glendora and the surrounding region have grown more racially diverse there have been studies that show groups become consolidated in enclaves. According to a study published in 2016 for Sociological Science⁹, Asian growth neighborhoods were often outside of the city of Los Angeles, being more clustered in a few locations like San Gabriel Valley and Cerritos. In metropolitan areas like Los Angeles, White neighborhoods surround Asian growth neighborhoods. This reflects both the expanding geography of Asian segregation and also the slower pace of Asian spatial expansion.

	1990 Trend	2000 Trend	2010 Trend	Current
Glendora, CA				
Non-White/White	15.78	19.02	20.92	22.79
Black/White	26.64	24.23	30.39	33.81
Hispanic/White	17.30	21.58	23.85	24.62
Asian or Pacific Islander/White	10.85	13.89	13.09	18.09
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Most of the City’s block groups have a minority population between 41 and 60 percent (Figure D-3). The City identified about 88 percent of its RHNA units in block groups with a 41-60 percent minority concentration, and a larger proportion of each income group’s units in this percentage range. Table D-3 shows that a smaller proportion of the RHNA units are distributed in block groups with a slightly higher minority concentration (61-80 percent) and in the lower minority concentration tracts (21-40 percent). These block groups account for 12 percent of the RHNA. The distribution of the sites for the inventory can be seen in relation to minority concentration by

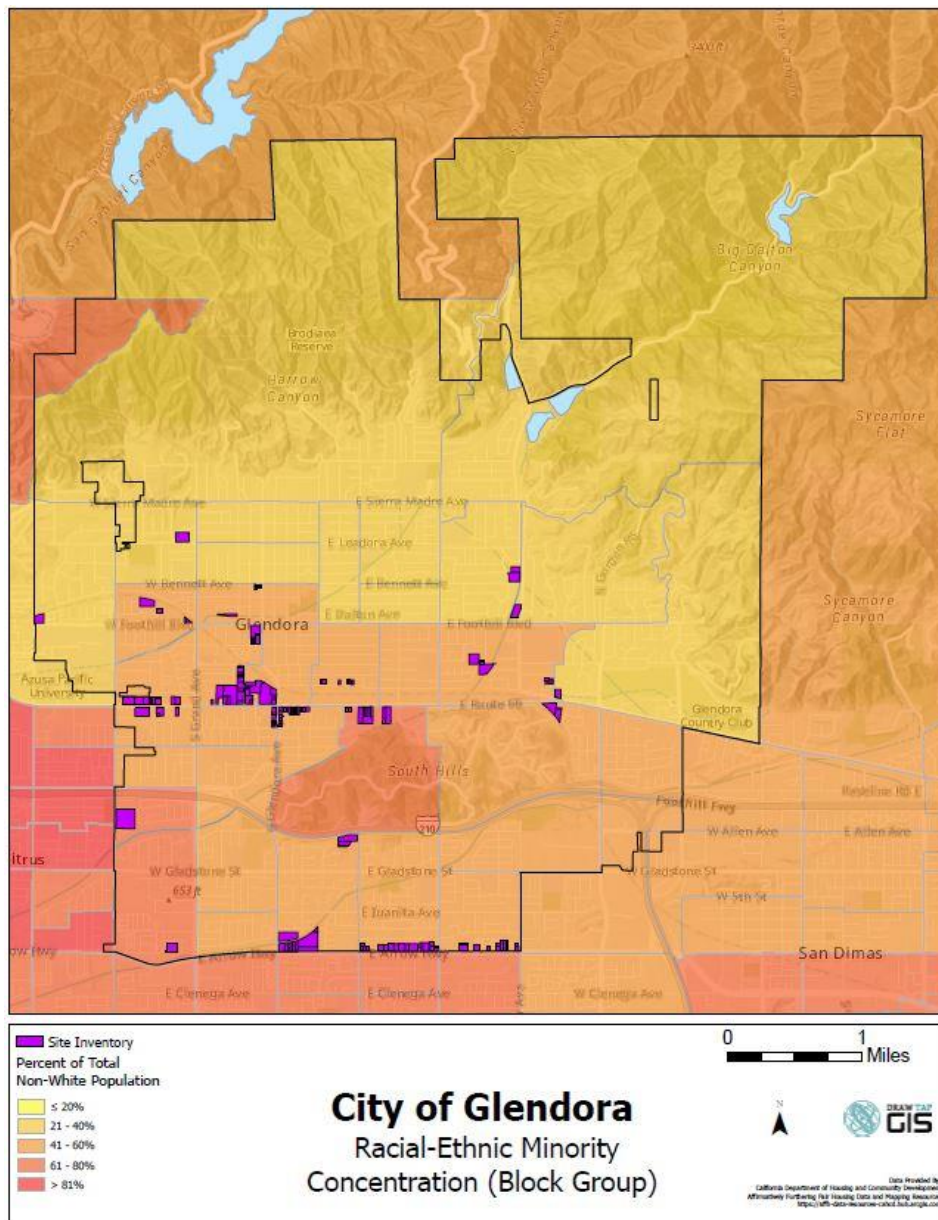
⁸ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

⁹ Bader, Michael D. M., and Siri Warkentien. 2016. “The Fragmented Evolution of Racial Integration since the Civil Rights Movement.” Sociological Science 3: 135-166.

block group in Figure D-3. The distribution of sites does not exacerbate conditions and provides units of different income levels throughout the City.

Table D-3: RHNA Unit Distribution by % Minority Concentration				
% Minority Concentration	Low	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	0.0%	0.0%	10.0%	2.5%
41 - 60%	95.6%	81.1%	76.8%	88.2%
61 - 80%	4.4%	18.9%	13.3%	9.3%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,305	413	581	2,299

Figure D-3: RHNA Unit Distribution by % of Minority Concentration



Persons with Disabilities

According to 2014-2018 ACS data, disabled persons make up approximately 11.5 percent of the population in Glendora. Between 2014 and 2018, 46 percent of the City’s population with disabilities was made up of residents aged 65 and older, 45 percent were aged 18 to 64 and nine percent under the age of 18. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. Within Glendora, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent or lower (Figure D-5).

Glendora’s RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as most tracts in the City have 10 to 20 percent of the population being persons with a disability. The distribution of sites does not exacerbate conditions and provides units of different income levels throughout the City.

Table D-4: RHNA Unit Distribution by % Population with Disabilities

% Persons with Disabilities	Low	Moderate	Above Moderate	Total
< 10%	0.0%	0.0%	9.1%	2.3%
10% - 20%	100.0%	100.0%	90.9%	97.7%
20% - 30%	0.0%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	1,305	413	581	2,299

The housing needs of disabled persons in Glendora are of particular importance because as a built-out community, about 65 percent of the City’s housing units were more than 50 years old. Therefore, the majority of the City’s housing stock does not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Region: Persons with Disability

The 2021 County Health Rankings in Figure D-4 show that in the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent or below. Most Cities in the Area have clusters of 10 to 20 percent like Glendora, such as San Dimas, Covina and Monrovia. There is one census tract south of Glendora that has the highest population of persons with disabilities which is the location of the Lanterman Development Facility near Cal Poly Pomona. This facility however is closed now, but still appears on the map analysis as having a high proportion of persons with disabilities.

Figure D-4: Percent Population with Disabilities in the Region

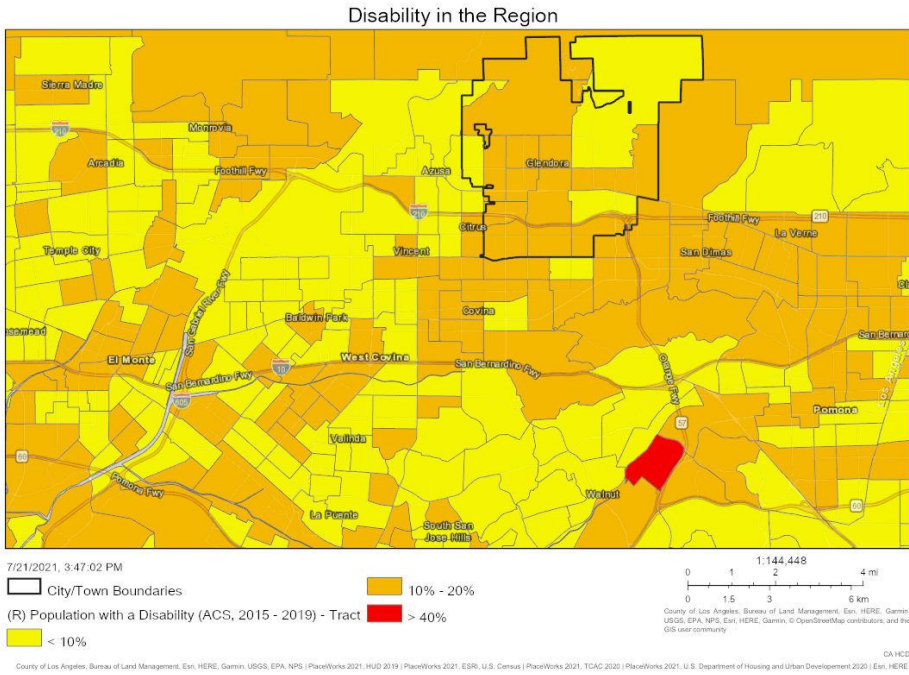
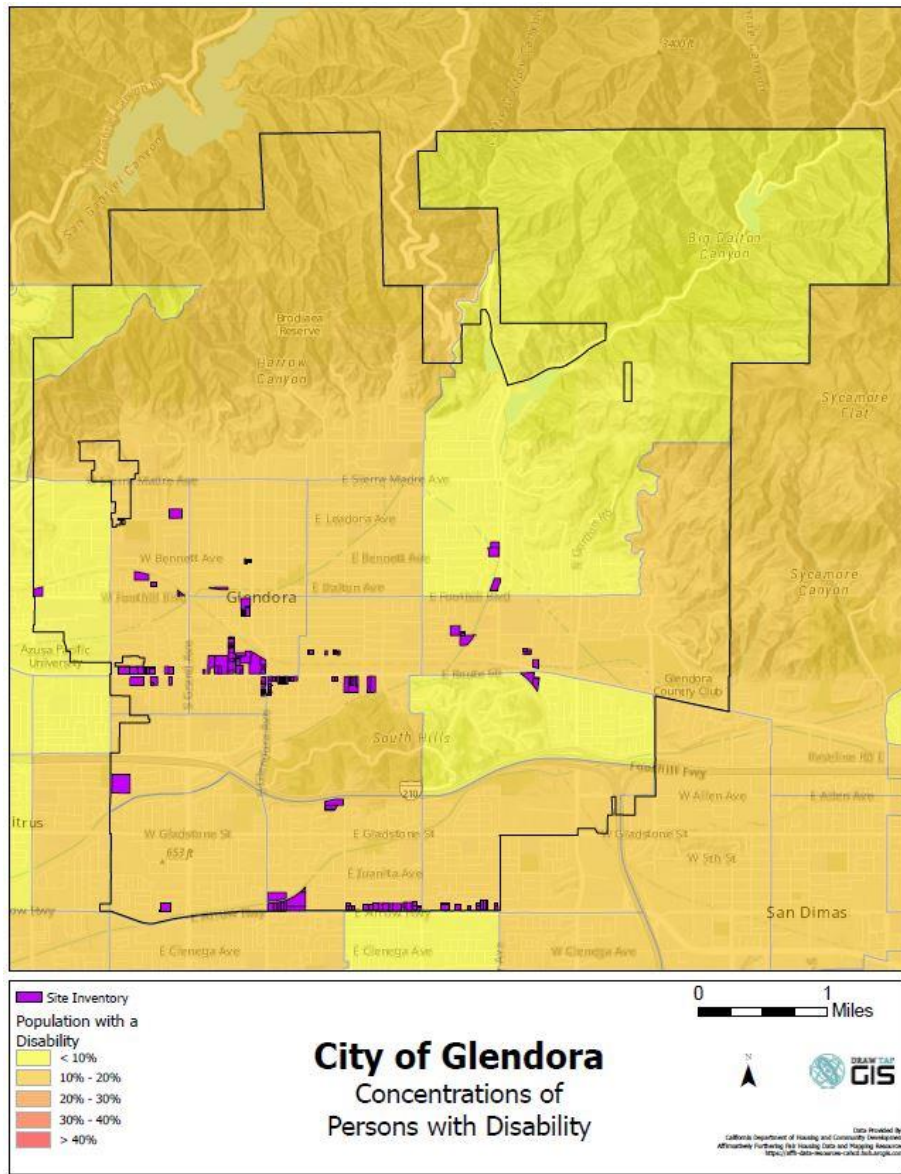


Figure D-5: Percent Population with Disabilities in Glendora and Distribution of RHNA



Familial Status

Familial status refers to the presence of any children in the household under the age of 18, regardless of whether or not the child is biologically related to the head of household or the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-6), there are no areas with a concentration of households of adults living alone in the City. Adults living with their spouse are spread evenly throughout the City, with the population of adults living with their spouse at 40 to 60 in all census tracts of the City (Figure D-7).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-5, 23 percent of Glendora

households are families with children. The City’s share of families with children is slightly lower than the County overall. According to the HCD AFFH map in Figure D-8, children in married households are very spread out through the City. The percent of households with children in most tracts is above 80 percent or between 60 and 80 percent, probably due to the housing types available. The majority of the City’s RHNA units are located in census tracts with more than 60 to 80 percent of the population being households with children in married-couple households (Table D-6).

Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Glendora	78%	23%	15%
Los Angeles County	67%	28%	6%

Source: 2014-2018 ACS.

% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.7%	0.0%	0.0%	0.4%
60% - 80%	81.8%	82.3%	47.2%	73.2%
> 80%	17.5%	17.7%	52.8%	26.4%
Total Units	1,305	413	581	2,299

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Glendora, female headed households with children are only slightly concentrated in one census tract that has 20 to 40 percent of its households being female-headed households with children (Figure D-9). An estimated 18 percent of Glendora households were headed by single persons, with or without children, in 2018. The large majority of the single parent households were headed by females (71 percent). According to the 2014-2018 ACS, 12 percent of the female-headed households with children had incomes below the poverty level. The City’s RHNA sites are almost all located in the census tracts with less than 20 percent of children in female-headed households (Table D-7). The distribution of sites does not exacerbate conditions and provides units of different income levels throughout the City.

% Children in Female-Headed HH	Lower	Moderate	AM	Total Units
< 20%	99.3%	100.0%	97.2%	98.9%
20% - 40%	0.7%	0.0%	2.8%	1.1%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,305	413	581	2,299

Figure D-6: Percent Population of Adults Living Alone

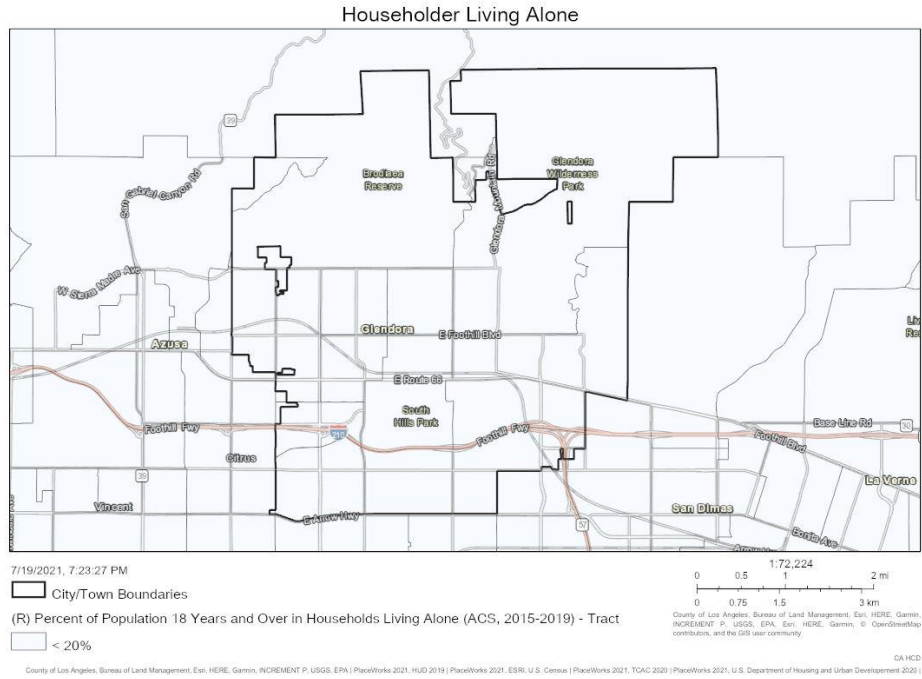


Figure D-7: Percent Population of Adults Living with their Spouse

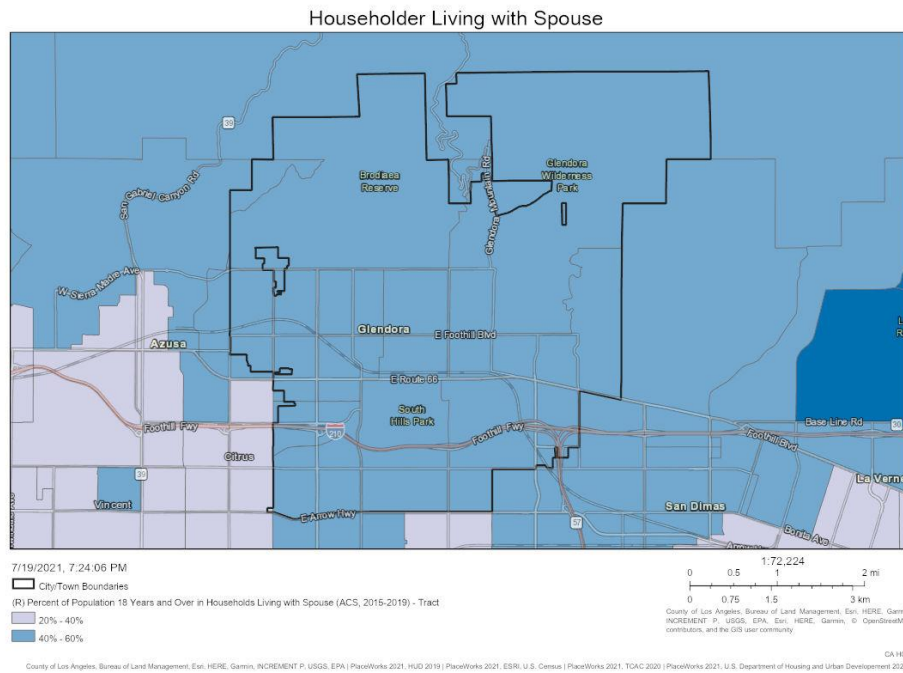


Figure D-8: Percent of Children in Married Couple Households and RHNA Distribution

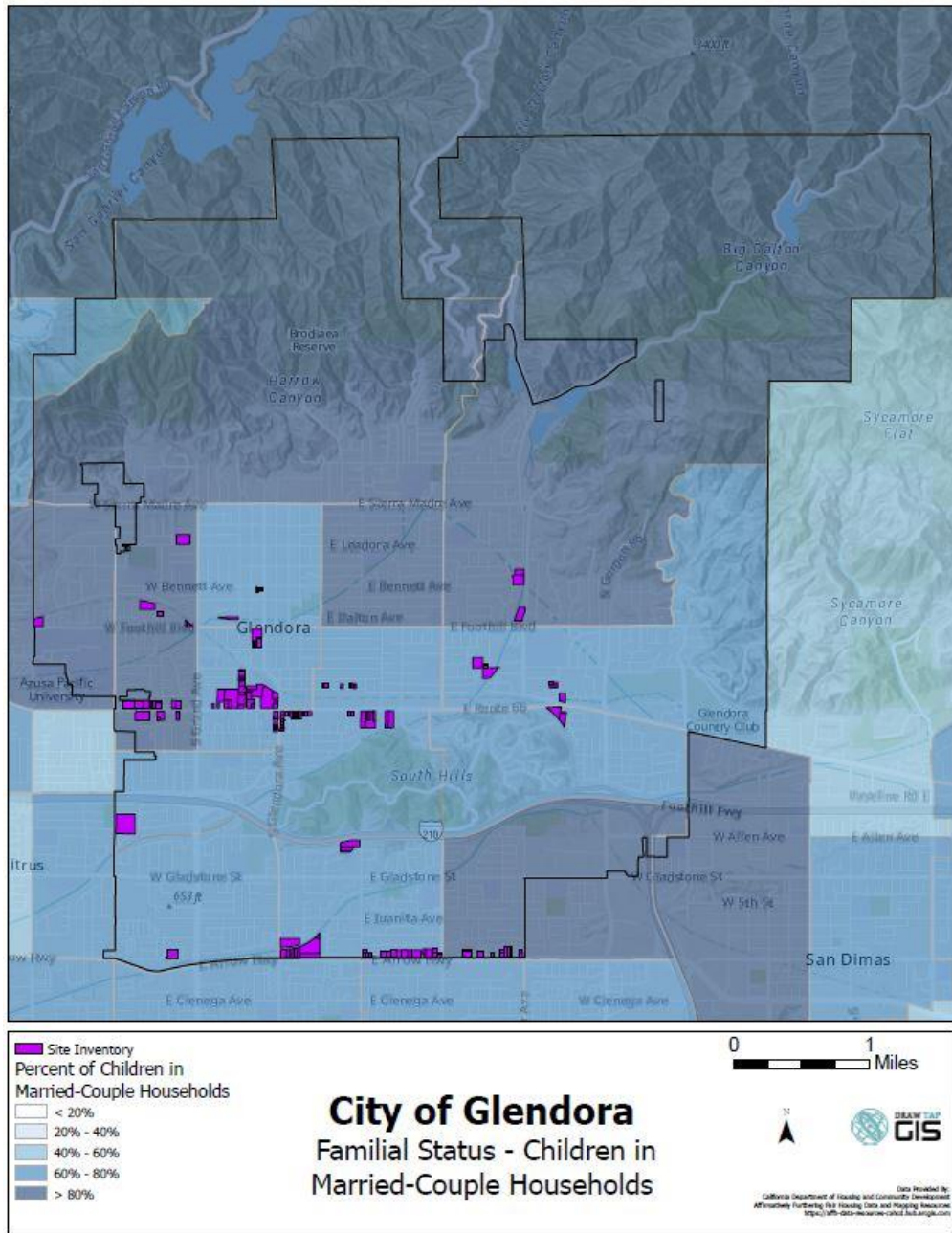
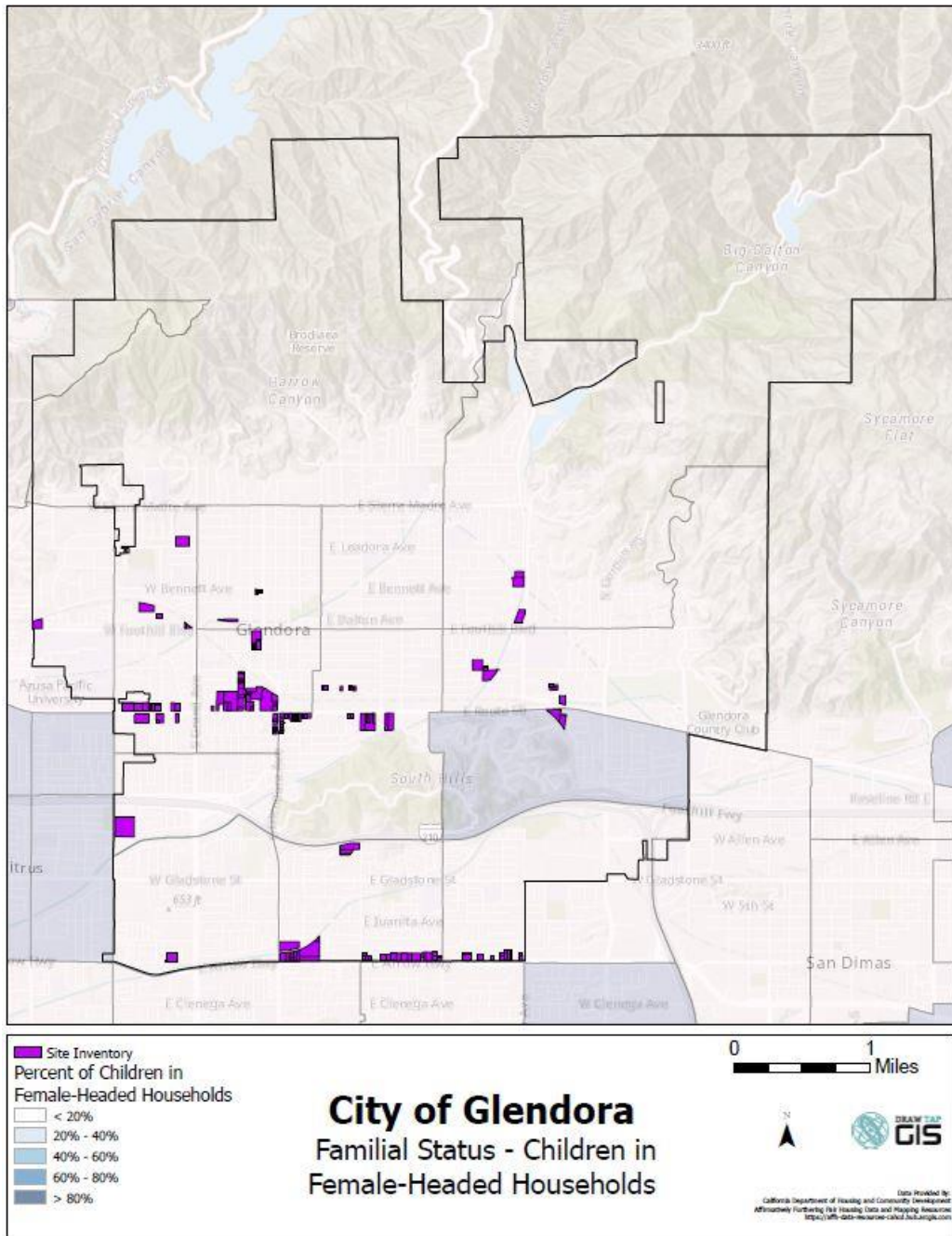


Figure D-9: Percent of Children in Single Female-Headed Households and RHNA Distribution



Income Level

Household incomes in Glendora tend to be substantially higher than many cities in the region as a whole. Median household income in the City was \$92,674 according to the 2014-2018 ACS, as compared to the Los Angeles County median household income of \$64,251. The Cities of Azusa (\$60,227), LA Verne (\$85,769), and San Dimas (\$84,749) all have lower median household incomes.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-10 shows the Lower and Moderate Income (LMI) areas in the surrounding region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). There are some areas of Glendora considered LMI with the highest concentration of LMI population being 50 to 75 percent in two block groups (Figure D-11). The City’s RHNA is mainly located in Census tracts with 25 to 50 percent LMI households (Table D-8) which is the percentage range most prevalent in the City. The distribution of sites does not exacerbate conditions and provides units of different income levels throughout the City.

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	0.0%	0.0%	2.8%	0.7%
25% - 50%	100.0%	100.0%	93.3%	98.3%
50% - 75%	0.0%	0.0%	4.0%	1.0%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,305	413	581	2,299

Region: Income Level

In the surrounding region LMI areas are concentrated in Azusa and to the west towards Arcadia and to the south west towards downtown Los Angeles. There are also clusters of LMI areas in Pomona. Most of these areas also have high environmental scores, high minority populations and the R/ECAPs closest to the City of Glendora (Figure D-12).

Figure D-10: Low and Moderate Income (LMI) areas in the Region

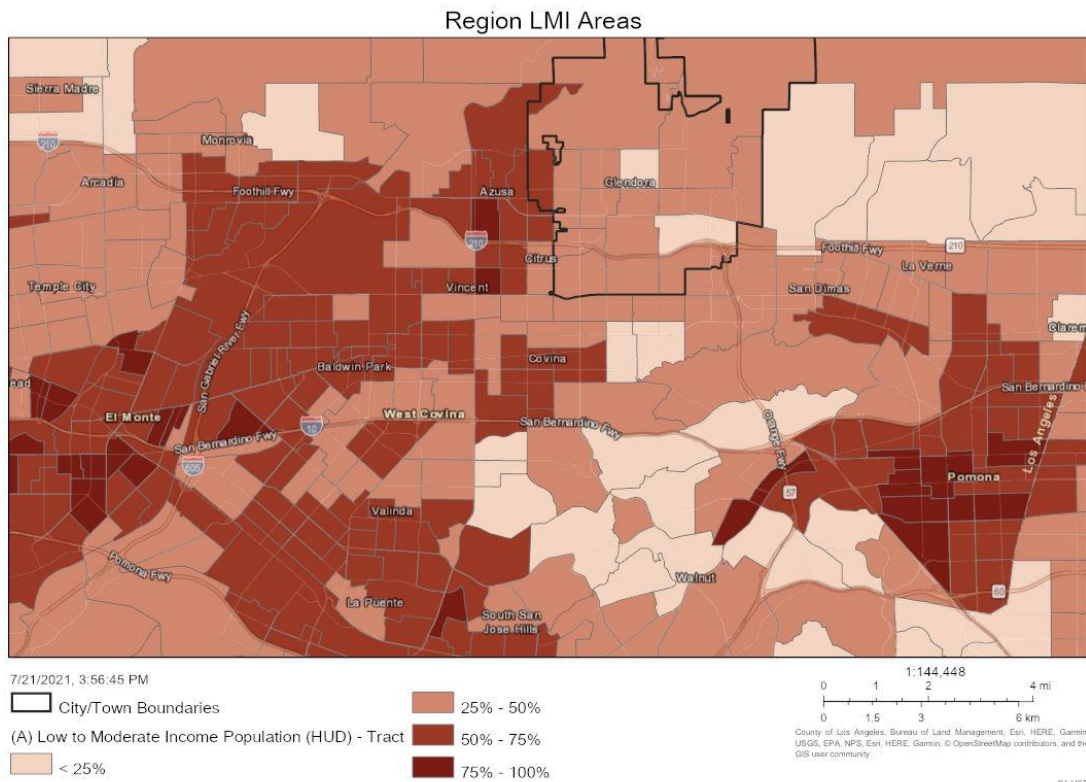
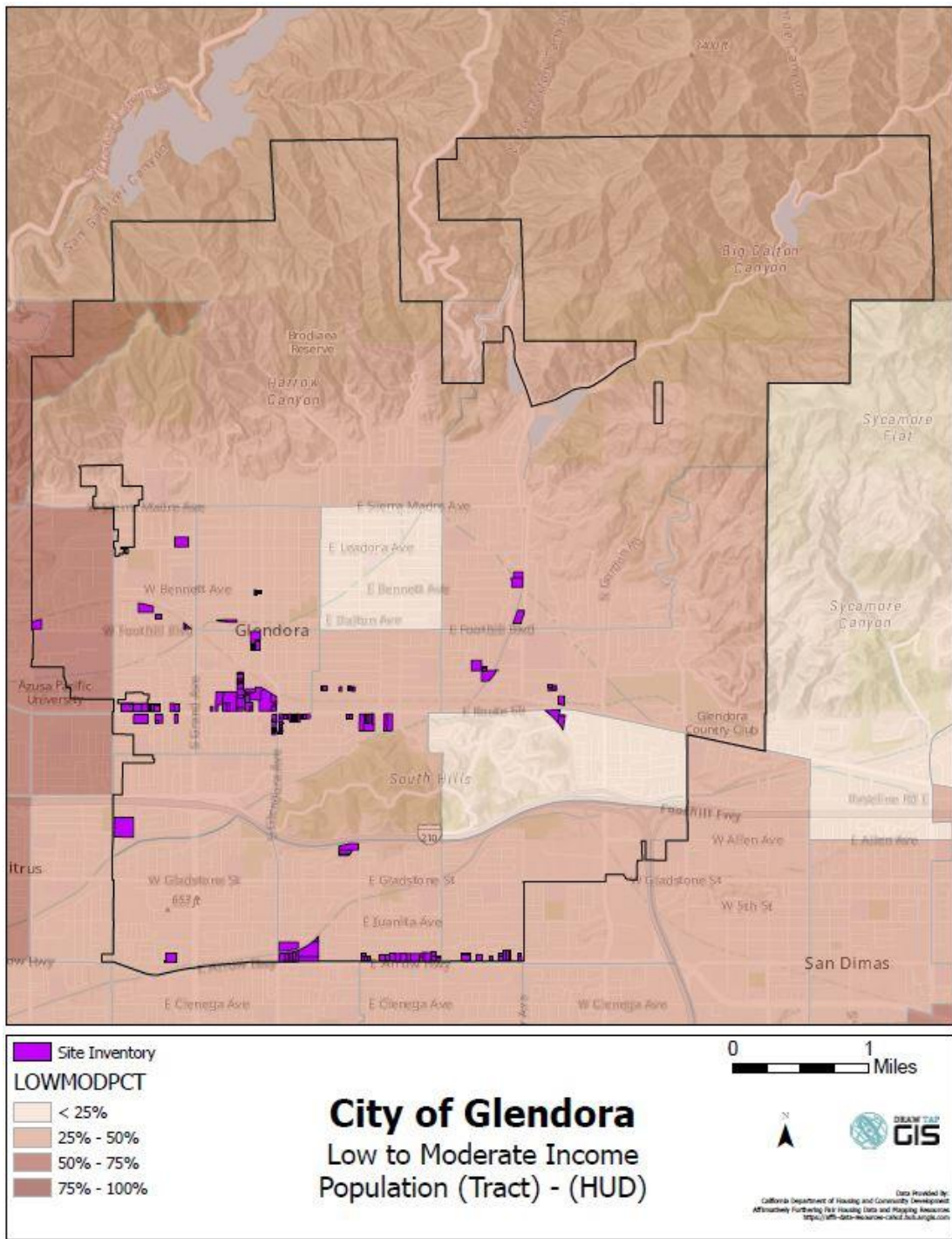


Figure D-11: Low and Moderate Income (LMI) Areas in Glendora and RHNA Distribution



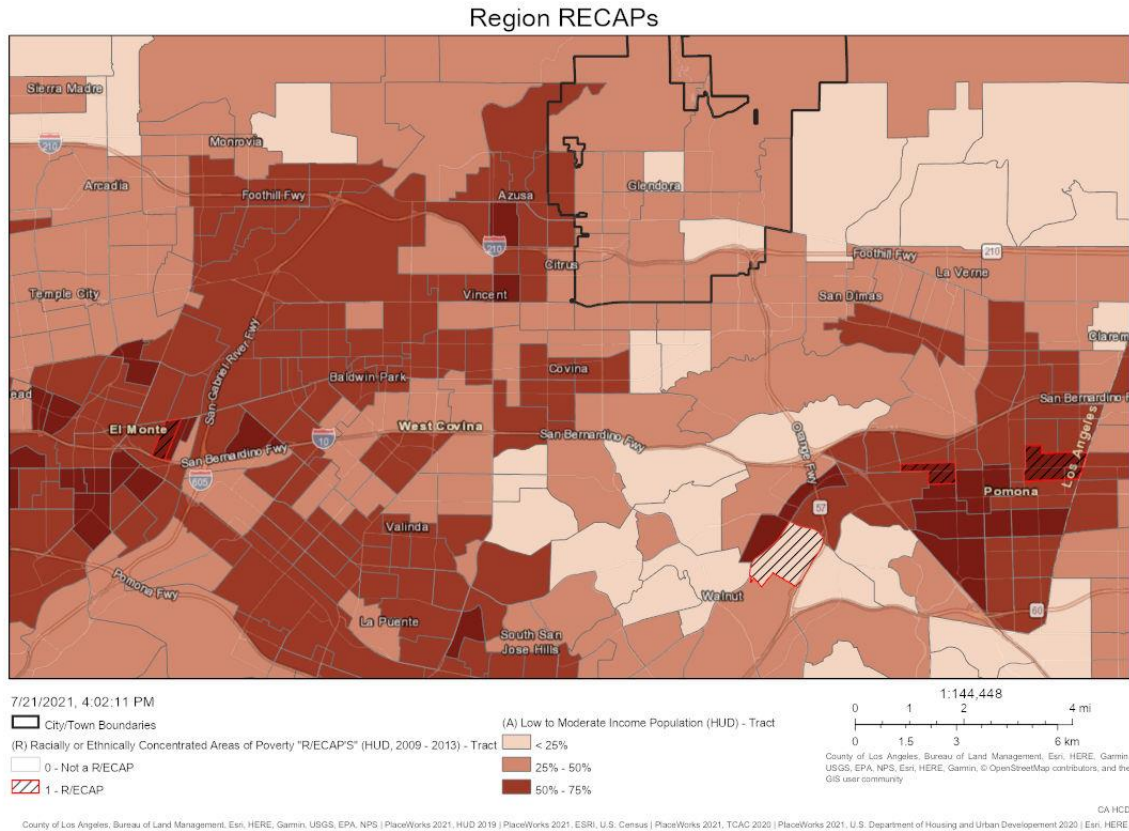
D.2.3 Racially and Ethnically Concentrated Areas

Region: Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the

metro/micro area, whichever threshold is lower. In Los Angeles County, there are R/ECAPs scattered in areas of downtown Los Angeles. Near Glendora, there is one R/ECAP in El Monte and three near Pomona (Figure D-12). One R/ECAP on the west side of Pomona does not have low to moderate income population but that census tract is mostly consisting of the Lanterman Development Facility. There are no R/ECAPs in Glendora.

Figure D-12: Racially Concentrated Areas of Poverty (R/ECAPs) in the Region



Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.¹⁰ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-13 and Figure D-14 show, census tracts with a large white population (over 50 percent) and highest median income are more prevalent in the northern portion of the City, which could be considered RCAAs. As Table D-9 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole, except for Glendora. In Glendora however, White households and all households in the City have higher median incomes than Azusa, San Dimas, and the County. Glendora also has a very high proportion of white only residents compared to the neighboring Cities, especially Azusa.

	Glendora	Azusa	San Dimas	Los Angeles County
Median HH Income				
All Households	\$92,674	\$60,227	\$84,749	\$68,044
White alone	\$90,839	\$68,429	\$86,650	\$88,038
White Population	59%	23%	55%	26%

Source: 2014-2018 ACS.

¹⁰ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-13: White Majority Population

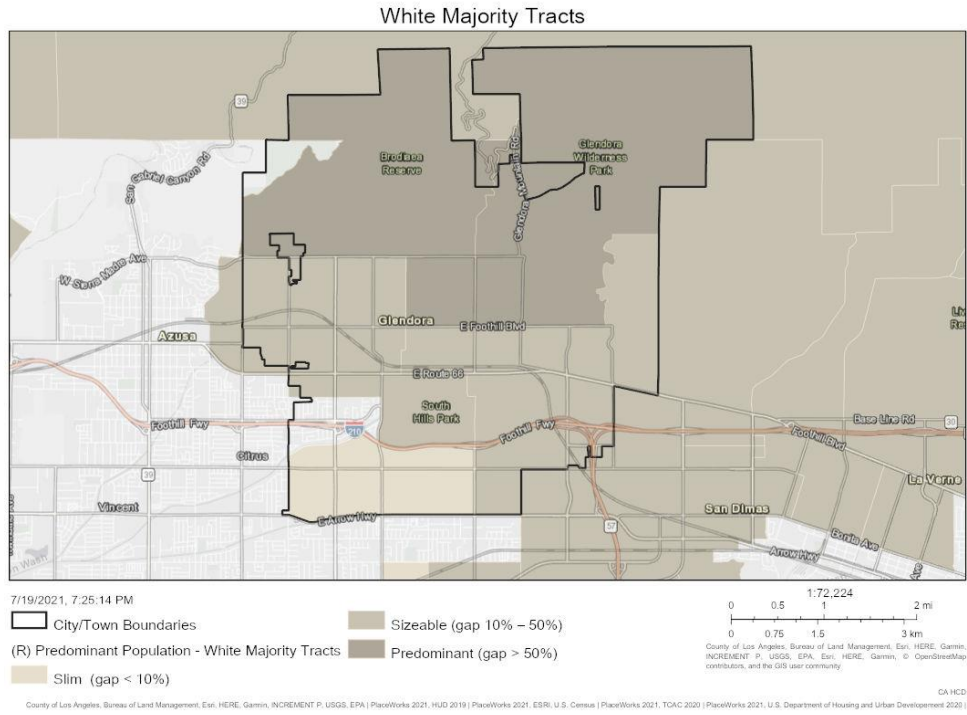
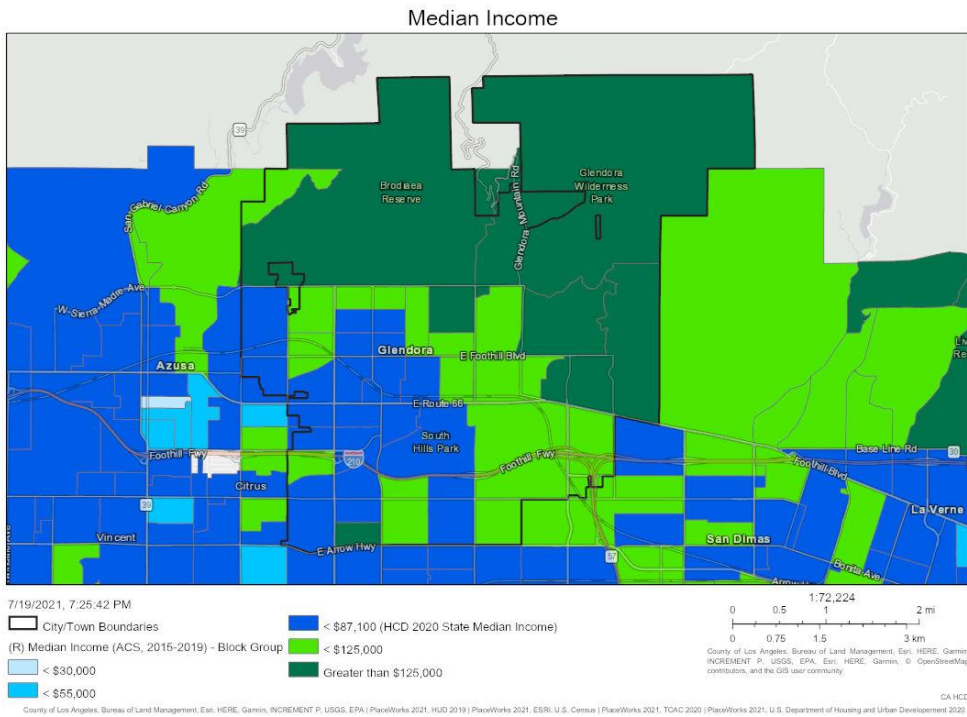


Figure D-14: Median Income



D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-10 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Glendora, most residents regardless of race/ethnicity have low poverty rates, great schools, access to transportation and low cost transportation (Table D-10). The environmental scores for the City however are low.

Glendora residents, regardless of race or ethnicity, had better school, poverty and environmental index scores compared to the County. The County did have better transit and transportation cost scores.

Table D-10: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Glendora							
Total Population							
White, Non-Hispanic	69.03	74.11	52.88	73.90	62.90	37.11	29.57
Black, Non-Hispanic	59.03	62.11	42.57	77.27	66.66	33.26	25.60
Hispanic	61.61	65.73	44.99	76.41	65.53	34.14	26.27
Asian or Pacific Islander, Non-Hispanic	66.00	69.61	48.92	75.20	63.93	36.60	27.49
Native American, Non-Hispanic	60.35	68.32	46.12	76.61	66.89	35.67	27.68
Population below federal poverty line							
White, Non-Hispanic	61.76	69.20	48.01	76.41	66.53	35.74	28.17
Black, Non-Hispanic	64.90	71.99	62.55	75.70	66.11	39.09	27.92
Hispanic	62.67	68.23	40.21	75.44	65.98	37.06	26.54
Asian or Pacific Islander, Non-Hispanic	56.84	67.59	45.30	78.12	68.35	35.24	28.01
Native American, Non-Hispanic	84.00	90.05	51.00	69.00	61.00	49.13	37.00
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.							

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (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 has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher

resources. Table D-11 shows the full list of indicators that go into the calculation of the index scores.

Table D-11: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

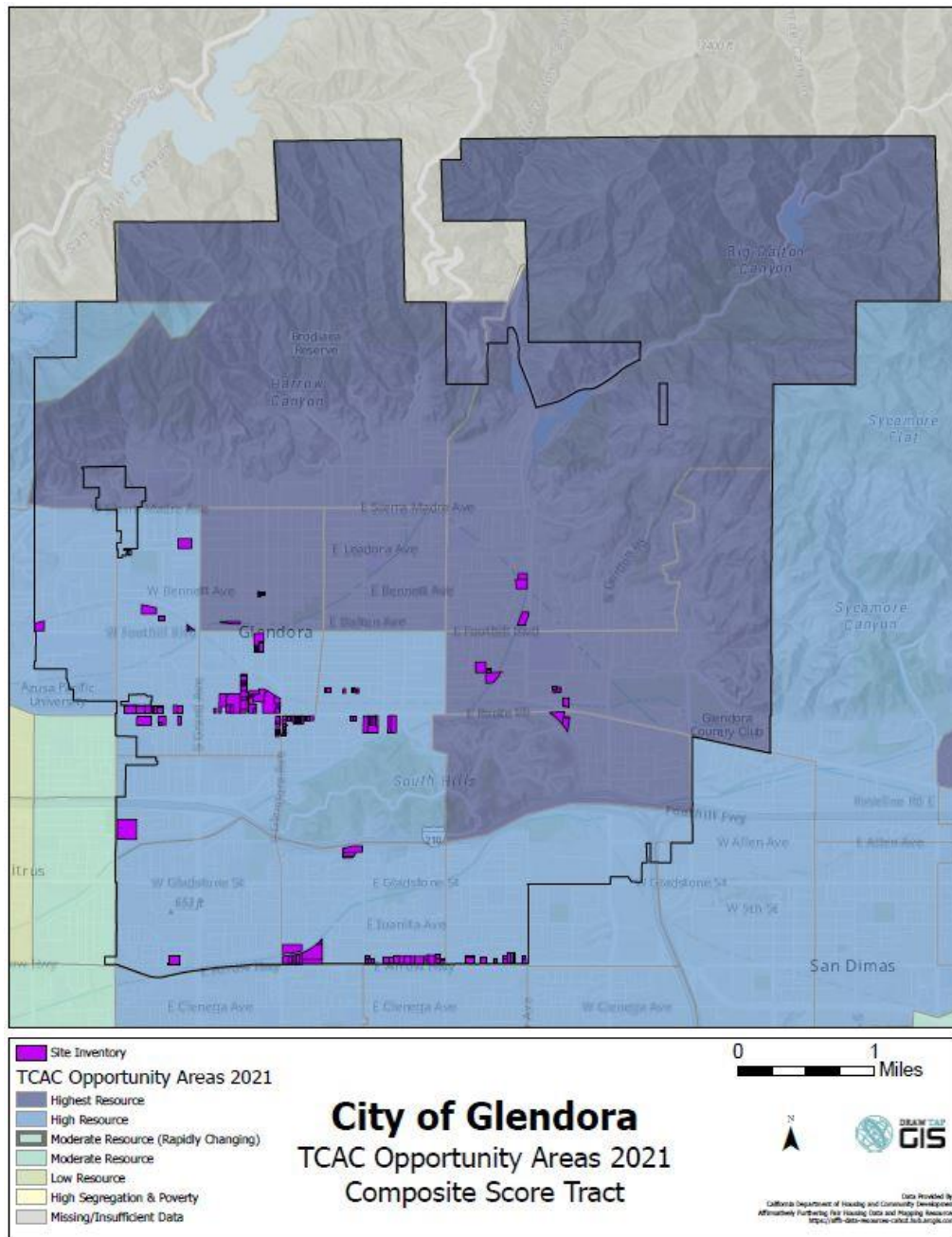
The following opportunity map scores are for the census tracts that make up Glendora (Table D-12). Consistent with the HUD’s R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City’s census tracts are of high (60 percent) or highest resource (40 percent) so all of the City’s RHNA units are also in these areas with access to opportunities, but the majority is within high resource areas (Table D-13). The distribution of sites does not exacerbate conditions and provides units of different income levels throughout the City. Opportunity map scores by Census tract and RHNA unit distribution are presented in Figure D-15. Economic, environmental, and education scores for the City are further detailed below.

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037400604	0.56	0.87	0.53	0.09	High Resource
6037400800	0.35	0.8	0.64	0.07	High Resource
6037400900	0.5	0.78	0.76	0.26	High Resource
6037401101	0.26	0.64	0.91	0.33	High Resource
6037401102	0.53	0.84	0.86	0.42	High Resource
6037401202	0.43	0.47	0.78	0.18	High Resource
6037401203	0.5	0.67	0.79	0.26	High Resource
6037403902	0.38	0.57	0.73	0.12	High Resource
6037403901	0.37	0.51	0.72	0.08	High Resource
6037400402	0.58	0.82	0.93	0.58	Highest Resource
6037400404	0.73	0.96	0.95	0.79	Highest Resource
6037400501	0.73	0.94	0.91	0.68	Highest Resource
6037401001	0.67	0.92	0.91	0.63	Highest Resource
6037401002	0.59	0.92	0.91	0.58	Highest Resource
6037401201	0.48	0.54	0.93	0.46	Highest Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

Opportunity Category	Low	Moderate	Above Moderate	Total
High Resource	100.0%	100.0%	85.4%	96.3%
Highest Resource	0.0%	0.0%	14.6%	3.7%
Total Units	1,305	413	581	2,299

Figure D-15: Opportunity Score by Census Tract and RHNA Distribution



Education

Two schools in Glendora are designated as a Title 1 school. These schools coordinate and integrate resources and services from federal, state, and local sources.

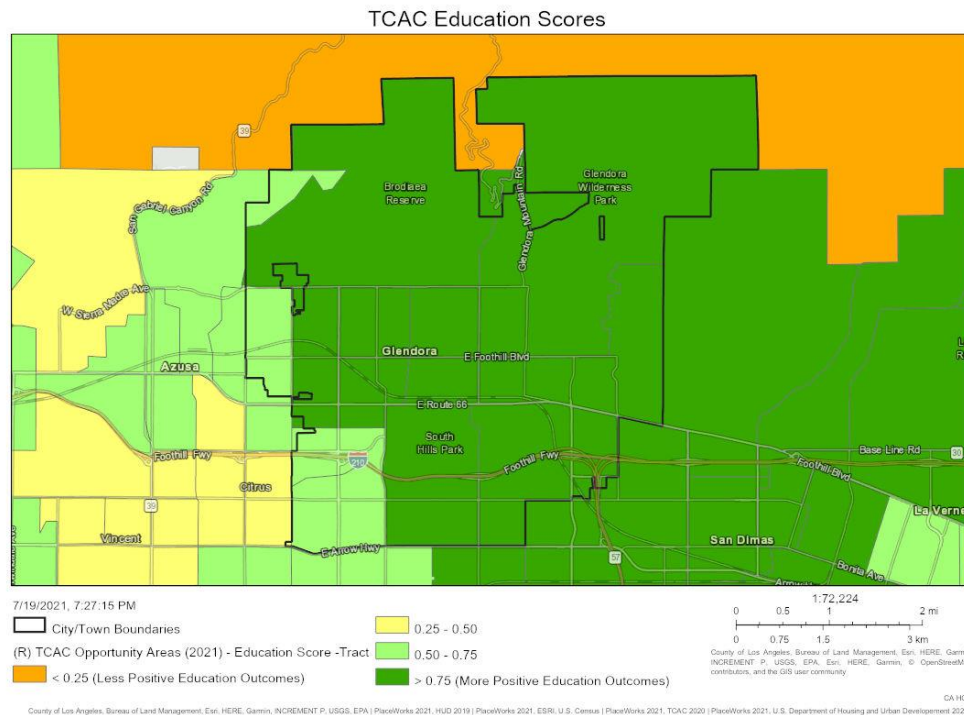
To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health,

estimated that only 7.2 percent of children aged 0-17 in Glendora were living in low-income working families between 2012 and 2016.¹¹

Kidsdata.org also reported that in 2019, 17 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-16 shows the education scores of each census tract in the City. Education scores in the City are all positive.

Figure D-16: Education Score by Census Tract



Economic

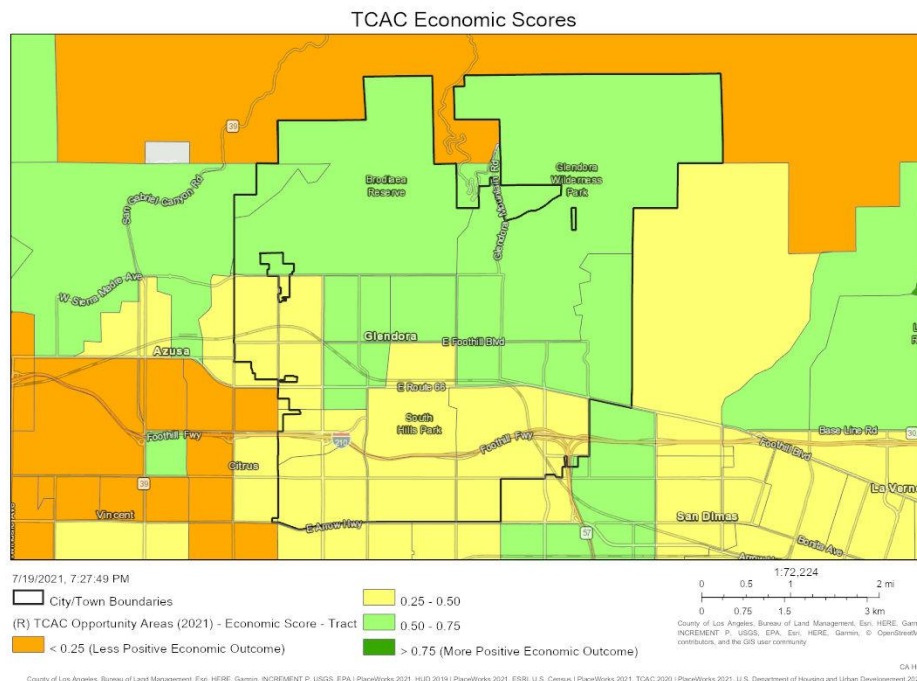
As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-17, the census tracts in the City are of low to moderate economic scores. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that Glendora’s unemployment rate is 8.3 percent. Los Angeles County’s is at 10.1 percent.

In Glendora, according to the 2014-2018 ACS, three percent of the employed labor force has a disability. These persons with a disability and employed could have been assisted by the San Gabriel/Pomona Regional Center. The San Gabriel/Pomona Regional Center is a community-

¹¹ Definition of “low income working family”: children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities, as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. San Gabriel/Pomona Regional Center is one of 21 regional centers throughout California and serves individuals and their families who reside within the cities of Glendora, El Monte, Monrovia, and Pomona. The Regional Center provides diagnoses and assessments of eligibility and helps plan, access, coordinate, and monitor the services that are needed by persons with a developmental disability. As of December 2017, the Regional Center had about 520 clients from Glendora.

Figure D-17: Economic Score by Census Tract



Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Glendora’s All Transit Performance score of 5.1, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score is 6.8. Glendora however has a lower proportion of commuters that use transit (3.31 percent) than the County (6.66 percent).

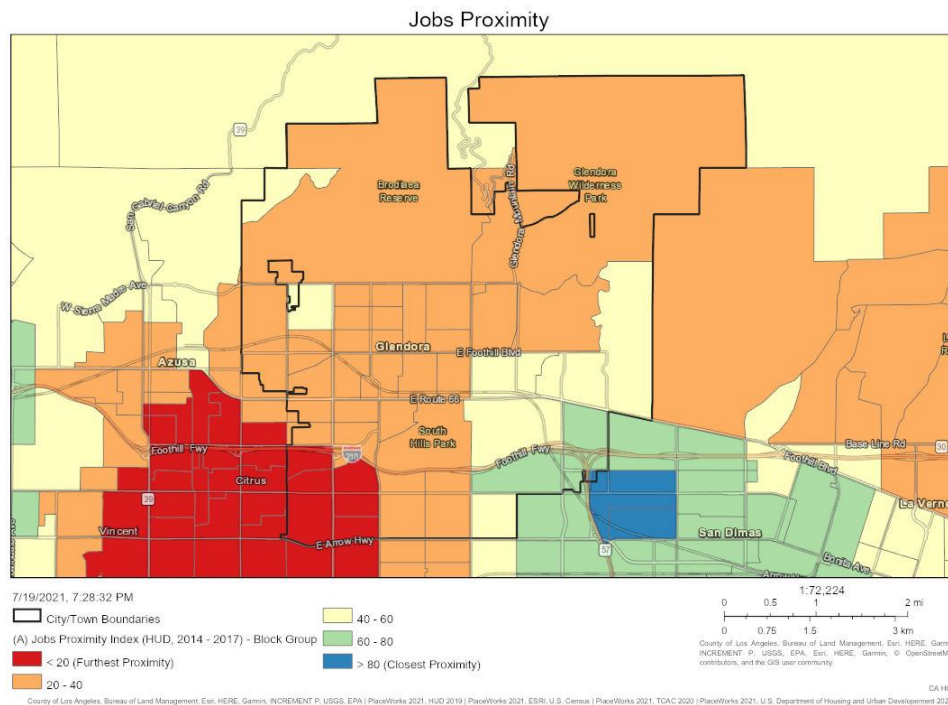
HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-18, block groups in the City have scores mainly between 20 to 60 showing that there is low to moderate proximity to jobs for most of the City’s residents. The City does have a small area of severe isolation when it comes to job proximity in the south west corner. South of Glendora has some lower scores towards Covina that has little to no job sectors in relation to the occupied housing units. The jobs proximity index scores are anticipated to improve after the construction

of the Metro Gold Line Foothill Extension in 2025 -2026. The fully funded in-progress extension will add 9.1 miles of metro rail with stations being added in Glendora, San Dimas, La Verne, and Pomona with plans to further expand with stations in Claremont and Montclair once additional funding is secured. Once completed, a trip from the extension end in Montclair to downtown Pasadena will take about 40 minutes or 75 minutes to downtown Los Angeles greatly cutting down commute time for many residents in the region.

In Glendora, the tracts with a higher majority of persons with disabilities also coincide with tracts with a lower proximity to jobs. This is also true for Hispanic residents in the southwest corner of the City who are subject to the lowest jobs proximity scores.

Glendora Mini-Bus, Dial-A-Ride service is a shared ride, curb-to-curb, transportation service administered by the City of Glendora, Community Services Department, Transportation Division. The Dial-A-Ride service is available to Glendora Residents who are 55 years of age or older, as well as residents who are younger than 55 who are unable to independently use the public transportation system due to permanent disability.

Figure D-18: Job Proximity Index by Census Block Group



Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-19 shows that there are moderate environmental scores within the City limits. The majority of the City’s RHNA is located in the 51 to 60 and 61 to 70 percent score range (Table D-14). The majority of the City’s lower income RHNA units are in the tracts with a low score of 51 to 60 (47.3 percent).

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of

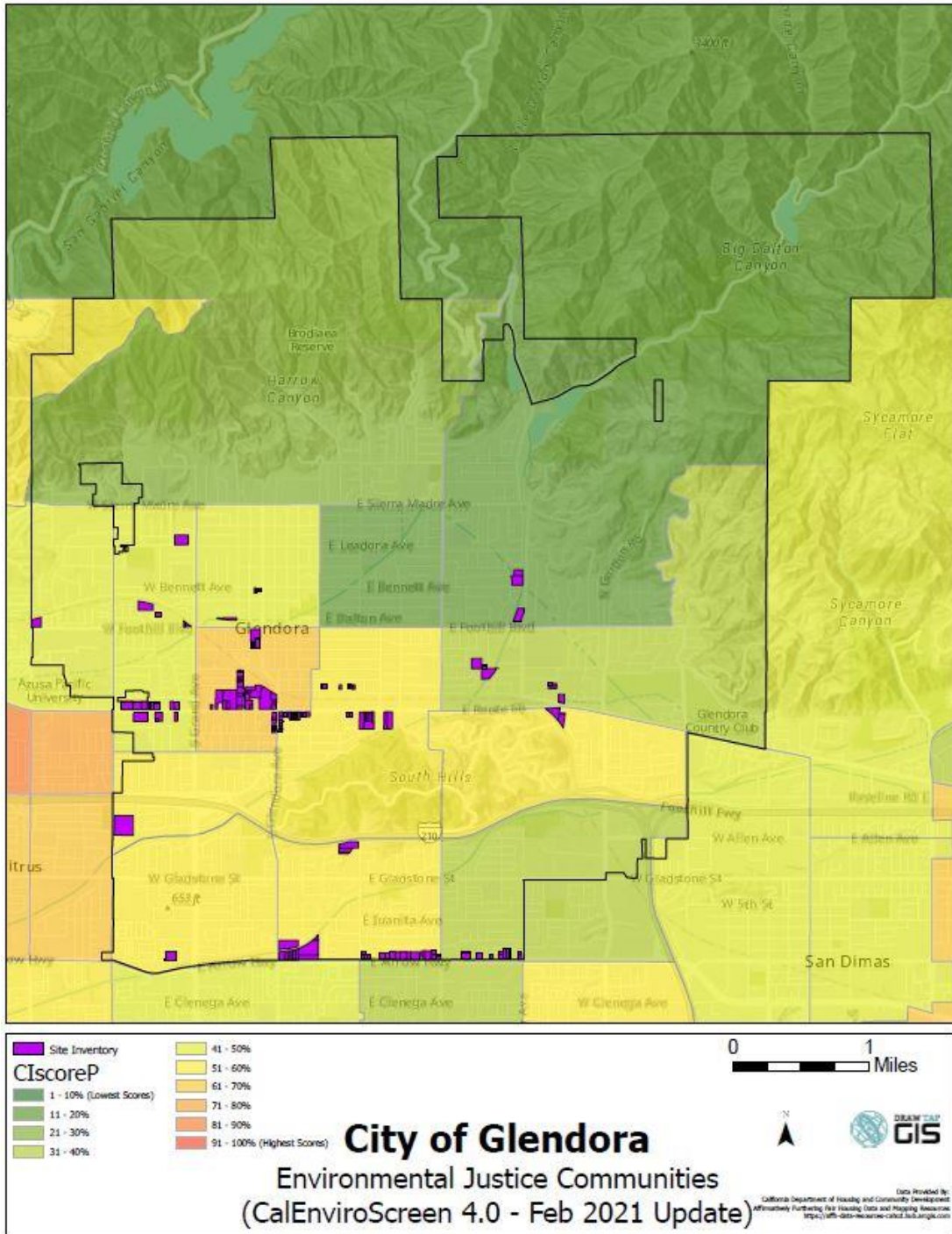
unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

Unfortunately, areas in the southern portion of the City are subject to higher environmental scores and are also areas with a higher proportion of non-white and lower income residents. Residents who are more likely to be below the poverty level are also subject to higher environmental scores. Census tract 4039.01 that crosses the 210 freeway on the west end of the city has the highest rate of poverty with 13 percent of residents with their income in the last 12 months below the federal poverty level and an environmental score of 55. This may point out that the type of housing available in this area is all that some protected groups can afford subjecting them to higher environmental burdens.

Table D-14: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores

% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	2.4%	0.6%
21 - 30%	0.0%	0.0%	0.0%	0.0%
31 - 40%	8.5%	0.0%	11.5%	7.7%
41 - 50%	9.7%	17.7%	48.4%	20.9%
51 - 60%	47.3%	18.9%	37.7%	39.8%
61 - 70%	34.6%	63.4%	0.0%	31.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,305	413	581	2,299

Figure D-19: Environmental Score by Census Tract and RHNA Distribution



D.2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable

geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Glendora. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

Cost Burden

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50% of its gross income on housing.

Table D-15 provides overpayment detail by income group and household type for Glendora between 2013 and 2017. Approximately 64 percent of low income households, 64 percent of very low income households, and 80 percent of extremely low income households were overpaying versus 15 percent of moderate income households. Out of all the households in the City, about 34 percent overpay for housing.

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	280	275	60	875	440	275	60	870	1,745
<i>With cost burden >30%</i>	78.6%	90.9%	100.0%	80.6%	78.4%	92.7%	83.3%	81.0%	80.8%
<i>With cost burden > 50%</i>	53.6%	87.3%	100.0%	71.4%	71.6%	70.9%	83.3%	70.7%	71.1%
Very Low Income (31-50% AMI)	155	340	115	770	595	385	60	1,135	1,905
<i>With cost burden >30%</i>	87.1%	83.8%	100.0%	85.1%	36.1%	71.4%	41.7%	50.2%	64.3%
<i>With cost burden > 50%</i>	51.6%	52.9%	43.5%	50.0%	21.0%	58.4%	41.7%	37.0%	42.3%
Low Income (51-80% AMI)	160	615	85	980	775	475	195	1,595	2,575
<i>With cost burden >30%</i>	62.5%	77.2%	88.2%	74.0%	37.4%	69.5%	79.5%	57.4%	63.7%
<i>With cost burden > 50%</i>	0.0%	1.6%	11.8%	4.1%	12.3%	29.5%	17.9%	21.3%	14.8%
Moderate Income (81-100% AMI)	220	1,500	270	2,410	2,105	4,740	980	8,455	10,865
<i>With cost burden >30%</i>	13.2%	7.7%	7.4%	8.0%	9.0%	18.4%	14.8%	16.4%	14.6%
<i>With cost burden > 50%</i>	1.8%	0.0%	0.0%	0.2%	1.4%	1.6%	3.6%	2.0%	1.6%
Total Households	815	2,730	530	5,035	3,915	5,875	1,295	12,055	17,090
<i>With cost burden >30%</i>	59.4%	41.2%	50.9%	45.3%	26.6%	29.4%	29.0%	29.7%	34.3%
<i>% With cost burden >30%</i>	28.7%	15.8%	22.6%	20.9%	14.4%	10.8%	11.2%	12.8%	15.2%

Source: HUD CHAS 2013-2017.

Figure D-20 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the City have a range from 20 to 60 percent of the renter households over paying for their housing unit. Figure D-21 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure D-20: Overpayment – Renter Households

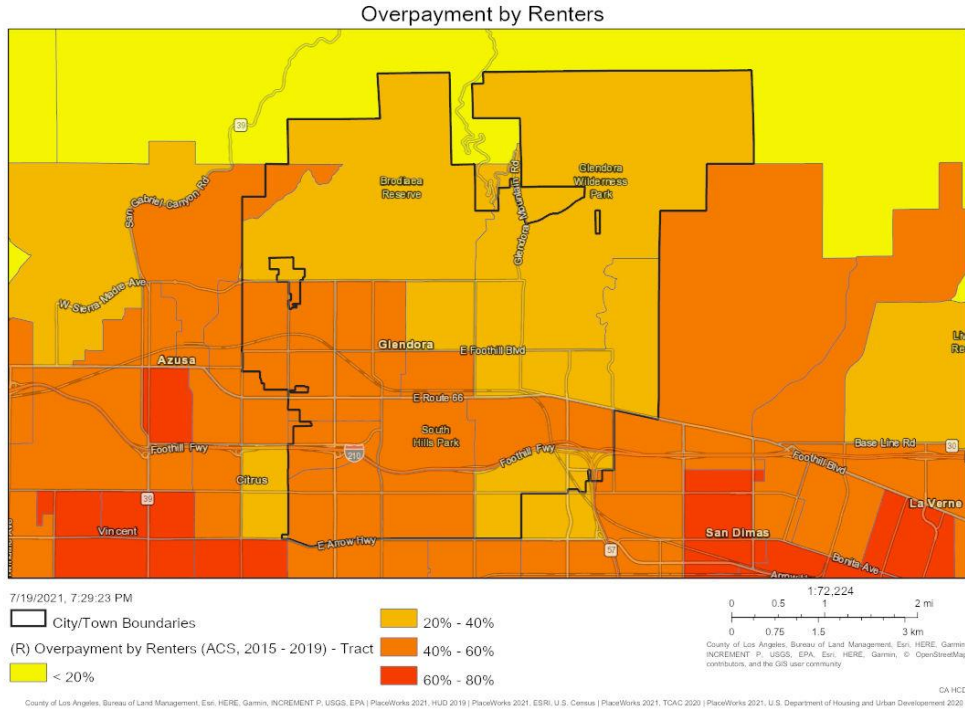
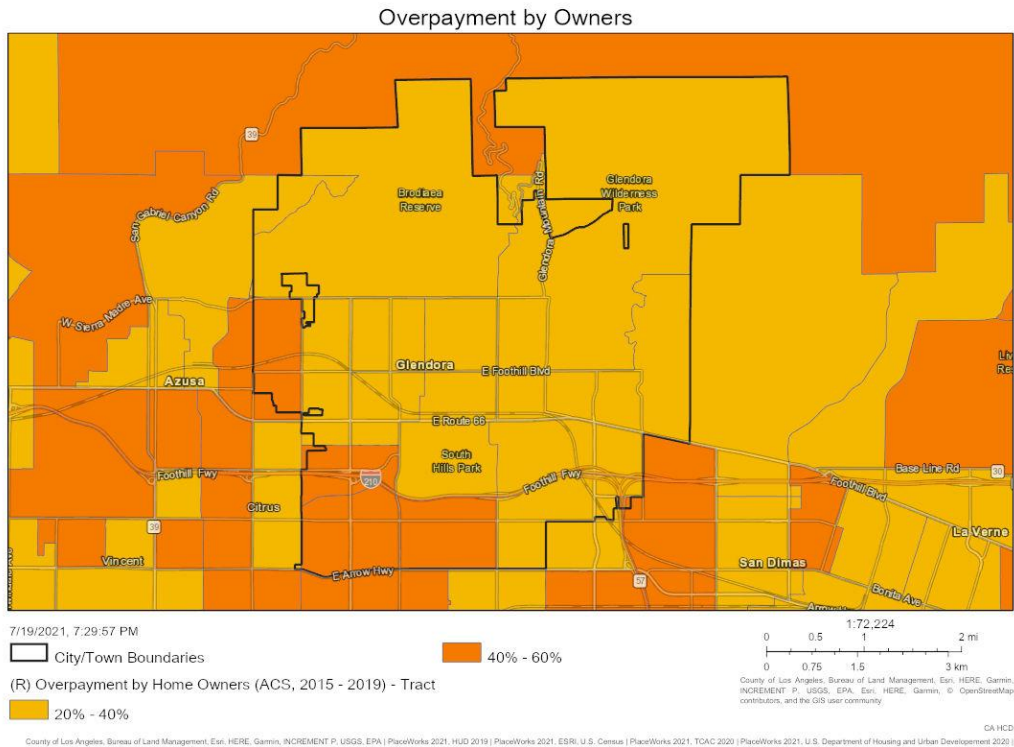


Figure D-21: Overpayment – Owner Households



Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that about 2 percent of Glendora households lived in overcrowded conditions (Table D-16). Overcrowding disproportionately affected renters (98 percent of renters versus just two percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2014-2018 ACS reported that overcrowding increased to almost four percent of all households. Similarly, renter-households were more prone to overcrowding (54 percent) compared to owner-households (45 percent), but not to the extent of 2011.

Category	2011-2015		2014-2018	
	Number	%	Number	%
Occupied Housing Units	16,568	100.0%	16,984	100.0%
Overcrowded Units	403	2.4%	665	3.9%
Owner-occupied	8	2.0%	303	45.6%
Renter-occupied	395	98.0%	362	54.4%
Units with 1.01-1.50 persons/room	337	83.6%	482	72.5%
Units with 1.51-2.00 persons/room	43	10.7%	108	16.2%
Units with 2.01 or more persons/room	23	5.7%	75	11.3%

Source: 2011-2015 and 2014-2018 ACS.

Substandard Conditions

The City estimates that about two to three percent of housing units in Glendora are in substandard condition. The City’s Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximately 120 per month. The City’s Code Enforcement Staff notes current trends concerning substandard housing conditions are not serious structural deficiency issues.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 65 percent of housing is over 50 years old in the City according to the 2014-2018 ACS.

Homeless

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region’s homeless population is found in Glendora. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimated that there were 145 homeless people in Glendora.

In response to changes in the State Housing Element law, the City amended the Zoning Code in 2011 to specifically identify emergency shelters as a permitted use at two locations in the City. The two locations include twelve parcels, with a total area of 122,416 square feet (2.81 acres). No emergency shelters and transitional housing facilities are located in Glendora. However, several regional facilities serve the homeless in the Eastern San Gabriel Valley.

In addition, City Council approved a Glendora Homelessness Plan in 2018. There are two staff members from the Human Services Division in the Community Services Department assigned to the implementation of the City's Homelessness Plan. The City received grant funds or services for the City's homeless population through the County of Los Angeles, Measure H Homeless Initiative, and the San Gabriel Valley Council of Governments (SGVCOG). The City also partners with Union Station Homeless Services in Pasadena and contracts with Union Station for Housing Navigators. City staff and Housing Navigators conduct outreach and assess the homeless in Glendora for resources that can be provided to them, such as: motel vouchers, shelter housing, bridge housing, permanent supportive housing, medical needs, mental health services, apply for benefits such as CalFresh, SSI, Identification card through DMV. The City website also provides a Homeless Resource Guide that includes referrals for basic needs, food pantries, shelters and services. City staff also works with Los Angeles County and Los Angeles Homeless Service Authority for Homelessness (LAHSA).

Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Glendora was \$689,000 and increasing 22.9 percent to \$847,000 in 2021. Even though the City has a higher median income than most of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership.

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-22 identifies that there are two census tracts that are considered to be vulnerable to urban displacement in the City. These communities are areas that have a higher concentration of low- and moderate-income persons. According to the Urban Displacement Project by UCLA the City of Glendora has only one policy measure in place to discourage displacement, Mobilehome Park Rent Stabilization. Examples of measures that help to discourage displacement include a Just Cause Eviction Ordinance or Apartment Rent Control. The City also has tracts that are the following according to the gentrification and displacement mapping tool (Figure D-23):

- At Risk of Becoming Exclusive: Moderate, mixed income, or high income tract in 2018. Housing affordable to middle and high income households in 2018. Increase in housing costs.
- Becoming Exclusive: Moderate, mixed income or high income tract in 2018. Housing affordable to middle and high income households in 2018. Rapid increase in housing costs. Absolute loss of low income households, 2000-2018. Declining low income and immigration rate, 2012-2018. Median income increase since 2000.

- Stable/Advanced Exclusive: High income tract in 2000 and 2018. Affordable to high or mixed income households in 2018. Marginal change, increase, or rapid increase in housing costs.

The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas (Figure D-11) is making these communities vulnerable to displacement. These census tracts also have the majority of the City’s mobilehome parks. The lack of more protections on top of the Mobilehome Park Rent Stabilization for mobilehome park residents in the City could be a factor in the displacement of long time residents.

Figure D-22: Urban Displacement

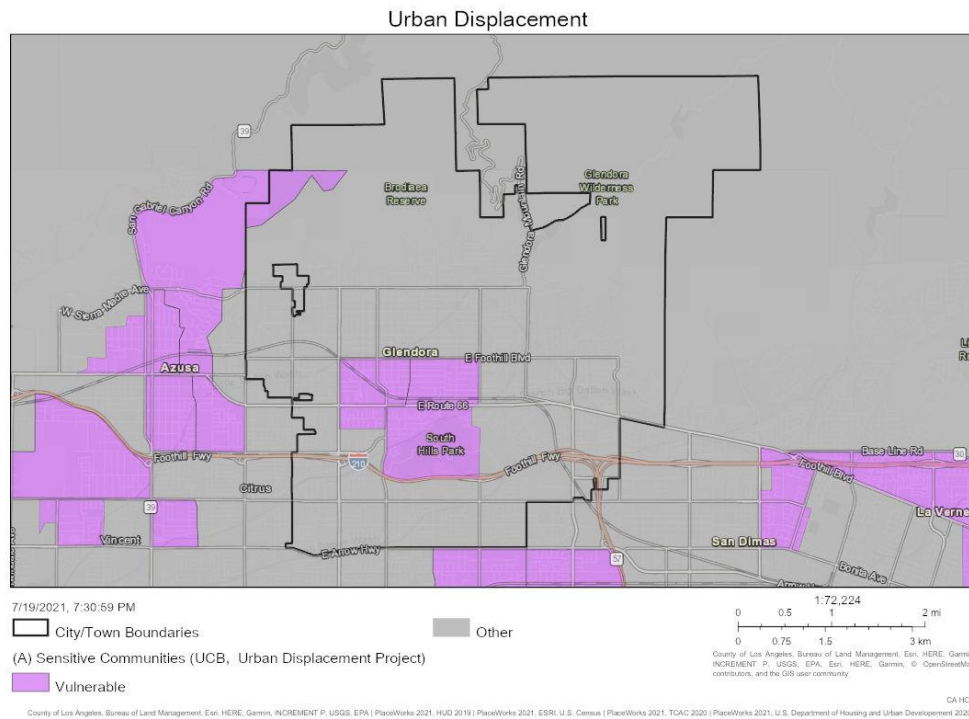
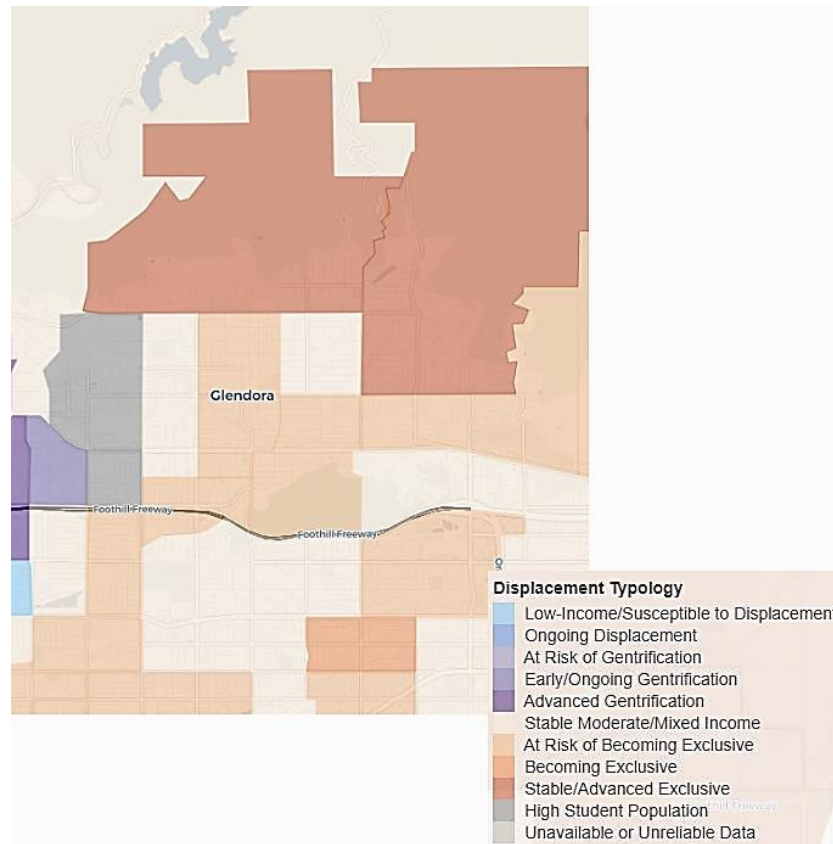


Figure D-23: Displacement Typology



D.2.6 Summary of Fair Housing Issues from the AI and Analysis

- The Housing Rights Center (HRC) is currently the City's fair housing service provider. HRC consistently assists approximately 60 Glendora residents regarding a variety of fair housing issues. Persons with disabilities continue to represent a significant proportion of HRC clients. Also, Black residents represent a disproportionate share of HRC's client profile. Continued outreach and education, as well as fair housing investigation and enforcement services are needed. Multi-lingual fair housing education and outreach is also a need in Glendora. Language barriers can be an impediment to fair housing. Linguistic isolation appears to be slightly more severe among Asian than Hispanic residents. While approximately 14 percent of Glendora residents speak "Spanish or Spanish Creole" at home, six percent speak "Asian and Pacific Islander languages." However, among "Spanish or Spanish Creole" speaking households approximately 25 percent spoke English "less than very well," compared to nearly one-half (47 percent) of Asian speaking households.
- Fair housing complaints based on disabilities continue to represent the majority of the complaints filed. HRC cites the continued need to educate landlords on reasonable accommodation.
- As part of the AI, for-sale and for-rent listings were reviewed for discriminatory languages. Both types of listings show strong preferences for families.
- As part of the 2018 AI development, an extensive analysis of lending patterns in Glendora was conducted. The following are some of the key findings:

- Between 2012 and 2016, the total number of applications decreased 12 percent.
- Over 16 percent of all loan applications were withdrawn or deemed incomplete, indicating a potential lack of understanding in the homebuying and lending processes.
- Asian applicants were noticeably overrepresented in the loan applicant pool during 2016, while Hispanics and Whites were underrepresented in the homebuying market.
- The number of loans (frequency) with a reported spread (subprime lending) increased between 2012 and 2016, particularly among Hispanic and Asian applicants. The frequency of spread for both groups more than doubled. Furthermore, the average spread (discrepancies in interest rates) for Hispanic applicants also increased significantly while that for other groups decreased.
- There were major discrepancies in approval rates among various lending institutions, ranging from a low approval rate of 23.9 percent for Loandepot.com to an exceptionally high rate approval at 84.5 percent for Flagstar Bank.
- Census tracts in one portion of the City, in addition to having a high concentration of minority population and LMI households, have had low changes in median income and high changes in gross rents over the last decade, which could be an indicator of potential urban displacement.

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Glendora.

D.3.1 Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish. Outreaching to all populations in the City is challenging especially with being able to provide community meetings at different times during the day. The City also has limited funds that it can provide to support fair housing enforcement and or to help combat discrimination towards persons with disabilities.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of marketing community meetings
- Lack of meetings at various times
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations

D.3.2 Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also, within communities finding and accessing affordable rental housing can be difficult. The AI also found that there were instances of loan discrepancies among Hispanic and Asian applicants and Hispanics were underrepresented in the market.

Contributing Factors:

- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Lending discrimination
- Land use and zoning laws
- Lack of affordable housing

D.3.3 Disproportionate Housing Needs, Including Displacement Risks

The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas is making these communities vulnerable to displacement. These census tracts also have the majority of the City’s mobilehome parks. The lack of protection for mobilehome park residents in the City could be a factor in the displacement of long time residents, notwithstanding the Mobile home Rent Stabilization Ordinance. The City does not have additional policies in place that could discourage the displacement of residents throughout the City.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of renter protections
- Lack of protections for mobilehome park residents
- Location and type of affordable housing
- Lack of affordable housing

Appendix E: Housing Element Glossary

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multiple-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multiple-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG and HOME.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time homebuyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development,

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g.,

emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD, households are defined as follows: small-- two to four non-elderly persons; large- with 5 or more members; or senior - over age 62.

Household Income: The total income of all the persons living in a household. A household income is often described as very low, low, moderate, and upper incomes based upon household size and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall.

Income Category: Five categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Extremely Low (0-30 percent Area Median Income or AMI); Very Low (31-50 percent AMI); Low (51-80 percent AMI); Moderate (81-120 percent AMI); and Above Moderate (over 120 percent AMI).

Manufactured Housing: Housing constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Overcrowding: A household with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with more than 1.50 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities. Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A very low income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Law formerly provided authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provided for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law required an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households. Current law eliminated local redevelopment agencies and the authority to establish one.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Housing Choice Voucher Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA).

Special Needs Groups: Segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, special needs groups consist of the elderly, disabled, large households, female-headed households, farmworkers, and the homeless. A jurisdiction may also consider additional special needs, such as students, military households, etc.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant, HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.