

City of Glendale



HISTORIC PRESERVATION ELEMENT

of the General Plan

Planning Division
September 1997



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RESOLUTION NO. 97-163

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF GLENDALE, CALIFORNIA,
AMENDING THE HISTORIC PRESERVATION ELEMENT
OF THE GENERAL PLAN
(GENERAL PLAN AMENDMENT NO. 97-2)**

WHEREAS, The City Council has conducted a noticed public hearing pursuant to the provisions of Sections 2.68.130 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the State of California Government Code allows cities to adopt optional elements as part of their General Plan; and

WHEREAS, the City Council has received and accepted the proposed General Plan Amendment No. 97-2; Historic Preservation Element, prepared by the Planning Division; and

WHEREAS, the Historic Preservation Commission reviewed the draft Historic Preservation Element at a noticed public hearing on September 8, 1997, and has recommended adoption thereof to the City Council; and

WHEREAS, the Planning Commission of the City of Glendale held a noticed public hearing on the Historic Preservation Element on September 8, 1997, and has recommended adoption thereof to the City Council; and

WHEREAS, the City Council has found that General Plan Amendment No. 97-2 promotes and protects the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale,

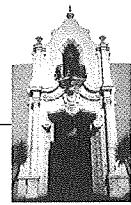
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glendale, that General Plan Amendment No. 97-2, being a revised and updated Historic Preservation Element of the General Plan, is hereby approved and adopted and supersedes the City's previous Historic Preservation Element of the General Plan.

This resolution shall become effective 30 days after the date of adoption.

Adopted this 30th day of September, 1997.



Mayor



HISTORIC PRESERVATION ELEMENT

TABLE OF CONTENTS

| | PAGE | |
|--|-----------------------------------|----|
| EXECUTIVE SUMMARY | | |
| INTRODUCTION - CHAPTER 1 | | |
| 1.1 Purpose | 1 | |
| 1.2 Legal Basis for Community Resource Protection | 1 | |
| 1.3 Value of Historic Preservation | 1 | |
| 1.4 Efforts to Preserve Community Character, General Community Goals, and Description of Past Surveys and Future Need | 2 | |
| 1.5 Public Sector Responsibilities Toward Publicly Owned Historic Resources | 4 | |
| 1.6 Relationships of Preservation to the Planning Process | 5 | |
| 1.7 Relationship Between Preservation and Education | 5 | |
| 1.8 National, State of California and Glendale Register Criteria | 6 | |
| 1.9 Historic Context Statement | 7 | |
| GOALS AND POLICY OBJECTIVES - CHAPTER 2 | | |
| 2.1 Preservation Actions | 27 | |
| 2.2 Historic Preservation Element Goals and Policy Objectives | 27 | |
| IMPLEMENTATION - CHAPTER 3 | | |
| 3.1 Implementation | 31 | |
| LIST OF MAPS | | |
| Map 1-1 | Rancho San Rafael | 10 |
| Maps 1-2 | Annexation History | 16 |
| LIST OF CHARTS | | |
| Chart 3-1 | Goals and Policy Objectives | 32 |
| GLOSSARY | | |
| RECOMMENDED BIBLIOGRAPHY AND SOURCES | | |



EXECUTIVE SUMMARY

The identity of a community is, in part, derived from its past. As generations come and go and memories fade, people and events may lose some of their important place in history. The preservation of a community's historic resources - buildings, sites and objects - aids in clarifying the past while setting the stage for the future. Recognition and preservation of important sites also assures a "sense of place" which strengthens the ability of people to bond with the community. A sense of permanence fosters public ownership and stewardship for a community among its residents. In an age where change is present and swift in so many facets of life there is comfort to be derived in identifying, documenting and preserving portions of the community which represent achievement or a level of quality that is noteworthy and engenders stability and permanence.

The Historic Preservation Element delineates a course of action through goals, policy objectives and implementation measures which Glendale will pursue into the next millennium. As the end of the twentieth century approaches, it becomes even more imperative that a preservation ethic for the City be continued.

Since the 1930s Glendale has had a strong commitment to historic preservation. This commitment has been manifested in the purchase, restoration and maintenance of outstanding examples of historic structures and sites. Additionally, the City has provided protection for designated historic resources since the adoption of the original Historic Preservation Ordinance in 1985. The Historic Preservation Commission was established that same year to assist in the administration of the Ordinance.

California State planning law identifies general plan historic preservation elements as optional. However, Glendale adopted its first Historic Preservation Element in 1977 - one of the first local jurisdictions in the State to do so. The City's innovative approach continues as witnessed by the adoption of amendments to the Historic Preservation Ordinance in 1996 (which includes a range of incentives for owners of privately held historic resources) and the preparation of this updated Element.

This Element sets policy direction and reinforces Glendale's preservation ethic. A listing of designated local historic resources is contained in the Glendale Register of Historic Resources.



INTRODUCTION

1.1 PURPOSE

The Historic Preservation Element of the General Plan reinforces the preservation ethic of the City of Glendale. Through the implementation of the goals and policy objectives stated in the document, the historic preservation posture of the City is defined. Glendale, through such implementation, takes a decisive approach to historic resource planning. California State law (Government Code Section 65303) does not require the inclusion of historic preservation elements in general plans as a statutory mandate; rather such elements are optional. Since historic preservation in Glendale is of utmost importance to the community, this element has been prepared.

1.2 LEGAL BASIS FOR COMMUNITY RESOURCE PROTECTION

The City of Glendale has chosen, through provisions in the Glendale Municipal Code (G.M.C.), to establish processes to preserve its designated historic properties. These are specified in Sections 15.20.010 through 15.20.120 of the G.M.C (1995).

The California Environmental Quality Act (CEQA), the National Environmental Protection Act (NEPA) and the National Historic Preservation Act provide safeguards for archaeological and historic resources at the State and Federal government levels.

Even though this element is optional, it follows specified procedures developed for mandatory elements in terms of contents, style, and process.

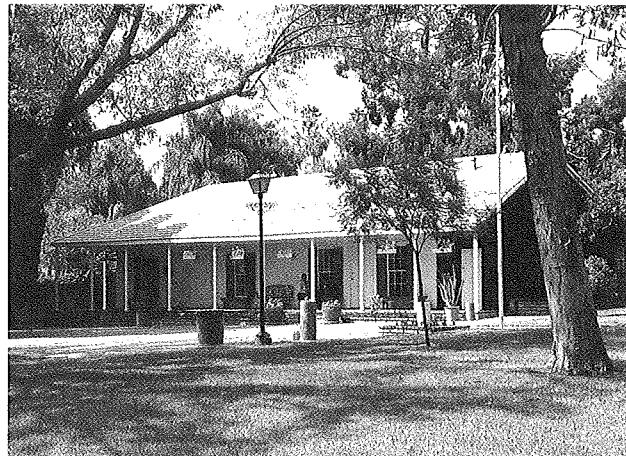
1.3 SIGNIFICANT ACTIONS WHICH HAVE ESTABLISHED THE VALUE OF HISTORIC PRESERVATION

The characteristics of "place" are in large part defined by the events which have occurred over time. The people who have taken part in those events, in many instances, have left their "marks" on the natural and built environment. In order to recognize Glendale's sense of place, City Council in 1977 adopted the Historic Preservation Element of the General Plan. That element promoted the importance of saving Glendale's significant historic

resources for present and future generations. Then, in 1985 the City enacted the historic preservation ordinance as part of the Glendale Municipal Code. That ordinance helped to implement the Element and instituted legally required procedures for historic resource protection.

Preservation provides a sense of permanence, aids in the protection of quality buildings, and enhances property values. Glendale has long recognized the significance of preservation. This is evidenced by its purchase of the Casa Adobe de San Rafael and subsequent restoration in 1932. This action set in motion what has become a tradition of active and innovative preservation. Among other events this tradition has included:

- The acceptance of El Miradero, the former home of Leslie Brand and its conversion to a library facility, art center, and park.
- The purchase and maintenance of the Verdugo Adobe.
- The purchase, restoration and maintenance of The Doctors' House.
- The purchase of the former Southern Pacific Railroad Depot.
- The establishment of the Historic Preservation Commission, which reviews major projects on designated historic resources.
- Participation in the Federal Certified Local Government program, which permits competition for grants annually from the State of California allocation of the National Historic Preservation Fund. These funds have enabled surveys of various portions of Glendale, resulting in the successful listing of several privately held properties on the National Register of Historic Places.
- The purchase and operation of the Inter-Valley Ranch (Deukmejian Wilderness Park); the stabilization and rehabilitation of the historic Le Mesnager Winery Barn as a historic and environmental interpretive exhibit space.
- The adoption of the "property tax incentive program" (Mills Act) for historic resources.
- The purchase, rehabilitation and maintenance of the Alex Theatre.
- The restoration and relocation of the Miss American Green Cross statue.



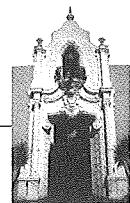
Casa Adobe de San Rafael

- The purchase, stabilization, and rehabilitation of the E. D. Goode House.
- The amendment of the Historic Preservation Ordinance, which includes a broad range of legal incentives for designated historic resources.

1.4 EFFORTS TO PRESERVE COMMUNITY CHARACTER, GENERAL COMMUNITY GOALS, AND DESCRIPTION OF PAST SURVEYS AND FUTURE NEED

The City of Glendale has had a long standing financial commitment to preserve its historic resources. This tradition began with the purchase of the Tomas Sanchez Adobe (later renamed Casa Adobe de San Rafael) in 1932. The house has since been restored as a museum and the grounds have been developed as a public park. In 1945 Leslie C. Brand (probably Glendale's most prominent early promoter and developer) bequeathed his home, El Miradero, to the City with the express caveat that it be used as a library and park. The structure and grounds have been rehabilitated for those purposes. In more recent years The Doctors' House, the Verdugo Adobe and the Oak of Peace, the Miss American Green Cross statue, the Alex Theatre, and the E. D. Goode House have been purchased, restored or rehabilitated, and maintained using City funds as well as monies obtained through State and Federal grants. Plans for rehabilitating the former Southern Pacific Railroad Depot were approved in 1995.

Historic preservation planning efforts have also occurred. In 1977 Glendale adopted one of the first general plan historic preservation elements in California. This element identified and provided recommended measures for preserving 34 historic resources. In order to aid in the



implementation of the goals and policies established in the Historic Preservation Element, the City Council adopted the original Historic Preservation Ordinance as provisions of the Glendale Municipal Code (G.M.C.) in 1985. This Ordinance was subsequently amended in April, 1996 to provide benefit based incentive programs to encourage owners of designated historic properties to preserve their valuable historic resources. The incentives contained in the ordinance include a property tax incentive program (which may potentially save a historic property owner more than 50 percent of current property tax assessments), relaxed parking requirements for changes in use or increased floor area, and the allowance of limited commercial uses in residential zones. Additionally, the ordinance was made internally consistent and provisions were added to streamline the review process for projects affecting historic resources. Furthermore, the amendments eliminated duplicative work by the Design Review Board by investing authority for review of historic resources solely in the Historic Preservation Commission.

The year 1985 also witnessed the creation of the Historic Preservation Commission (HPC), a lay commission appointed by the City Council. The HPC advised City Council on all matters pertaining to historic preservation. The authority of the Commission was expanded by the adoption of the Historic Preservation Ordinance amendments in 1996, which gave it limited decision making powers.

The City sought and received Certified Local Government (CLG) status from the National Park Service and the California State Office of Historic Preservation in 1986. The CLG program is defined in the National Historic Preservation Act of 1966. CLG designation bestows on a local jurisdiction the recognition of being professionally capable of administering its historic resources, an honor which had been given to only 30 local governments in California as of January, 1996. CLG status allows participation in the competition for grant monies from the National Historic Preservation Fund on an annual basis. This competition has resulted in the awarding of four CLG grants to the city since 1989 which have amounted to a total of \$19,429.00. These funds have provided the base for conducting three community historic resource surveys, five National Register of Historic Places nominations and two National Register of Historic Places listings, as well as paying for continuing education of the Historic Preservation Commissioners. Glendale actively pursues these grants and is committed to doing so in the future.

Using grant funds reconnaissance level historic resource surveys have been completed of:

- Stone houses in the communities of Montrose and La Crescenta were surveyed in 1989 by Planning Division staff;
- The Older Downtown Area roughly bounded by Wilson Avenue on the north, Harvard Street on the south, Maryland Avenue on the west, and Cedar Street on the east was surveyed in 1991 by consultants hired by the City; and,
- The southwest portion of Glendale which primarily comprises the area encompassed in the South Brand Boulevard Specific Plan was surveyed in 1993 by consultants hired by the City.

The five National Register of Historic Places nominations included:

- The Hotel Maryland, 202 East Wilson Avenue;
- The Byram House, 227 North Everett Street;
- The E. D. Goode House, 119 North Cedar Street;
- The Glendale Y.M.C.A., 140 North Louise Street; and,
- The Hotel Glendale, 701 East Broadway.

Two of the above properties have been listed on the National Register of Historic Places--the Hotel Glendale and the Glendale Y.M.C.A. Additionally, the E. D. Goode House has been officially declared eligible for listing on the National Register.

There is a continuing commitment to seeking the prestigious listing of Glendale's privately and publicly held historic properties on the National Register. This is evidenced by the listing of the Alex Theatre in 1996 and the Glendale Southern Pacific Railroad Depot in 1997.

Grant funds are continually pursued in order to survey, identify, and document additional historic resources. This source of monies becomes more important in times of dwindling governmental budgets. However, private funding sources will become more and more important.

Also, in the mid - 1980's the Glendale Historical Society, in conjunction with the City, conducted a survey of the older core area of Glendale. The information yielded by this survey has proved to be very valuable as redevelopment plans for this area are formulated.

And, in order to satisfy a mitigation measure of the San Fernando Road Corridor Redevelopment Project Area Environmental Impact Report, a reconnaissance level sur-

vey was conducted. This survey identified 15 properties as being potentially eligible for the National Register of Historic Places.

Other environmental compliance surveys have been conducted to identify archaeological resources within the City of Glendale. As of June, 1997, 36 archaeological resource surveys had been conducted within or adjacent to Glendale city boundaries. For the most part, these surveys have concentrated on the undeveloped or open space areas of the city, however, since archaeological sites are often associated with historic buildings and structures, such studies have also been required in the more urban areas of town.

One prehistoric archaeological site, described as a seasonal campsite with an associated Indian cemetery, and one historic archaeological site, the possible remains of an old orphanage in Dunsmore Canyon, have been identified as a result of past archaeological investigations in the city. Several other prehistoric Indian sites and villages have been identified just outside of the city's borders, indicating that Glendale may have additional prehistoric archaeological resources that have yet to be discovered.

Copies of the above referenced historic resources surveys are available in the Planning Division office.



The Doctors' House

- E. D. Goode House
119 North Cedar Street
- Former Southern Pacific Railroad Depot
400 West Cerritos Avenue
- The Inter-Valley Ranch (now known as Deukmejian Wilderness Park and Le Mesnager Historical Barn)
Northerly Terminus of Dunsmore Avenue (in Dunsmore Canyon)
- Statue of Miss American Green Cross
1601 West Mountain Street
- Alex Theatre
216 North Brand Boulevard

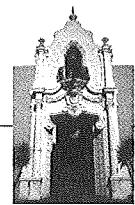
Stewardship of these properties is vested in Parks, Recreation, and Community Services, Library, Facilities Maintenance and the Glendale Redevelopment Agency. In the case of the E. D. Goode House, the Community Development and Housing Division purchased the house and funded its rehabilitation. It then entered into an agreement by which the Crippled Children's Society of Southern California which owns and operates the facility as a passive recreation center and office for the residents of an associated apartment complex for disabled adults and their families.

1.5 PUBLIC SECTOR RESPONSIBILITIES TOWARD PUBLICLY OWNED HISTORIC RESOURCES

The list of designated historic resources within the Glendale Register of Historic Resources formerly included those listed in the Historic Preservation Element. It is interesting to note that the financial commitment Glendale has made to the purchase of 10 of these resources amounts to several millions of dollars. The initial purchase commitment is compounded by the cost of restoration, rehabilitation, renovation, repair, and maintenance. The designated resources which the city has played a major role in preserving include:

- Oak of Peace and Verdugo Adobe
2211 Bonita Drive
- The Doctors' House
1601 West Mountain Street
- El Miradero
1601 West Mountain Street

Through its ownership and stewardship of many historic resources the City of Glendale continues to demonstrate a belief in the intrinsic value and sense of place which history gives to a community. Such a belief may also set an example and serve as an incentive for private owners of historic properties to act in a similar fashion.



1.6 RELATIONSHIPS OF PRESERVATION TO THE PLANNING PROCESS

The State of California General Plan Guidelines discuss the need for internal consistency among elements of a general plan. The goals, objectives, policies and implementation strategies are consistent with the Land Use, Housing, and Recreation Elements. Throughout the preparation of this document consistency and coordination has been maintained not only with other general plan elements, but also with the Glendale Strategic Plan, the Greater Downtown Strategic Plan, the Neighborhood Task Force Program, and the Historic Preservation Ordinance.

Glendale Strategic Plan

The goal of the Glendale Strategic Plan is to develop a vision for the year 2010. Ten strategic directions are at the heart of this process. The Historic Preservation Element most directly addresses Direction 3 - Quality of Life - which ensures that Glendale is a city which cares about its people, values diversity, and provides its citizens opportunities for growth, personal enrichment and enjoyment. It is the purpose of the Historic Preservation Element to provide Glendale with policies and implementation strategies for the preservation of its historic resources.

Greater Downtown Strategic Plan

The City of Glendale and the Glendale Partners (a group of civic leaders) initiated the preparation of the Greater Downtown Strategic Plan (GDSP). That plan focuses attention on the stabilization and future direction of the Greater Downtown area. The GDSP is a guiding vision and policy framework for the future of downtown Glendale. The GDSP's mission statement is consistent with the policies of the City General Plan and the Historic Preservation Element.

Neighborhood Task Force Program

The Neighborhood Task Force is part of an innovative approach aimed at maintaining and improving the quality and livability of Glendale's neighborhoods. The basic precept of the program is that local residents, business owners, and community organizations must be involved in planning efforts to improve their own neighborhoods. The goals and policies of the Historic Preservation Element are consistent with those of the task force because of the role that historic resources play in contributing to the quality of life in any given neighborhood.

Historic Preservation Ordinance

The provisions of the Glendale Municipal Code relative to historic preservation (Historic Preservation Ordinance) provide a tool for implementing the Historic Preservation Element. The Ordinance encompasses the privileges of historic property ownership. The incentives include a property tax reduction component (Mills Act), which has been demonstrated statewide to provide substantial savings in property tax assessments which may be used to restore, rehabilitate, renovate, or maintain designated historic resources. Other available incentives are: relaxed parking requirements for uses in historic resources; and, the allowance of limited commercial uses in historic resources which are located in residential zones.

1.7 RELATIONSHIP BETWEEN PRESERVATION AND EDUCATION

The Historic Preservation Commission can provide public education on preservation matters through the Glendale Municipal Code provisions (GMC Section 2.76.100). Such provisions state:

- "...encourage public understanding of and involvement in the unique historical, architectural, and environmental heritage of the city through educational and interpretative programs;"
- "...recommend and encourage the protection, enhancement, appreciation, and use of structures of historical, cultural, architectural, community, or aesthetic value which have not been designated as historic resources but are deserving of recognition;"
- "...advise city council and city boards and commissions as necessary on historic preservation issues;..."

City Council annually proclaims May as "Historic Preservation Month" in Glendale. The city generally uses the theme of the National Trust for Historic Preservation's "National Preservation Week" for a display in City Hall. Encouragement is also given to the Glendale Unified School District, Glendale Community College, and private educational institutions to conduct special history and historic preservation programs during May of each year.

Glendale also sponsors various annual events which are aimed at an appreciation of history and preservation. Foremost among these is "The Days of Verdugo" which focuses attention on the founding Spanish land grant

family of this region. Other special events have included the city's 90th Birthday Celebration, which included recognition of the city's accomplishments and those of its recent and long time residents.

1.8 NATIONAL, STATE OF CALIFORNIA AND GLENDALE REGISTER CRITERIA

The historic designation of resources at various governmental levels assigns significance of varying degrees to a property. Such significance may be determined in different ways. For example, a property of local importance may be recognized as such at the local, State and Federal levels because its characteristics are so outstanding. In addition, designation at the different governmental levels may afford the owner of the property benefits not otherwise available-for example, the Federal income tax credit for historic property ownership.

The following is a brief summary of criteria for listing a property in the National Register of Historic Places, the State of California Register of Historical Resources, and the City of Glendale Register of Historic Resources.

- **National Register of Historic Places**

The National Register has four criteria for evaluation in addition to, "...The quality of significance in American history, architecture, archaeology, engineering, and culture [which] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association..." (National Register Bulletin 15).

These criteria are:

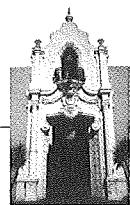
- Association with events that have made a significant contribution to the broad patterns of our history.
- Association with the lives of persons significant in our past.
- Distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Resources which have yielded, or may be likely to yield, information important in prehistory or history.

Seven Glendale properties have been listed on the National Register using these criteria. They are:

- Verdugo Adobe and Oak of Peace
2211 Bonita Drive
 - U.S. Post Office
313 East Broadway
 - Hotel Glendale
701 East Broadway
 - The Derby House
2535 East Chevy Chase Drive
 - Alex Theatre
216 North Brand Boulevard
 - Glendale YMCA
140 North Louise Street
 - Glendale Southern Pacific Railroad Depot
400 West Cerritos Avenue
- State of California Register of Historical Resources

The State of California has a priority ranking system for resources which encompasses, in descending order of importance, California Register designation, State Historical Landmark designation, and State Points of Historical Interest. This document will focus only on the California Register. Those properties eligible for this list include the following:

- Existing Registered State Historical Landmarks.
 - All properties listed on or formally determined to be eligible for the National Register.
 - All properties designated under local ordinances or listed on historical resource surveys which meet criteria established by the State Office of Historic Preservation. The properties listed in the 1977 Historic Preservation Element are eligible for listing on the California Register of Historical Resources.
 - City of Glendale Register of Historic Resources
- Section 15.20.050 of the Glendale Municipal Code establishes findings for designating local historic resources. These findings include:
- Identification of interest or value as part of the heritage of the city.



- Location of a significant historic event.
- Identification with a person, persons or groups who significantly contributed to the history and development of the city; or whose work has influenced the heritage of the city, State, or the United States.
- Exemplification of one of the best remaining architectural types in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials, or craftsmanship of a particular historic period.
- Location which is unique or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- Location as a source, site, or repository of archaeological interest.
- Location containing a natural setting that strongly contributes to the well being of the people of the city.

Included in the Glendale Register of Historic Resources are the remaining twenty-eight of the thirty-four resources identified in the 1977 Historic Preservation Element. These are:

| | |
|-------------------------------------|-------------------------------------|
| Verdugo Adobe | 2211 Bonita Dr. |
| Oak of Peace | 2211 Bonita Dr. |
| Casa Adobe de San Rafael | 1330 Dorothy Dr. |
| Taylor House | 1027 Glenwood Rd. |
| Richardson House | 1281 Mariposa St. |
| Doctors' House | Brand Park |
| El Miradero | Brand Park |
| Goode House | 119 N. Cedar St. |
| Toll House | 400 West Cerritos Ave. |
| Southern Pacific Railroad Depot | 1521 N. Columbus Ave. |
| Le Mesnager Historic Barn | Northerly Terminus of Dunsmore Ave. |
| Statue of Miss American Green Cross | Brand Park |
| G.A.R. Meeting Hall | 902 S. Glendale Ave. |
| Glendale Y.M.C.A. | 140 N. Louise St. |
| Masonic Temple | 234 S. Brand Blvd. |
| Security Trust and Savings Bank | 100 N. Brand Blvd. |
| Hotel Glendale | 701 E. Broadway |
| Harrower Lab | 920 E. Broadway |
| Grand Central Air Terminal | 1310 Air Way |
| Alex Theatre | 216 N. Brand Blvd. |

| | |
|----------------------|------------------------|
| Jones House | 727 W. Kenneth Road |
| Derby House | 2535 Chevy Chase Dr. |
| Calori House | 3021 Chevy Chase Dr. |
| Rodriguez House | 1845 Niodrara Dr. |
| Homeland | 1405 East Mountain St. |
| Brockman Clock Tower | 1605 Arbor Dr. |
| Lorelei | 330 Kempton Rd. |
| Walters House | 3000 Sparr Blvd. |

1.9 HISTORIC CONTEXT STATEMENT

A "historic context statement" is generally defined as a body of information about historic properties organized by theme, place, and time. Historic context is linked with tangible historic resources through the concept of "property type." A property type is a "grouping of individual properties based on shared physical or associative characteristics." The context statement provides a framework for identifying significant historic resources.

Location and Boundaries of Glendale

The City of Glendale consists of approximately thirty square miles located about six miles north of downtown Los Angeles. It is bounded by the communities of La Cañada Flintridge, La Crescenta, and Montrose on the north, Pasadena and the Eagle Rock section of Los Angeles on the east, the Atwater district of Los Angeles on the south, Burbank, the Tujunga section of Los Angeles, and the Los Angeles River on the west.

Brief Overview of the History of Glendale

At the time of European contact the Glendale area was situated in a region which was inhabited by a Native American group of Shoshonean descent who became known as the Gabrielino. That name derives from the incorporation of many of their people into Mission San Gabriel during the eighteenth century. The Gabrielino are considered one of the most distinctive tribes in all of California, occupying a vast tract of some of the most fertile and productive lands in California, including Glendale. Prior to contact with Europeans their population may have grown to more than 5,000 people living in 50 to 100 towns and settlements on the mainland and on the southern Channel Islands. Their territory stretched from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to the San Bernardino vicinity in the east, and to the Aliso Creek vicinity near El Toro Road in the southeast; in addition to this mainland territory, the Gabrielino occupied three of the Channel

Islands off the coast of southern California, Santa Catalina, San Clemente, and San Nicholas.

The Gabrielino were primarily hunters and gatherers who maintained a maritime trade network using large canoes of carefully shaped and fitted wooden planks. The prestige and political strength of the Gabrielino were enhanced by impressive achievements in pre-industrial technology and economics, as well as religion and oral literature. Culturally, the Gabrielino have been described as the wealthiest and most thoughtful of all the Shoshoneans of the State. A Gabrielino community consisted of one or more lineages, each comprising several related nuclear families. Inland communities maintained permanent geographical territories or usage areas which may have averaged 30 square miles. These territories are sometimes referred to by the Spanish term, rancheria. Within its territory, or rancheria, each community maintained a primary settlement, as well as a variety of hunting and gathering areas, ritual sites, and other special use locations that were occupied periodically on an as-needed basis or scheduled rounds. In the mountain and foothill regions of Gabrielino territory, settlement and subsistence patterns were largely determined by the environmental conditions present in the region. Primary settlements were located in the lower reaches of canyons that offered protection against cold weather. During spring and summer, individual family units disbursed to seasonal camps to gather bulbs, roots, and seeds, while in the fall these families moved to oak groves to gather acorns. These settlements contained houses, religious and community structures, open-air kitchens, semi-subterranean sweat houses, playing fields and dance areas; cemeteries were usually located outside, but near, the primary settlements.

European contact with the Gabrielino first occurred in 1542 with the exploration of Juan Rodriguez Cabrillo. This contact was limited, however, and it was not until the missionary expeditions into Alta California in the 1770s that substantial European settlement began. The Mission San Gabriel de Archangel was founded in Gabrielino territory in 1771 and the Mission San Fernando Rey de Espana was founded in 1797; Native Americans from the Glendale area were relocated to each of these missions.

During the mission period, the Gabrielino were slowly drawn into the economic sphere of the missions. The Gabrielinos in particular, fared very poorly, experiencing a rapid deterioration of their number and culture. The introduction of European diseases, for which native groups had no immunities, rapidly depleted their populations, and the contrast of mission life totally altered

their culture. Many Gabrielino simply fled the area to avoid acculturation.

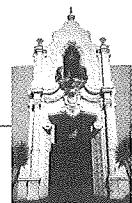
Glendale was carved from the Rancho San Rafael, originally granted by the Spanish overlords of California to the Verdugo family in the late eighteenth century. Through inheritance, sale, and foreclosure, culminating in the "Great Partition" of 1871, the 36,000 acre rancho was divided among several landholders. A group of these, including Captain C. E. Thom, Judge Erskine M. Ross, B. F. Patterson, H. J. Crow, and E. T. Byram, had a new town, to be called "Glendale," surveyed and recorded in 1887. Around the same time, settlers in the southern end of the valley decided to call their small community "Tropico," after the name chosen by the Southern Pacific Railroad for their depot.

There was a brief flurry of activity during the "boom" years, 1886-1888, the highlight of which was the construction of a grand hotel, the Glendale Hotel. But the boom went bust before either the hotel or the fledgling town could get off the ground. Growth during the 1890s was desultory at best and Glendale had a population of a mere 300 people at the close of the decade.

Everything began to change with the coming of the new century. In 1902 the Improvement Association was formed. One of its most energetic members was Edgar D. Goode, who joined forces with Leslie C. Brand to successfully connect the communities of Glendale and Tropico to Los Angeles with a line of the interurban electric railroad. This was to prove a most important stimulus for growth. The population rose to 2,746 in 1910, 13,536 in 1920, and 62,736 by 1930. Glendale became known as "the fastest growing city in America."

In 1906 Glendale incorporated. Later, its physical expansion from the 2.32 square miles of the original city to 30.6 square miles was accomplished by means of numerous annexations. One of the most significant of these was the merging of Glendale and Tropico in 1917. Tropico had become an independent city in 1911.

By 1945 Glendale was almost entirely developed. Its civic, social, and religious institutions had matured and many were housed in new buildings erected in the 1920s and 1930s. The commercial center, originally at Glendale Avenue and Wilson, had moved to the intersection of Brand and Broadway, and spread from there. An industrial core included health care, transportation, and pottery. Residential building encompassed everything from the farmhouses of the pioneers to bungalows constructed by the thousands in the first quarter of the century to the substantial and often architecturally notable



homes of the well-to-do in the hills north of downtown. The stage was set for the next phase of Glendale's growth, post war redevelopment.

THE RANCHO PERIOD 1784-1871

Alta California

Although Spain claimed Mexico in the sixteenth century, it was not until Gaspar de Portola, Governor of the Californians, set out on an overland expedition from San Diego in 1769 that the Spanish occupation of Alta (upper) California really began. Portola's purpose was to establish missions, presidios, and pueblos, and he was accompanied on his journey by Franciscan friars led by Father Junipero Serra. The first of the missions was founded in San Diego; Mission San Diego de Alcala was dedicated on July 16, 1769. In 1770, the mission and presidio at Monterey Bay were established. By 1823 a total of 21 missions extending from San Diego to Sonoma and linked by the El Camino Real, had been organized.

Rancho San Rafael and Rancho La Cañada

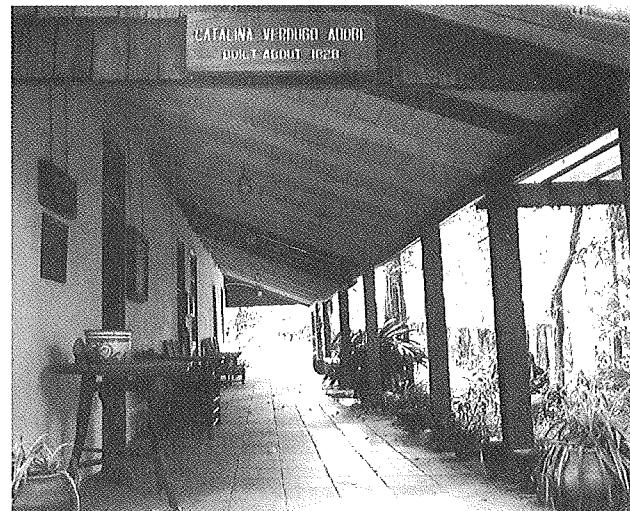
Among the many soldiers on the Portola-Serra Expedition was Jose Maria Verdugo. The earliest mention of Verdugo in California is on July 13, 1772 when he stood sponsor for an Indian baptized at San Carlos de Monterey Mission. That same year Verdugo was assigned to service at Mission San Gabriel Archangel, which began its existence on September 8, 1771. Verdugo witnessed the expansion of the San Gabriel Mission to a place of prominence in the mission chain which eventually extended from San Diego to Sonoma. As the Native American Indians were absorbed into mission life, the king's soldiers had fewer duties and began to think about settling in the new territory. Like many soldiers, Verdugo added to his income by grazing livestock. San Gabriel Mission archives indicated that Verdugo married Maria de la Encarnacion in 1779. Five years later Rancho San Rafael came into being when Verdugo was formally granted permission from his former commander, now Governor Pedro Fages, to keep cattle and horses on the land he selected between the Arroyo Seco and the Los Angeles River (then called Rio Porciuncula). It was the second grant made in Alta California and, at 36,000 acres, one of the largest issued during Spanish occupation. The Rancho included not only present day Glendale, but also Burbank, Eagle Rock, Highland Park, Garvanza, and part of Burbank and Pasadena.

The grant required that Verdugo raise 2,000 head of live stock, build a permanent dwelling, and provide grain for the community. Verdugo sent his brother to tend to the rancho and meet his obligations while he remained in

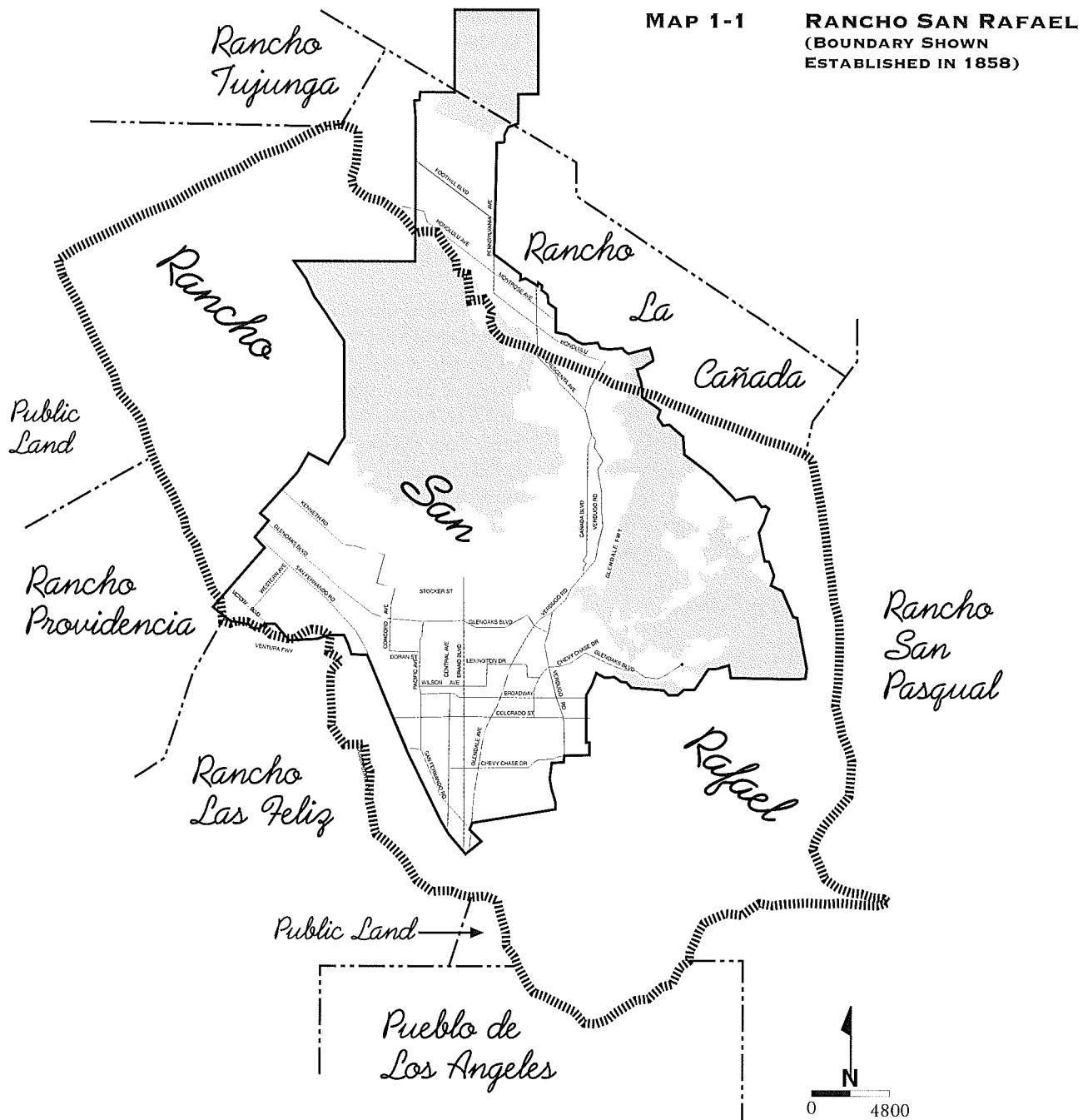
the Spanish Army. Thirteen years and six children later, Verdugo wearied of military life, retired and commenced his new role as a landed don. By 1817, he was the possessor of 1,900 cattle, 670 horses, and 70 mules. A variety of crops were also cultivated including grain, vegetables, and fruits. Mountain streams provided a steady source of water for the crops. Indeed, the rancho's earliest name, La Zanja, indicated that a principal feature of the property was a water ditch. Scattered over the rancho were a number of adobe buildings.

After a long illness, Jose Maria Verdugo died in 1831, willing the Rancho San Rafael to his son Julio and daughter Catalina. Julio Verdugo assumed the mantle of his father as patriarch of the Verdugo family and set about building homes for his large family. He continued to raise live stock and planted grain on the rancho. Catalina, who was unmarried, lived with her various nephews. In 1851, following California's admittance into the Union as the 31st state, Julio and Catalina filed their petition for the Rancho San Rafael with the Board of Land Commissioners which had been created to confirm the Spanish and Mexican land grants. Confirmation was finally received in 1855. In 1861 Rancho San Rafael, which to that point had been owned jointly by the brother and sister, was divided. Julio received the southern portion and Catalina received the northern portion.

Rancho La Cañada was originally granted to Ignacio Coronel in 1843. This Rancho included the area which is now known as Verdugo Woodlands. Through a series of land trades Julio Verdugo acquired Rancho La Cañada. In 1858 the ranchos were surveyed by Henry Hancock of the United States Surveyor General's office. Hancock



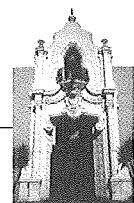
Verdugo Adobe



was persuaded by Julio Verdugo to include what was then the southern portion of Rancho La Cañada in Rancho San Rafael (that is the area approximately from the 134 Freeway to Berkshire Drive in La Cañada) in order to obtain another water source. This redistribution of land reduced Rancho La Cañada from approximately 12,000 acres to 5,800 acres.

The adobe homes built by the grantees and their families were the primary building types during the rancho

period. Typically, these homes were modest, one story structures. One to four rooms were arranged in a linear or "U" plan. A veranda, protected by the overhang of a flat or gable roof, connected the rooms on the exterior and shielded the adobe walls from rain. Tar was used to waterproof the earlier roofs, eventually clay tiles and then wood shingles were utilized. Adobe bricks were usually manufactured on the property, and walls were one to three feet thick. Floors were initially hard-packed earth and later covered with wood.



Of the several adobe structures built during this period, only two remain: the Verdugo Adobe at 2211 Bonita Drive and the Tomas Sanchez Adobe (later named Casa Adobe de San Rafael) at 1330 Dorothy Drive. The Verdugo Adobe was built by Teodoro Verdugo, son of Julio Verdugo, as a home for his family, including his aunt Catalina. The date the adobe was constructed is unclear and a matter of controversy. The best estimates place its construction in the late 1860s or early 1870s. Casa Adobe de San Rafael was built in 1871 by Tomas Sanchez and his wife, Maria Sepulveda. Sanchez was the first sheriff of Los Angeles County, serving from 1859 to 1867.

Other property types associated with this period are landscape features and early roads. Natural features, such as the Arroyo Seco, the Los Angeles River, or landmarks such as Eagle Rock were the most important attributes of a landscape that was mostly bare of signs of human intervention. Events are associated with some of these features, such as the "Oak of Peace" in Verdugo Canyon. On January 11, 1847 representatives of the Americans (United States) and the Californios (Mexico) met under the tree during a period of hostilities; the result a few days later was the Treaty of Cahuenga ending the fighting.

The El Camino Real was the most important road in California during the Spanish and Mexican eras. The links between the missions were the links between civilization. Segments of these lines of communication often bore the name of their destination, such as San Fernando Road, which connected the Rancho San Rafael with the San Fernando Mission, founded in 1797.

ANGLO-AMERICAN SETTLEMENT 1871-1900

The Great Partition

The break-up of the Rancho San Rafael began in the mid nineteenth century as more and more Anglo-Americans were attracted to Southern California. In 1855, 671 acres near the Los Angeles River in the southern portion of the rancho were sold to General J. L. Brent and became known as the Santa Eulalia Ranch. A 4,600 acre parcel on the west side of the rancho was traded to Jonathan R. Scott. At other times Julio and Catalina Verdugo sold off other sections of the rancho in settlement of their debts. A critical event occurred in 1861 when Julio Verdugo signed a mortgage in favor of Jacob Elias. In 1869, as a result of foreclosure on the mortgage, Julio's portion of the Rancho San Rafael was purchased by Alfred B. Chapman. Chapman quitclaimed 200 acres containing the Verdugo home and allowed Julio to remain on this small fragment of his inheritance. In 1871, as a result of a lawsuit brought by Andrew Glassell, A. B.

Chapman, Prudent Beaudry, and O. W. Childs against 36 defendants, both the Rancho San Rafael and the Rancho La Cañada to the northeast were partitioned into 31 parts and conferred upon 28 persons. They included:

- Benjamin Dreyfus: 8,000 acres in Eagle Rock and Tropico
- David Burbank: 4,607 acres
- Teodoro and Maria Catalina Verdugo: 3,300 acres
- Mrs. Rafaela Verdugo Sepulveda: 909 acres
- O. W. Childs: 371 acres
- C. E. Thom: 724 acres
- Prudent Beaudry: 1,702 acres
- Glassell and Chapman: Rancho La Cañada (5,745 acres) and over 2,000 acres in Garvanza, Highland Park, and York Valley

Some of these beneficiaries, as well as other new arrivals, bought and subdivided land, built homes, and planted fruit orchards. The Pattersons, Byrams, and Phelons were said to be the first permanent American settlers in Glendale. Other pioneer names included Ross, Lindgren, Fowles, Bissett, Larkin, Coleman, Ford, Rivers, Crow, Bullis, Bachman, Cook, Sherer, Morgan, Hodgkins, Woolsey, Hayes, Dunsmoor, Lukens, and Woodbury. Judge Ross planted the first citrus groves and in 1883 built a large ranch house which he called Rossmoyne. According to J. C. Sherer, eyewitness and historian of Glendale, "nearly every home was surrounded by orchards, principally of peach, apricot, and prune, with a lesser acreage of oranges and lemons, the latter principally along the foothills."

The earliest home which remains from this period is the Taylor House at 1027 Glenwood Road. The unadorned, wood frame structure is representative of the residences constructed by Glendale's first Anglo American settlers. Constructed sometime around 1871 by Jesse and George Taylor, the residence was moved to its current location during the early 1920s by the Connor family. Connor, who made his living as a rancher and dairyman, moved the house so that he could develop the property for residential purposes. Another, albeit later, example of residential structures built during this period is the Byram House at 227 North Everett Street. Built in the early 1880s by Ellis T. Byram, one of Glendale's first settlers and prominent citizens, the Byram House is a two-story wood frame structure with Italianate features. Byram

emigrated to California from the Midwest around 1882. He later served as land agent for the fledgling town and contributed to the Midwestern flavor of Glendale by influencing many families, including relations, to come to Glendale from Iowa, Illinois, Ohio, and other Midwestern states.

Subdivision activity gained momentum in the early 1880s in Glendale as elsewhere in Southern California. Settlement was stimulated by the completion of the transcontinental railroad, its connection to Los Angeles by the Southern Pacific in 1876, and the subsequent link to the Santa Fe system in 1881. A real estate frenzy ensued. In 1883, Byram, Patterson, and Phelon purchased 126 acres of the Childs Tract, on the east side of Glendale Avenue between First (Lexington) and Ninth (Windsor) Streets. This tract eventually formed the nucleus of present day Glendale. Nearby, the Lomita Tract, located on 200 acres west of Glendale Avenue and south of Broadway, was subdivided by Harry J. Crow.

Founding of Glendale

Several of these early residents and landowners were infected with the enthusiasm of the 1886-88 boom, when hundreds of new towns were founded in Southern California. Captain C. E. Thom, his nephew Judge Ross, Harry J. Crow, B. F. Patterson, and E. T. Byram joined forces and commissioned a survey of a new town which they decided to call "Glendale," a name already in use on the former rancho. The map was recorded at the County Recorder on March 11, 1887, with the boundaries established at First Street (now Lexington) on the north, Fifth (now Harvard) Street on the south, Central Avenue on the west, and the Childs Tract (part of which is now Chevy Chase Drive) on the east.

In order to promote their venture, the town founders planned a grand hotel in the center of town. Built at a cost of \$60,000, enough to bankrupt at least one of its backers, the Glendale Hotel was an ornate edifice in the popular Queen Anne style. The premier architects of the day in California, Samuel and Joseph Cather Newsom, designed the building. It occupied the block bounded by "J" (Jackson), Third (Wilson), "I" (Isabel), and Fourth (Broadway). Unfortunately, the completion of the hotel coincided with the collapse of the Boom. By 1889, it was being used as a girls' school, and it stood mostly vacant after 1893 until after the turn-of-the-century, a symbol of the stagnancy of the new town. Eventually the hotel became the home of the Glendale Sanitarium; however, it was demolished in 1928 after the sanitarium, precursor to the Glendale Adventist Medical Center. However, it was demolished in 1928 after the sanitarium moved to larger facilities.

Other properties representative of Glendale's brief but profitable boom are the Goode House and The Doctors' House. Both were built during the late 1880s and are excellent examples of the Queen Anne-Eastlake style. Although rather small in scale, each features the distinguishing elements of the style including steeply pitched roofs, irregular plans, variety of textures, and jig-sawn details. The Goode House at 119 North Cedar Street was built by Henry Banker, and is remembered as the home of Edgar D. Goode, one of Glendale's most prominent citizens who lived there from 1895. The Doctors' House, originally located at 921 East Wilson Avenue, is so named because three doctors resided and practiced there at different times. It was moved to Brand Park in 1980 and is now operated as a house museum.

The Crescenta Valley was long considered very rural and was isolated from the activities taking place in the Glendale downtown area. The major impediment to growth, agriculture, commerce, and population was the lack of a reliable water source. The Lanterman family, early Anglo-American pioneers, were instrumental in bringing a reliable water source to the Valley. Pickens Canyon produced "gravity" water but not in quantities which would support the rate of growth being experienced in Glendale farther south.

Many major architectural landmarks representing early development in the Crescenta Valley no longer exist. These include the home of Antonio Coronel, Gould Castle, and the home of Benjamin Briggs on Briggs Terrace. However, the barn and home of George Le Mesnager still stand in the area now known as Deukmejian Wilderness Park (formerly called Inter-Valley Ranch).

LA CRESCENTA, MONTROSE, VERDUGO CITY, AND LA CAÑADA

General Overview

In 1875 Jacob Lanterman and Adolphus Williams formed a partnership and purchased the remaining 5,800 acres of Rancho La Cañada (the area now known as La Cañada Flintridge). Although both built large houses, they experienced problems due to the lack of a reliable source of water. Lanterman and Williams purchased water rights from Theodore Pickens to water from a canyon located on property which he owned (Pickens Canyon). This lack of water hindered development in the area for many years. It was not until 1951, through the efforts of Jacob Lanterman's grandson, Frank Lanterman, a California State Assemblyman at the time, that Colorado River water was brought to the area through the formation of a municipal water district.



A dispute arose between Lanterman and Williams which ultimately resulted in the subdivision of Rancho La Cañada in 1875. A legal battle settled the divided ownership of the Rancho, but accurate surveys of the area were not completed until somewhat later.

After the subdivision of Rancho La Cañada, Benjamin Briggs purchased most of the Rancho west of Pickens Canyon. He had a varied career as a farmer, soldier, and gold miner, and earned several medical degrees after the tragic death of his first wife due to tuberculosis. He named the area "Crescenta" after the crescent shape of the valley. "La" was added by the U.S. Post Office to help distinguish it from Crescent City, California. The area included all of Montrose and what was later to be called Verdugo City.

Briggs built his family home, a sanitarium, and a schoolhouse using concrete as the building material - reputedly, the first use of concrete in Southern California. He planted fruit tree orchards on the surrounding hills. This area became known as Briggs Terrace. It is interesting to note that Briggs' son-in-law founded the Crescenta Community Presbyterian Church in 1885. In 1886 the first school in the area was organized by Briggs' niece, Helen Haskell. Another of Briggs' nieces, May Briggs Gould, built Gould Castle (a show place of the Crescenta Valley until it fell into neglect and was demolished in 1955) across Pickens Canyon from the sanitarium.

In the early 1900s the State of California instituted a "good road" program which provided paving for some county roads. Michigan Avenue, which is now Foothill Boulevard, and Verdugo Road were paved as a result of this project and helped to bring La Crescenta out of isolation. More people came to the Valley by automobile and by a railroad line which connected Glendale to Montrose. Attracted by the clean air and mountain scenery many Los Angeles residents came to the area.

George Le Mesnager, a French immigrant, built a stone barn in 1911 as a storage building for the grapes he grew on his property at the terminus of Dunsmore Canyon. Known today as the Le Mesnager Historic Barn and located in Deukmejian Wilderness Park, it is one of the oldest buildings in the La Crescenta Valley. From the barn, grapes were transported to Le Mesnager's "Old Hermitage Vineyards" winery in Los Angeles where they were made into table wines.

The 1920s witnessed much activity in the La Crescenta area. Municipal services were provided by Los Angeles County and utilities (gas, electricity, and telephones) were made available. Land was subdivided for development. One of the most prominent developers in the area was William S. Sparr who sold land in Oakmont Park (now known as Sparr

Heights). Sparr holdings included about 800 acres in Verdugo Canyon, part of which became Oakmont Country Club in 1923.

Small lot subdivisions became part of the La Crescenta scene in the Highway Highlands tract. In order to accommodate people working at local businesses, the tract was subdivided into 40 feet by 80 feet lots. Because of the economic constraints of the period, some buyers chose to construct their homes from stone which was so abundant in the alluvial soil of the area. Many of these stone houses are still standing.

In 1934 heavy rainfall created flash flooding in La Crescenta and Montrose, causing severe damage in the neighborhoods south of Foothill Boulevard. Many structures and several lives were lost during this disaster. In order to prevent such disasters in the future the Los Angeles County Flood Control District, in conjunction with the Army Corps of Engineers, undertook a variety of projects which included channelization of the Verdugo Wash and the construction of several all weather bridges across it. These bridges were constructed in Vierendeel and through truss configurations. Four examples of these still exist - at Glenoaks Boulevard, Geneva Boulevard, Kennilworth Street, and Concord Street.

In 1985 Montrose and portions of La Crescenta (bordered by Pennsylvania Avenue on the east, by Lowell Avenue on the west, and the Angeles National Forest on the north) were annexed to the City of Glendale.

TROPICO 1887-1917

General Overview

From 1911 to 1918, the southern and southwestern sections of modern day Glendale were in the independent municipality of Tropico. Like Glendale, Tropico was once a part of Rancho San Rafael. Before its development as a town in 1887, the area was ranch land used first for grazing cattle and sheep, and later for the cultivation of oranges and strawberries. Some of the original pioneer settlers of the area were Jesse D. Hunter, who had been established on San Fernando Road at the junction of Verdugo Road since 1860; W. C. B. Richardson, who received most of his 700 acre Santa Eulalia Ranch from Samuel Heath in 1868; and Benjamin Dreyfus, who acquired title to 8,000 acres of land as a result of the Great Partition of 1871. In 1884 a portion of the Dreyfus tract was bought by a syndicate and divided into lots of 10, 20, and 40 acres. Four hundred acres of this land were in the city limits of Tropico.

An early meeting place for the residents of the former Rancho San Rafael was a school building located on the

site of the existing Cerritos Avenue School. It was here, in 1883, that residents gathered to discuss various names for the area. Names such as Riverdale or Sepulveda were suggested, but Glendale was finally chosen and was meant to apply to the general area. At that time, however, two towns were actually beginning to form: a northern one, centered at Glendale Avenue and Third Street (Wilson) and a southern one, centered at Central Avenue and San Fernando Road. That division came to a climax in 1887 when separate townships were established for Glendale and Tropico. C. B. Erskine, John Erskine, Hezekiah Jarvis, and Albion Chandler laid out the town-site of Tropico. Other early residents associated with this period are Levi Riley, Samuel Ayers, Edward Ayers, and Isaac Clippinger. The first name given to the town was Ethelden, while the post office was called Mason. Residents began to call the town Tropico when the Southern Pacific Depot nearby was so named. The name was further reinforced when the main east-west street through the area (present day Los Feliz Road) was designated Tropico Avenue. The recognized boundaries between Glendale and Tropico became Central Avenue, the half way point between Windsor Road and Garfield Avenue.

Economic Growth

The Tropico Improvement Association was organized in 1900 to promote the development of the town. Its most important endeavor was to secure an interurban line from Los Angeles in association with the Glendale Improvement Association in 1903. The "Lean Nineties" were officially over when the line was completed in 1904, because from this point forward both towns grew rapidly. The economy revolved around small businesses, strawberry farming, and tile manufacturing. The buildings associated with the economic development of Tropico are utilitarian commercial and industrial buildings, most of which were destroyed during subsequent waves of development.

The business district of Tropico was concentrated at the intersection of Central Avenue and San Fernando Road. Early businesses occupied wood framed structures and included a general store, a blacksmith shop, a meat store, a livery stable, real estate offices, and a few other small establishments. The first brick building was erected by John A. Logan in 1905. Peter Gabaig built a brick building on the same side of the street the following year. The economic infrastructure was firmly established by 1910 when the Tropico Chamber of Commerce was formed and the Bank of Tropico was organized.

One of the major employers in the area was the Tropico Art Tile Works which was established in 1904. (The

name was changed to Western Art Tile Company, then changed to Pacific Art Tile Company, and still later to Gladding McBean). The building which housed the tile works still stands at the corner of San Fernando Road and Cypress Street. W. C. B. Richardson donated the property for the tile company, realizing that in order to sell home sites there would have to be employment for the potential buyers. Employees of the company were able to buy Richardson's 50 x 100 foot lots for \$300 to \$500.

Tropico also became the shipping center for strawberries grown in Burbank, Glendale, and Tropico. Various crops such as alfalfa, barley, grapes, citrus, and nuts were grown in the area. However, strawberries, which came to be known as "Tropico Beauties," became the most lucrative and dominant agricultural enterprise. In 1904 the strawberry growers organized an association with Wilmot Parcher, who later became Glendale's first mayor, as president. In 1907, the association reported that Tropico was shipping 7,000 cases of strawberries daily. Eventually strawberry cultivation was taken over by Japanese farmers who supposedly saturated the market with over production. However, the decline of the industry was also fueled by the encroachment of residential development on agricultural land. The interurban line had made Tropico a popular residential suburb for people who worked in Los Angeles but wished to live in a more rural setting. By 1914 the suburbanization process had completely replaced the roughly 200 acres of land in Tropico that had been devoted to raising strawberries. Today, no physical traces of this agricultural era exist although Eulalia Street is a reminder of the Rancho Santa Eulalia.

Institutional Development

As the agricultural land was subdivided and settled, and as transportation systems brought rapid residential and economic growth, religious, social, and educational institutions developed in Tropico.

There were three churches in Tropico: Methodist, Presbyterian, and Brethren. None of the original buildings survive. In 1884 the Riverdale Methodist Church was formed and built at Ninth Street (Windsor Road) and Glendale Avenue. The church was moved to Central and Palmer Avenues in 1904. At that time the name was also changed to Central Methodist Church. In 1913 a larger church was erected in front of the older one. The next church to be organized in the Tropico area was the Presbyterian Church of Riverdale, which was also founded in 1884. Their first church building was constructed in 1885 on Glendale Avenue, near Park Street (Chevy Chase Drive). When the congregation moved the church to the town of Glendale, members who lived



in Tropico decided to form their own church on the original site. Later a more imposing structure was built at Central Avenue and Laurel Street. Another early church was the Church of the Brethren.

Twenty-one Civil War veterans formed the N. P. Banks Post of the Grand Army of the Republic (G.A.R.) in 1894. Shortly thereafter, the group built a one-story, wood frame structure at 902 South Glendale Avenue to serve as a meeting place. Other social organizations in Tropico included the Women's Relief Corps, Thursday Afternoon Club, Knights of Pythias, Yeomen Lodge, Good Templars Lodge, and As You Like It Club. Many organizations met at the G.A.R. building, which still stands, or in private homes until their membership could afford to build clubhouses.

The Thursday Afternoon Club formed the first public library in Tropico. Books were supplied by the California State Library, and John Logan provided the space on the second floor of his building at Central and San Fernando Road. The library was located in two other buildings before Tropico incorporated and constructed a city hall. Upon annexation of the City of Tropico by Glendale, the Tropico library became the first branch library in the Glendale library system.

Riverdale School, built in 1883, was the first school in the Tropico area. After 1888, it was called the Tropico School and in 1913, it was renamed the Cerritos Avenue School. The Riverdale School grounds were donated by W. C. B. Richardson and Benjamin Dreyfus, each of whom gave several acres. The original schoolhouse was a two room wooden structure located on Glendale Avenue. In 1897 a third room was added. With the growth of the residential population, as a result of the completion of the interurban line in 1904, it became necessary to build and then enlarge a new two-story school building at Cerritos and Glendale Avenues. The old school was then sold at public auction. Two additional school buildings were added to the Tropico School District in 1913. These were the Acacia Avenue School (later renamed Horace Mann) at 501 East Acacia Avenue and Magnolia School at 351 West Magnolia Avenue. Although the above mentioned sites are still school grounds, none of the original buildings survive.

Annexation vs. Independence

When Tropico grew so large that improvements in the infrastructure became necessary, three groups began to form; each with a different political solution to the problem. The people who commuted between Tropico and Los Angeles argued for annexation to Los Angeles. Another group believed that annexation to Glendale, the

area with which Tropico was associated historically and geographically, was the best approach. Still another group hesitated taking a step in either direction and formed a movement for independent cityhood.

The Glendale annexationists petitioned the Glendale Trustees to let the voters decide the issue. The date for the election was set for March 21, 1911. Both the newly formed Glendale Sentinel newspaper and the Board of Trade campaigned against the initiative and succeeded in outmaneuvering their opponents by petitioning the County Board of Supervisors to schedule an election on the incorporation of Tropico as an independent city on March 15, 1911. The proposed boundaries of Tropico were roughly Verdugo Road on the east, Central Avenue on the west, and the Southern Pacific line on the south. Both elections were held and approved; however, as the vote for cityhood was held six days earlier, the vote for annexation to Glendale was legally null and void.

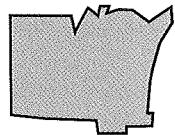
A city government was quickly formed with the following officers: Trustees, C. A. Bancroft, John Hobbs, E. W. Richardson, C. C. Rittenhouse, Daniel Webster; Clerk, S. M. Street; and Treasurer, John A. Logan. The Trustees held their first meeting on March 17, 1911 and elected C. C. Rittenhouse President of the Board. The annexation effort, however, was by no means dead. The brief history of Tropico is fraught with no fewer than six annexation attempts, to either the City of Glendale or the City of Los Angeles. Nevertheless, the trustees went about the business of running the city. Their first commitment, not coincidentally the biggest concern of the residents, was making street improvements. Residents also expressed need to improve the privately owned water supply and electric light system, but refused to sanction their purchase. Voters did approve a bond measure in 1912 for the construction of a city hall. On October 31, 1914 the City Hall cornerstone was laid. The hall was also to contain a library, auditorium, and fire station. This building no longer exists. On November 21, 1917 annexation to Glendale was finally approved by the voters on a vote of 650 to 211. The merger was finalized on January 9, 1918.

Residential Development

The residential development of Tropico paralleled that of Glendale. The first houses were constructed by ranchers in the 1870s followed by the development of houses around the town center beginning in the 1880s. Apparently the only remaining ranch house in the Tropico area is that of its leading citizen, W. C. B. Richardson. Richardson built his home shortly after he purchased the Santa Eulalia Ranch in 1873. Sometime between 1910 and 1915, the one-story, wood frame residence was

MAPS 1-2 ANNEXATION HISTORY

1906

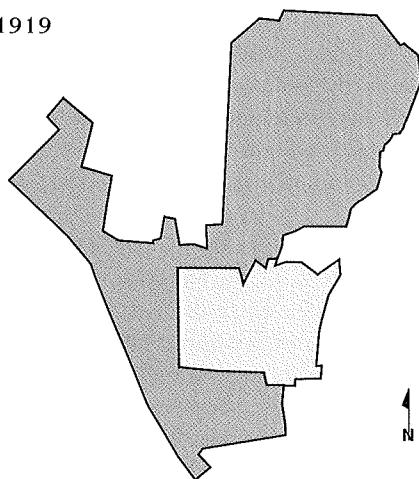


Original City Boundary

Estimated Population 1,186

Total City Acreage 1,486

1910 -1919

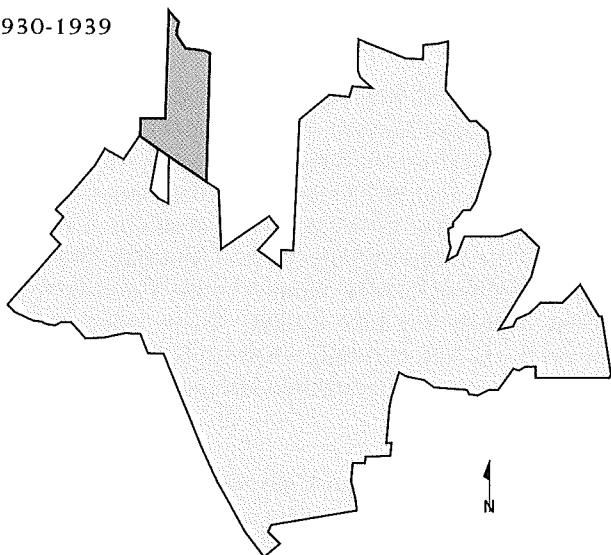


Acreage Acquired 6,200.50

Estimated Population 13,576

Total City Acreage 7,686.50

1930-1939

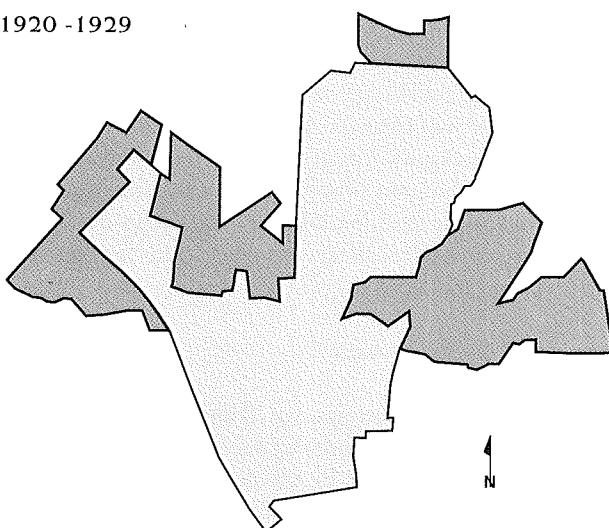


Acreage Acquired 488.32

Estimated Population 82,582

Total City Acreage 12,782.73

1920 -1929

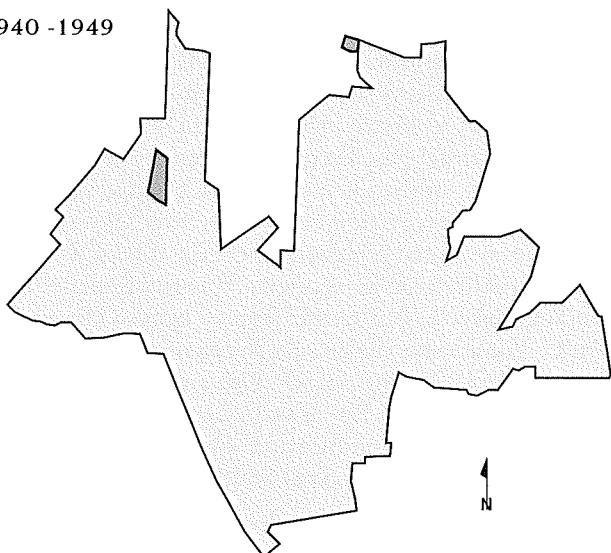


Acreage Acquired 4,607.91

Estimated Population 62,736

Total City Acreage 12,294.41

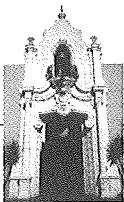
1940 -1949



Acreage Acquired 182.8

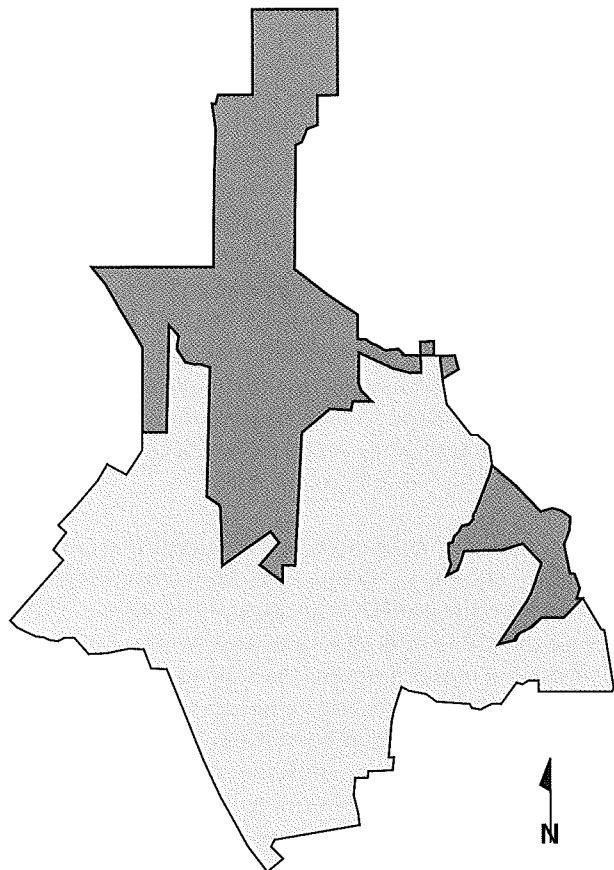
Estimated Population 103,075

Total City Acreage 12,965.53



**MAP 1-2 ANNEXATION HISTORY
CONTINUED**

1950 - 1996



Acreage Acquired 6,615.27
Estimated Population 193,452
Total City Acreage 19,580.8

moved from its original location at what is now the terminus of Brand Boulevard to its current location at 1281 Mariposa Street. Later houses were also typically of wood frame construction. Most were one-story with clapboard siding, gabled roofs, double hung sash windows, and porches. For those who could afford it, jigsaw embellishments in Queen Anne and Eastlake styles were added.

**THE FASTEST GROWING CITY IN AMERICA
1900-1945**

General Overview

The depressed state of the economy during the 1890s was reflected in the population statistics for Glendale. Glendale's condition in 1900 was well described by Mrs. Phillip W. Parker in a paper read before the Tuesday Afternoon Club in 1915. She wrote: "A community of about 300 people, with Glendale Avenue and Third Street (Wilson) the center. No gas or electric lights, electric irons, or electric cars. Not too much water. Only three blocks of cement sidewalk. No private telephones, automobiles, movies, high school, or library. There was one church, a livery barn, a blacksmith's shop, a meat market, and a dummy-engine line by which one could keep in touch with the outside world if one cared to." From this point on, however, Glendale developed at a rapid pace. By 1910, the population had risen by 900% to 2,700 and the city slogan became "the Fastest Growing City in America." The primary catalyst for the growth of the city was the establishment of an interurban railroad line connecting Glendale to Los Angeles in 1904. Glendale quickly became an appealing location for people who worked in Los Angeles but wanted to live in a more pastoral setting. As a consequence, Glendale became known as a community of homes rather than industry. Since the city incorporated in 1906, civic, business, religious, educational, social, and cultural institutions developed to support the swelling residential community.

The Interurban Railway

Transportation has been the key to Glendale's growth during each phase of its history. Initially, the completion of the transcontinental railway had made the boom of the 1880s possible. The Southern Pacific continued to serve Glendale through subsequent booms in the twentieth century. The original depot was constructed in 1883 and replaced in 1923 by a much larger one. The architectural firm of MacDonald and Couchot designed the new depot in the Spanish Colonial Revival style. Following the arrival of the Southern Pacific, the next milestone was the connection of Glendale to Los Angeles with a line of the interurban railroad. This 1904 event, more than any other in Glendale's history, determined the fate of the city.

The joint mission of the Glendale and Tropico Improvement Associations at the turn of the century was the establishment of an interurban rail line connecting Glendale and Los Angeles. Edgar D. Goode was given the assignment of discussing the idea with Leslie C. Brand, the largest landowner in the area. In 1902, the Los An-

geles & Glendale Railway Company was formed with Brand as president. The following year the improvement associations gained the necessary rights of way and declared that the main thoroughfare through which the line would run on would be Brand Boulevard. Before construction could begin, however, the company was sold to the Los Angeles Interurban Railway Company which later became the Pacific Electric Railway Company. By 1904 the line was operating with the Glendale depot at Brand Boulevard and Fourth Street (Broadway). Through a series of mergers and expansions, the Pacific Electric became the biggest interurban railway system in the world.

During the early 1920s, the Pacific Electric began to augment its rail service with buses in order to compete directly with the rising popularity of private automobiles. Buses allowed the company more flexibility in the service it provided, however, the investment eventually exceeded the company's resources. By 1940, Glendale City Lines took over bus service in Glendale. Gas rationing during World War II caused a brief resurgence in the number of passengers riding streetcars. After the War, however, the use of automobiles continued to cut into profits while the cost of maintaining the system increased. The final blow to the streetcar system came with the failure to incorporate it into the newly developing freeway system.

A Community of Homes

In the early days of Glendale, ranching was the major land use. The residential structures were adobes left over from the Spanish and Mexican periods and farm houses built by Anglo-American settlers. That situation changed quickly during the 1880s as real estate activity flourished. The primary building type, however, remained the single-family house. The dominance of this property type was natural since Glendale was promoted as a bedroom community of Los Angeles. Real estate entrepreneurs capitalized on the desire for home ownership by developing expansive residential subdivisions.

The marketing of the Glendale Valley View Tract by the Glendale Development Company typifies the suburbanization of the community. Extending from Central Avenue to San Fernando Road and from Broadway south for two and a half blocks past Colorado, the tract was located south of the old business district, at the time of this writing one of the most densely developed areas of the city. Promoters emphasized the pastoral aspects of the land, easy access to Los Angeles via the Pacific Electric, quality schools, free telephone service to Los Angeles, moderate climate, social life, and abundance of mountain water. Most of the parcels were 50 by 125

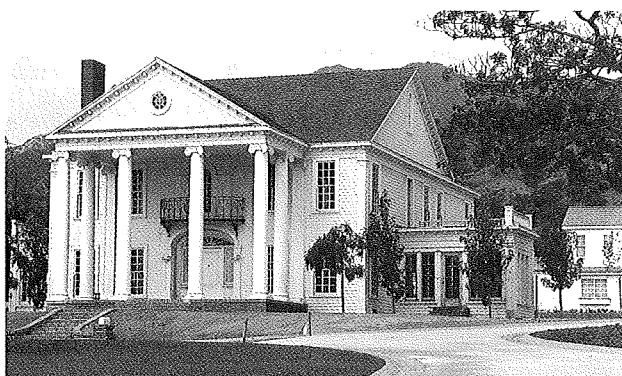
feet and sold for \$250 to \$550, with the exception of those facing Central Avenue. All deeds contained an anti-liquor clause and required that all buildings had to be painted or stained and could be sited at least 25 feet from the sidewalk.

Residential neighborhoods-such as the Glendale Valley View Tract-which were laid out by a single development company often demonstrated a consistency of architectural style, size, and scale. For example, issues of Arrowhead magazine from the 1920s offered numerous views of residential streets in Glendale lined with one-story Craftsman bungalows. Other neighborhoods, however, developed over two or three decades and continued to change as newer structures were placed next to older ones and as changes in zoning allowed for more intense development. These neighborhoods evolved a variety of characteristics which today document changes in population and architectural taste.

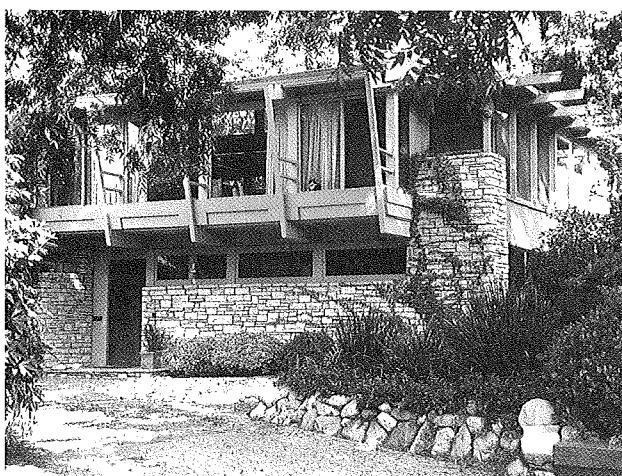
One area of particular note is the northern section of Glendale. Leslie C. Brand constructed his home, El Miradero, on the northern outskirts of Glendale in 1906. During the 1920s and 1930s the area became a popular residential neighborhood for the well-to-do and moderate to large sized single-family houses began to line the curving streets. Mattison Boyd Jones built an American Colonial Revival mansion on Kenneth Road in 1922. It was soon joined by a number of handsome Spanish Colonial Revival style residences including the: Markham House (Homeland) at 1405 Mountain Street (1926); Peter Damm House also known as "Lorelei" at 330 Kempton Road (1929); and Walters House at 3000 Sparr Boulevard (1923). The area also features a number of houses by some of the leading proponents of Modern architecture in Southern California. These include the Lewis, Calori, and Derby Houses designed by Lloyd Wright in 1926; the Bauer House designed in 1936 by



El Miradero



The Jones House



The Rodriguez House

Harwell Hamilton Harris, and the Rodriguez House designed by Rudolph Schindler in 1941.

Economic Development

Around the beginning of the twentieth century commerce in Glendale developed primarily in response to the daily needs of the growing residential community. There were, however, a few businesses including health care, banking, and aviation that provided employment opportunities and attracted patrons from outside the city.

At the turn of the century, the center of Glendale's business district was at the corner of Glendale Avenue and Third Street (Wilson). However, when the Pacific Electric line from downtown Los Angeles was completed in 1904, Brand Boulevard became the principal business street in the city. Most early establishments were located in wood frame buildings, but soon two story masonry commercial buildings were constructed.

In 1905, John Mulder acquired the land at the southwest corner of Broadway and Chevy Chase Drive and moved an abandoned school house to the site. The building was remodeled and housed a hardware store and pool room. Later the Glendale News, which was founded that same year with J. C. Sherer as publisher, made the building its headquarters and stayed until 1913. The Watson Block, at the southwest corner of Glendale Avenue and Broadway, was completed in 1906. That same year Elias Ayers built the first masonry commercial building in the city on the corner of Wilson and Glendale Avenues. T. W. Wright purchased the parcel on the southeast corner of Brand Boulevard and Broadway in 1912 and commenced the construction of a brick commercial block.

During the 1920s, Glendale underwent another building boom in commercial property. Construction began on the city's first four-story business block in 1922. Located at Brand Boulevard and Wilson Avenue, the building was developed by John M. Lawson. The Glendale Theater Building, Chamber of Commerce Building, Hotel Glendale, and Hotel Maryland soon followed.

Glendale's banking industry started modestly with two banks established before the city incorporated: the Bank of Glendale and First National Bank of Glendale. Both were established in 1905 and eventually merged into the Security Pacific Bank. The first to open for business was the Bank of Glendale. A few months after the bank was founded, it leased space on the ground floor of the Ayers Block. In 1909 the bank moved into its own building on the southeast corner of Glendale Avenue and Broadway. In 1920, it merged with the Los Angeles Trust and Savings Bank, becoming a branch of the larger institution. Several locations, name changes, and mergers later, the bank became a branch of Security Pacific Bank.

Leslie C. Brand was the principal financial backer of the First National Bank of Glendale. Initially this bank leased space in the Masonic Hall Building on Brand Boulevard and later moved into its own building on the southeast corner of Brand Boulevard and Broadway and it is still used as a bank. In 1922, the bank merged with the Security Trust and Savings Bank of Los Angeles which later became Security Pacific Bank. Security Trust and Savings Bank constructed the first six-story building in Glendale in 1923. The Beaux Arts style structure designed by Alfred F. Priest still stands on the northeast corner of Broadway and Brand Boulevard. By 1926 there were eight banks operating in Glendale.

Like the banking industry, the health care institutions in Glendale have gone through a series of name changes and periods of expansion. The emergence of Glendale as a health center can be traced to the development of

several sanitariums at the turn of the century. Nineteenth century medical practitioners believed in the curative powers of climate, especially with respect to tuberculosis and other pulmonary diseases. The health benefits of the Southern California climate had long been promoted. Indeed, the San Gabriel Valley was dubbed the "Great Orange Belt and Sanitarium" by John Bauer in his book The Health Seekers. As the permanent population of Glendale grew, however, the emphasis of the health care institutions changed from one focused on promoting the benefits of the climate to one focused on meeting the medical needs of the community.

Mrs. N. (Nannie) Maxwell Miller operated the first sanitarium in Glendale. Her institution, Thornycroft Farm and Sanitarium, was located on a six acre site at Adams and Ninth Street (Windsor Road) in a grove of fruit trees. In 1920 an administration building was added to the complex, which contained 30 beds and 15 cottages. At that time, most of the patients were World War I veterans who had suffered from the effects of poison gas inhalation. Mrs. Miller sold the facility in 1923 to Mrs. Allie Taylor Anderson, who changed the name to the Golden West Sanitarium and Hospital. Mrs. Anderson had been operating the Golden West Sanitarium in a mansion on East California Avenue for a number of years, but had outgrown that facility. Two years later, the Golden West Sanitarium and Hospital became known as Windsor Hospital, specializing in surgical and obstetrical care. In 1943, the name was changed again to Glendale Community Hospital. It underwent major expansions in 1948, 1951, 1962, and is now gone.

A far larger sanitarium was established in 1905 when the old Glendale Hotel was purchased from L. C. Brand by the Seventh Day Adventist Church. The church converted the building into the 75 bed Glendale Sanitarium. In 1922, the name was changed to the Glendale Sanitarium and Hospital to reflect the expanded services of the facility. Two years later, the hospital moved into larger, more modern facilities one mile east on a hill overlooking Wilson Avenue. With no offers to purchase the old building, it was demolished in 1928 and the land subdivided. The Glendale Sanitarium and Hospital subsequently became the Glendale Adventist Hospital and still later the Glendale Adventist Medical Center.

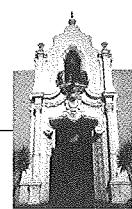
The Glendale Research Hospital was established in 1919 by Charles W. Kent and Sons. It was the first local health care institution that was formed as a hospital rather than a sanitarium dealing with contagious diseases. The 43 bed, single-story facility was opened in 1921 on Lexington Drive near Adams Street. The name was later changed to the Behrens Memorial Hospital and still later

to Verdugo Hills Hospital when the facility was relocated.

Physicians and Surgeons Hospital was founded by a group of doctors in 1923. They raised money among themselves and other members of the community to build a 75 bed, three-story building on the north side of Laurel Avenue between Central Avenue and Brand Boulevard. C. A. Cornell, a local contractor, completed the building in 1926. Several large additions were made to the hospital including ones in 1942 and 1955 when the name was changed to Memorial General Hospital of Glendale.

Another important institution which helped establish the health care industry in Glendale was the Harrower Laboratory and Clinic. Dr. Henry R. Harrower founded the laboratory, which bore his name, in 1918 on the second floor of the Bank of Glendale. Dr. Harrower created quite a controversy in the medical community with his theories of endocrinology. The growth in sales of his potion, Sani-tate, brought about the need for a larger facility which was constructed on East Broadway in 1921. Later, Dr. Harrower established America's first endocrine clinic next door on South Belmont Street. In the early 1940s, the laboratory and clinic were sold to Lambert Pharmaceutical. The buildings subsequently were used by the Los Angeles College of Chiropractic for many years and are now occupied by a private school.

The history of aviation in Southern California is closely connected to Glendale. Leslie Brand is credited with building the first private airplane hangar in the area which is now Glendale. The field in which it was located, at Mountain Street and Grandview Avenue, saw use as early as 1912. World War I produced numerous pilots, many of whom also owned airplanes. It was this group of people who set about securing a public airport in Glendale. Through their spokesman, Thorton E. Hamlin, they made an appeal to the Chamber of Commerce to help them obtain property for a landing field, service and manufacturing facilities, hangars, and flight schedules. Convinced that aviation could become a major industry, the City Council purchased a 33 acre site near the Los Angeles River in 1922 and began the construction of a public airport. Public ownership of the project was short lived, however, due to legal entanglements. A syndicate which included Dr. T. C. Young, A. L. Eastman, W. E. Hewitt, Peter L. Ferry, and Roy L. Kent, purchased the project from the city. Major C. C. Moseley, a wartime fighter pilot and one of the founders of Western Airlines, was hired to manage the airport.



Architect H. L. Gogerty was hired to design a terminal building for the airport in 1928. Combining Zig Zag Moderne with Spanish Colonial Revival imagery, the terminal officially opened in 1929 and was named Grand Central Air Terminal. It was the first airport to offer air service between Los Angeles and New York, and was utilized by a number of major airlines. Not surprisingly, Grand Central Air Terminal quickly became the premier airport in Southern California. Although the airport never became the manufacturing center its proponents envisioned, it nurtured the seeds of the aircraft industry in Southern California. The first planes to bear the names of Jack Northrop and Howard Hughes were built at Grand Central Air Terminal. Moseley's technical school located at the airport, Cal-Aero Technical Institute, also played a key role in the training of World War II pilots and mechanics. Due to the fact that the runway was shortened after World War II, the airport was unable to accommodate modern aircraft. Consequently, the Terminal building was closed in 1959. However, it remains standing.

Civic Affairs

As their town's population grew in the early years of the twentieth century, residents of Glendale became frustrated with the inability of the County of Los Angeles to provide the necessary improvements for the continued development of the area. The community's response to the lack of public services and local control was the establishment of a city government. The incorporation effort began in 1904 and was led by the Glendale Improvement Association with Dr. D. W. Hunt as chairman and Edgar D. Goode as secretary. The proposed city boundaries were the same as those of the school district. There was some opposition to incorporation; however, particularly in areas such as Verdugo (East Glendale) and Tropico which had their own identities. As a consequence, the proposed boundaries were reduced to exclude those areas and in 1906 incorporation passed by a 2 to 1 majority. The first city officials included Wilmot Parcher, Mayor, George Moyse, Thomas Watson, Asa Fanset, and James Jennings, Trustees, and J. C. Sherer, Treasurer. The newly formed city government met at various locations before finally settling into a brick building between Isabel and Jackson Streets on the south side of Broadway. They held meetings there regularly until a city hall was erected on the northwest corner of Broadway and Howard Street in 1912. The construction of other municipal buildings soon followed.

The fire and police departments operated as a single entity in the early years of Glendale. The original city jail consisted of an iron cage located at the rear of the

first fire station on Howard Street. Eventually a new station was erected on East Broadway where the post office currently stands. It was not until the annexation of Tropico in 1918 that the police and fire departments were separated.

There are 34 parks in Glendale which encompass more than 1,000 acres. Glendale acquired its first public park in 1922 when it purchased 10 acres of land at Patterson and Kenilworth Avenues. Originally called Patterson Park, the name was later changed to Fremont Park. It was soon joined by Verdugo Park, 40 acres of land which had traditionally served as picnic grounds. One of the largest parks in the system is Brand Park, which was donated to the city in 1945 at the bequest of L. C. Brand. The park contains 660 acres, 30 of which have been developed. Brand's mansion, El Miradero, now serves as Brand Library.

Independent steps had been taken prior to incorporation to establish a public library. The Tuesday Afternoon Club opened a small library in rented space at Third (Wilson) and D (Everett) Streets in 1906. The following year, the city passed an ordinance which provided for the establishment and maintenance of a public library. By that time the Tuesday Afternoon Club had already contacted the Carnegie Corporation regarding a grant to construct a permanent library building. Completed in 1915, the main library was located at Kenwood and Harvard Streets. From this beginning a branch library system developed. Most of the early branch libraries were located in rented space with more permanent facilities constructed after World War II.

The school system in Glendale can be traced back to the Sepulveda School District which was formed in 1879. The district encompassed 75 square miles stretching from the Arroyo Seco to the Los Angeles River and from the mountains north of La Crescenta to Elysian Park. Serving the area was a two room school house on Verdugo Road at the southeast corner of Chevy Chase Drive. The school had an enrollment of 190 children including 9 native American Indians in 1880. By 1883, the area was in need of a second school house. The Riverdale School, later to become the Tropico School, was erected at the intersection of Cerritos and Glendale Avenues to accommodate this need. As communities in the expansive area began to develop, they established their own school districts. La Crescenta created its own school district in 1887, followed by the formation of the West Glendale and Glendale school districts in 1892. As more and more areas broke away from the Sepulveda School District, its name was changed to the Tropico School District. By 1908, each of the four school districts in the area,

Glendale, West Glendale, Crescenta, and Tropico, had one school house. Soon more were constructed and then enlarged to meet the needs of the growing population.

The Union High School District was organized in 1901 and included the Glendale, West Glendale, Tropico, Burbank, Ivanhoe, Eagle Rock, and La Crescenta school districts. Classes met temporarily in the old Glendale Hotel as representatives of the new school district debated the appropriate location of a permanent structure. Glendale boosters responded quickly by purchasing land and securing the necessary funds. With the additional influence of E. D. Goode, a Glendale site was selected. A two-story, seven-room, wood frame school building was completed in 1902 at the southeast corner of Broadway and Brand Boulevard. By 1908 the student population had grown so rapidly that a new brick building on Harvard Street was started and completed in 1909.

Slowly, the Glendale Unified School District formed as various areas were annexed by the City of Glendale. West Glendale was the first in 1911, followed by Tropico in 1918. In 1925, a large area west of Grandview, previously served by the Burbank School District, was annexed to Glendale. In 1931, the Crescenta School District joined the Glendale Unified School District, although, the area itself was not yet part of the City of Glendale.

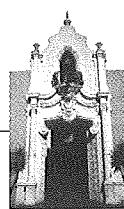
Extant buildings associated with the civic affairs of Glendale during the first half of the twentieth century include: Glendale City Hall, a Moderne building designed by Albert Hansen in 1940 and completed in 1942; the Glendale Post Office, constructed between 1932-34; and Tropico City Hall, which was discussed earlier. Most other existing municipal buildings were built after World War II, while older ones have been demolished. Most of the public schools built prior to 1933 have either been replaced or renovated to meet new building code requirements adopted as a result of the Long Beach earthquake. School buildings from the 1920s which still reflect their original design include the auditorium and stadium at Hoover High School and the Toll Middle School.

Religious, Social, and Cultural Life

Several religious institutions in Glendale can trace their roots back to the 1880s. The Methodists, Presbyterians, and Episcopalians were the first denominations to form congregations. The first religious building erected in what is now Glendale was originally intended to serve all of the various faiths. However, the project was taken over by the Methodist congregation. They dedicated the structure, the Riverdale Methodist Church, in 1884. The name was changed to the Central Methodist Church in 1904 when the church moved to Central and Palmer

Avenues. The Presbyterian Church of Riverdale was also founded in 1884. The name was changed the following year to the Glendale Presbyterian Church to reflect its relocation to a site further north at Glendale Avenue near Chevy Chase Drive. Most local churches organized, however, during the first two decades of the twentieth century to serve the growing population. As most of the settlers during this period were of Northern European ancestry and came from the eastern or midwestern United States, religious institutions were predominantly Protestant. Residences and meeting halls were often the first home to religious institutions. For example, The Christian Church, founded in 1908, first met in the G.A.R. Hall on Glendale Avenue. The First Church of Christ Scientist, held services in the Masonic Temple building from 1912 to 1916. Eventually, small wood frame and brick churches took their place adjacent to residential neighborhoods. As congregations grew in membership and affluence, their original buildings were abandoned for larger, more imposing edifices. As a consequence, the oldest religious buildings in Glendale date from the 1920s. These include: Holy Family Roman Catholic Church, a fine example of Spanish Baroque architecture designed by A. C. Martin in 1922; First Baptist Church of Glendale, dedicated in 1927; First United Methodist Church, designed by Albert Lindley in 1928; and First Church of Christ, Scientist, a Classical Revival style church designed by Meyer and Holler in 1926. Churches built during the 1930s and 1940s include: North Glendale Methodist Church, an interesting combination of Moderne and Gothic styles designed in 1941 by Harry Pierce; Glendale Second Ward, Church of Jesus Christ of Latter Day Saints, designed in the Streamline Moderne style by Georgius Cannon and constructed in 1939; and Saint Mark's Episcopal Church, constructed of poured concrete in 1948 after a design by Carleton Winslow.

Numerous fraternal orders, women's groups, and country clubs were formed during the early part of the century, enriching the social fabric of Glendale. Groups represented in Glendale social life included Masons, Elks, Eastern Star, Odd Fellows, Knights of Phythias, Grand Army of the Republic (G.A.R.), and others. Women's groups were sometimes formed simply for social purposes. However, several organized around civic and cultural issues. The Tuesday Afternoon Club and the Thursday Afternoon Club in Tropico, as previously described, played key roles in the establishment of the public library. The Women's Christian Temperance Union, organized in 1886, was successful in keeping Glendale a "dry" town until 1932. Women were also involved in the development of the Glendale Symphony Orchestra which was formed in 1923. The buildings which housed these groups were quite diverse. Their architectural style, size, and plan were dependent on the economic means,



taste, and function of each group. The most notable of these buildings which still stand is the Masonic Temple Building at 234 South Brand Boulevard designed by Albert Lindley.

The performing arts were also an integral part of Glendale's cultural life. In addition to concerts given by the Glendale Symphony Orchestra, the Glendale Music Club sponsored musical events by famous artists. Another form of popular entertainment was motion pictures. For a brief time, Glendale was positioned to play an important role in the motion picture industry. In 1909, it became the home of one of the earliest motion picture companies on the West Coast, the Kalem Company. Located at the corner of Orange Street and Broadway, the company later moved to Verdugo Road.

The city's first motion picture theater was the Glendale Theater which opened in 1910. The Majestic opened in 1912 in a storeroom of the Central Building at Broadway and Maryland Avenue. Both closed their doors shortly after the Palace Grand opened in 1914. Located at 131-133 North Brand Boulevard, the building was erected by H. C. Jensen at a cost of \$30,000. The theater was replaced a few years later by commercial space and the building was renamed Jensen's Arcade. This complex contained the Egyptian Village Cafe, a popular eating establishment. In 1919 another theater was constructed on South Brand Boulevard, called the Glendale. The Alex Theatre at 216 North Brand Boulevard opened in 1925 as a movie and vaudeville house. These motion picture theaters often doubled for civic events and performing arts venues until the Glendale Civic Auditorium was constructed in 1939 as a Works Progress Administration (WPA) project.

Although Burbank and Hollywood eventually became the headquarters for the motion picture industry, many actors, writers, and directors of stage and screen lived in Glendale. The "Glendale Theatrical Colony," as it was known, included Harry Duffield, a theater actor; Harry Mestayer, Charles Giblyn, Henry Stockbridge, and Harry Glazier, members of the Burbank stock company; Harry Girard and Agnes Cain Brown, opera singers; George Melford, motion picture director; Roland Bradbury, motion picture director; Bette Davis, actress, and many others. The homes of these individuals may still exist and would be considered as a significant property type associated with the social and cultural life of Glendale, especially as so many of Glendale's motion picture and performing arts venues have been demolished.

One of Glendale's leading architects during the period was Alfred F. Priest. Born in Pierce, Nebraska on No-

vember 1, 1888, Priest moved to San Francisco with his mother and two sisters following the death of his father around 1906. He gained his architectural education through night school and the apprenticeship system. His first major commission was for the Glendale Elk's Club in 1918 (demolished). He went on to design almost fifty residential, commercial, institutional, and governmental buildings in Glendale. These include: Glendale Theater (1920), Harrower Laboratories (1920), the Penderoy Building (1921), the Tuesday Afternoon Club (1922-23, demolished), Security Trust and Savings Bank (1923, now Community Bank), the Pacific Electric Railway Depot (1923, demolished), the Glendale Music Shop (1924), the Russell-Pierce Furniture Store (1925, now George Seeley Furniture Co.), and the Glendale Public Service Building (1929, demolished). The list of Priest buildings is even more impressive considering the fact that he died at the age of forty-two.

Another architect who made his mark on Glendale was Albert G. Lindley. Responsible for the designs of the United Methodist Church (1928-29), the Hotel Glendale (1924-25, with Charles R. Selkirk), the Masonic Temple (1927-28), and the Alex Theatre (1923-24). Lindley began his practice in California in 1912 after a successful architectural career in New York State. An active member of the Methodist Church, Lindley designed over thirty churches for that faith and numerous sanctuaries for congregations of other denominations. He was a resident of Glendale, although he maintained his offices in Los Angeles, and died in 1929.

Roy L. Kent was also an influential member of Glendale's building industry. A contractor who originally was in business with his father, Charles, Kent's firm was responsible for the construction and in many cases the design of numerous commercial buildings in Glendale. In later years, the architectural department of Roy L. Kent Company was under the direction of Charles Cressey, the designer of the First Baptist Church (1927).

The development of the interurban rail line sparked the rapid suburbanization of Glendale; indeed, Glendale was dubbed the "Fastest Growing City in America." By the 1920s, the business center of Glendale shifted to Brand Boulevard and most of the one-story wood frame stores were replaced by multi-storied brick commercial structures. The side streets quickly filled with Craftsman style bungalows and later with a variety Period Revival style residences. Although the single-family home remained the preferred form of housing in Glendale, multi-family residences were also constructed and included duplexes, fourplexes, and apartment buildings and courts. The 1920s also marked the emergence of the automobile as

an alternative mode of transportation to the "Red Car." In response to the demand created by residents commuting to Los Angeles, automobile dealerships began to open showrooms on Glendale's main thoroughfare, Brand Boulevard.

Description of Prevalent Property Types

Single-Family Residences - Single-family residences date from the turn of the century to the post-war era and consequently display a variety of architectural styles. There may be a few pre-1900 residences; but, most of the oldest surviving houses appear to be Craftsman style bungalows built from the turn of the century to the First World War. The source of inspiration for the Craftsman style came from the ideas of the Arts and Crafts Movement, which stressed the integration of art and nature. The typical Craftsman style residence was characterized by a low-pitched, multi-gabled roof with wide overhanging eaves and exposed rafters. Large porches were often covered by projecting gables supported by artstone, cobblestone, or clinker brick piers. The exterior finish of wood shingles or siding was protected by earth-toned stains. A sense of oneness with the outdoors was further enhanced by wide window openings.

The Craftsman style was eclipsed after the First World War by a variety of Period Revival styles, particularly those of Spanish and Mediterranean origin. The Spanish Colonial Revival style became the dominant architectural mode in Southern California during the 1920s. Consequently, there are some examples of Spanish Colonial Revival bungalows. There are several variations on the style depending on which prototype was used. As such, late Mission Revival, Andalusian, Churrigeresque, and Adobe Revival styles can all be seen as part of the same movement. Residences in Spanish Colonial Revival style were often composed of intersecting masses covered by gabled or flat roofs. Smooth stucco sheathing and red tile roofs were the mainstays of the style. Window and door openings were often recessed to mimic the appearance of adobe construction and were either arched or flat. Other design elements included arcades, patios, decorative tile, and wrought iron.

Another Period Revival style used for residential architecture was the Colonial Revival. The style, popularized during the 1920s and 1930s, was created from a combination of early styles used by seventeenth and eighteenth century colonists on the East Coast. Residences in the Colonial Revival style were typically symmetrical in plan and fenestration pattern and sheathed in narrow clapboard. Eaves were usually extended and boxed. Classically detailed entrances were usually centered on

the primary facade. In some cases, entrances were capped by hoods or small pediments. Other versions extended the porch across the primary facade with triangular or curvilinear pediments supported by Ionic or Doric columns. Craftsman features such as pergolas which extended over the porch and exposed rafters were often used on Colonial Revival bungalows.

Multi-Family Residences - Beginning in the late 1920s, a variety of multi family residential structures were built including duplexes, fourplexes, and apartment buildings and courts. Many were constructed in some version of the Spanish Colonial Revival style described above, particularly courtyard apartment buildings. Courtyard apartment buildings combined features of the single-family residences and high-rise apartment buildings. The earliest form of courtyard housing was the bungalow court, a group of detached units placed around a shared central garden. The bungalow court gave rise to a variety of courtyard housing schemes which became very popular during the 1920s and 1930s because they provided a "community within a community."

Large two - and three-story apartment buildings were also executed in the Spanish Colonial Revival style or some other Period Revival style such as Italian Renaissance Revival or Classical Revival. Italian Renaissance Revival style apartment buildings are typically two- or three-story square-shaped structures sheathed with smooth stucco. Topping the structure are flat or low-pitched, hipped roofs with wide eaves, usually supported by decorative brackets. The formal balance is often punctuated by a central entrance. Classical Revival style apartment buildings are similarly rectangular-shaped structures, symmetrical in plan and fenestration pattern, and sheathed in brick. Classical details, often executed in cast concrete, are mainstays of the style. Vernacular combinations of these various genres resulted when isolated details were employed on the same building.

Commercial Buildings - There are a variety of commercial buildings associated with the economic development of Glendale. Most of these are one and two-story structures with office space above ground floor retail and date from the 1920s or later. The earliest existing structures tend to be simply designed brick vernacular buildings. Some reveal Classical influences in their detailing. Design features such as terra cotta or cast concrete ornamentation and symmetrical organization gave a sense of order to these early commercial buildings. During the same period, many commercial buildings were designed in some version of the Spanish Colonial Revival style. Sheathed in stucco and partially topped by red tiled roofs, these structures were often ornamented with decorative tile and wrought iron.



In the 1930s automobile showrooms began to line Brand Boulevard. Typically designed in the Art Deco and Streamline Moderne styles with bands of zig-zag ornamentation or curvilinear surfaces, a few are fully executed versions of the styles.

Religious Buildings - There are many churches associated with the development of religious institutions in Glendale. Churches include: The Holy Family Roman Catholic Church, a fine example of Spanish Baroque architecture designed by A.C. Martin in 1922; the First Baptist Church of Glendale, designed by Charles Cressey in 1927, a Gothic and Spanish Colonial Revival style building; and the Glendale Filipino Seventh Day Adventist Church, a Mediterranean Revival style church at 606 South Louise.



GOALS AND POLICY OBJECTIVES

2.1 PRESERVATION ACTIONS

The effectiveness of the protection of historic resources in Glendale is dependent on the establishment of reasonably attainable goals and policy objectives. Goals are direction setting statements. Policy objectives reflect the attainment of specific ends, conditions or states which are steps in achieving goals. They are specific statements which guide decision making.

2.2 HISTORIC PRESERVATION ELEMENT GOALS AND POLICY OBJECTIVES

GOAL 1: Preserve historic resources in Glendale which define community character.

POLICY OBJECTIVES:

- 1-1 Encourage support for the importance of history and historic preservation.
- 1-2 Recognize archaeological and historic resources as links to community identity.
- 1-3 Encourage the protection and preservation of archaeological sites and cooperate with institutions of higher learning and interested organizations to record, preserve, or excavate sites.
- 1-4 Require that archaeological surveys and/or monitoring be conducted prior to the issuance of construction permits in archaeologically sensitive areas of the city.
- 1-5 Temporarily suspend construction work when archaeological sites are discovered; establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.
- 1-6 Discourage demolition of historic resources.
- 1-7 Encourage the preservation and maintenance of historic landscaped areas.
- 1-8 Encourage the preservation of individual historic resources and historic thematic and historic geographic districts.

- 1-9 Support the creation of historic districts of representative land use types such as residential, commercial, and industrial.
- 1-10 Support the preservation and maintenance of historic street furniture including street lights.
- 1-11 Ensure protection of historic resources through enforcement of existing codes.
- 1-12 Support comprehensive studies to discover unrecorded historic resources.

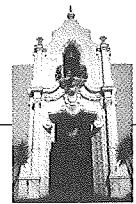
GOAL 2: Create and continue programs and practices which enable an appreciation of history and historic preservation in Glendale.

POLICY OBJECTIVES:

- 2-1 Identify representative architectural types and styles from various periods in history.
- 2-2 Survey all potential historic resources in Glendale.
- 2-3 Whenever indicated by research and authorized by the property owner, list significant historic resources in the Glendale Register of Historic Resources.
- 2-4 Develop a program to list all significant historic resources in the Glendale Register of Historic Resources.
- 2-5 Promote the use of the State Historical Building Code.
- 2-6 Provide historic preservation incentives for resource protection and continue to add more incentives as opportunities arise.
- 2-7 Establish and maintain a comprehensive inventory of Glendale's historic resource surveys.
- 2-8 Establish a program jointly with the Glendale Unified School District which will provide a curriculum which recognizes the importance of historic preservation.
- 2-9 Seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources.
- 2-10 Encourage the establishment of a city history museum.
- 2-11 Memorialize historic people, places, and events through a historic plaque program.
- 2-12 Complete historic resource surveys for the entire city targeting the most critical areas first.
- 2-13 Expand the base of historic information through the continued collection of anecdotal information in oral history interviews.
- 2-14 Conduct public information sessions to inform the public about the availability of incentives for designated historic resources in Glendale.
- 2-15 Develop a public outreach program (including, but not limited to the production of a professional quality videotape, signage, plaques, walking tours, brochures) which will demonstrate the benefits of historic preservation.
- 2-16 Establish a program which will preserve portions of historic resources, including facade features at their original sites.
- 2-17 Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible.
- 2-18 Support the preservation of street furniture in its original location.
- 2-19 Support the reuse of historic street furniture in historically appropriate settings when its original location is not feasible.
- 2-20 Develop an archive for historically important documents and artifacts.
- 2-21 Establish a program to recognize private efforts to preserve Glendale's history by proclamation.
- 2-22 Continue to consult with the State's Historical Resources Information Center by periodically updating the archaeological records search prepared for the city in 1997.
- 2-23 Encourage funding of historic preservation projects (including, but not limited to Community Development Block Grants).



- 2-24 Establish a program for disseminating information on the provisions of the Historic Preservation Ordinance.
- 2-25 Establish a program for disseminating information on the restoration, rehabilitation, and renovation of historic resources.
- 2-26 Revise and update the Historic Preservation Element and the Glendale Register of Historic Resources at least every five years and review the implementation of policy objectives every two years.
- 2-27 Discourage relocation of historic resources.
- 2-28 Establish a program which will allow the relocation of historic resources within the city when onsite retention is not feasible.
- 2-29 Recognize achievements in historic preservation by individuals and groups through appropriate award programs.
- 2-30 Establish a program which requires mitigation monitoring to include payment of fees to subsidize preservation of historic resources and storage space for artifacts.
- 2-31 Participate in the statewide mitigation monitoring fund which would be used for the preservation of local resources.
- 2-32 Encourage the creation of a community based endowment fund which would benefit historic preservation.
- 2-33 Encourage sensitivity to Native American concerns and values involving aboriginal archaeological sites; consult with representative Native American groups when prehistoric archaeological sites are discovered.



IMPLEMENTATION

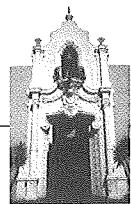
3.1 IMPLEMENTATION

Implementation is generally defined as action, procedure or technique for carrying out policy objectives. Implementation of historic preservation policy objectives in Glendale is viewed as a community effort. Since archaeological and historic resources aid in defining community character, various members of the community should be directly involved in their preservation. The City, other public entities, community groups, and individuals should all be involved.

The following chart (Chart 3-1), shows in a simplified format the parties, who are responsible for implementing each of the identified historic preservation policy objectives. In many cases implementation is a joint effort, shared by the City and other groups and individuals. In a few instances the City retains the sole responsibility of establishing or creating programs which will assist others in their preservation efforts.

CHART 3-1**IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES**

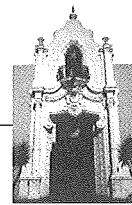
| Goals and Policy Objectives | City | Other Public Entity | Community Groups | Private Individual |
|--|-------------|----------------------------|-------------------------|---------------------------|
| <p>Goal 1: Preserve historic resources in Glendale which define community character.</p> <p>Policy Objectives:</p> <ul style="list-style-type: none"> 1-1 Encourage support for the importance of history and historic preservation. 1-2 Recognize archaeological and historic resources as links to community identity. 1-3 Encourage the protection and preservation of archaeological sites and cooperate with institutions of higher learning and interested organizations to record, preserve, or excavate sites. 1-4 Require archaeological surveys and/or monitoring be conducted prior to the issuance of construction permits in archaeological sensitive areas of the city. 1-5 Temporarily suspend construction work when archaeological sites are discovered; establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate. 1-6 Discourage demolition of historic resources. 1-7 Encourage the preservation and maintenance of historic landscaped areas. 1-8 Encourage the preservation of individual historic resources and historic thematic and historic geographic districts. 1-9 Support the creation of historic districts of representative land use types such as residential, commercial, and industrial. 1-10 Support the preservation and maintenance of historic street furniture including street lights. 1-11 Insure protection of historic resources through enforcement of existing codes. 1-12 Support comprehensive studies to discover unrecorded historic resources. | ● | ● | ● | ● |

**CHART 3-1 CONTINUED****IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES**

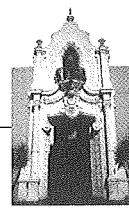
| Goals and Policy Objectives | City | Other Public Entity | Community Groups | Private Individual |
|---|-------------|----------------------------|-------------------------|---------------------------|
| <p>Goal 2: Create and continue programs and practices which enable an appreciation of history and historic preservation in Glendale.</p> <p>Policy Objectives:</p> <ul style="list-style-type: none"> 2-1 Identify representative architectural types and styles from various periods in history. 2-2 Survey all potential historic resources in Glendale. 2-3 Whenever indicated by research and authorized by the property owner, list significant historic resources in the Glendale Register of Historic Resources. 2-4 Develop a program to list all significant historic resources in the Glendale Register of Historic Resources. 2-5 Promote the use of the State Historical Building Code. 2-6 Provide historic preservation incentives for resource protection and continue to add more incentives as opportunities arise. 2-7 Establish and maintain a comprehensive inventory of Glendale's historic resource surveys. 2-8 Establish a program jointly with the Glendale Unified School District which will provide a curriculum which recognizes the importance of historic preservation. 2-9 Seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources. 2-10 Encourage the establishment of a city history museum. 2-11 Memorialize historic people, places, and events through a historic plaque program. | | | | |

CHART 3-1 CONTINUED**IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES**

| Goals and Policy Objectives | City | Other Public Entity | Community Groups | Private Individual |
|---|-------------|----------------------------|-------------------------|---------------------------|
| 2-12 Complete historic resource surveys for the entire city targeting the most critical areas first. | ● | | | |
| 2-13 Expand the base of historic information through the continued collection of anecdotal information in oral history interviews. | ● | ● | ● | ● |
| 2-14 Conduct public information sessions to inform the public about the availability of incentives for designated historic resources in Glendale. | ● | | ● | |
| 2-15 Develop a public outreach program (including, but not limited to the production of a professional quality videotape, signage, plaques, walking tours, brochures) which will demonstrate the benefits of historic preservation. | ● | ● | ● | ● |
| 2-16 Establish a program which will preserve portions of historic resources, including facade features at their original sites. | ● | | | |
| 2-17 Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible. | ● | ● | ● | |
| 2-18 Support the preservation of street furniture in its original location. | ● | | ● | ● |
| 2-19 Support the reuse of historic street furniture in historically appropriate settings when its original location is not feasible. | ● | | | |
| 2-20 Develop an archive for historically important documents and artifacts. | ● | | | |
| 2-21 Establish a program to recognize private efforts to preserve Glendale's history by proclamation. | ● | | | |
| 2-22 Continue to consult with the State's Historical Resources Information Center by periodically updating the archaeological records search prepared for the city in 1997. | ● | | | |
| 2-23 Encourage funding of historic preservation projects (including, but not limited to Community Development Block Grants). | ● | | | |

**CHART 3-1 CONTINUED****IMPLEMENTATION OF GOALS AND POLICY OBJECTIVES**

| Goals and Policy Objectives | City | Other Public Entity | Community Groups | Private Individual |
|---|-------------|----------------------------|-------------------------|---------------------------|
| 2-24 Establish a program for disseminating information on the provisions of the Historic Preservation Ordinance. | ● | ● | ● | ● |
| 2-25 Establish a program for disseminating information on the restoration, rehabilitation, and renovation of historic resources. | ● | | | |
| 2-26 Revise and update the Historic Preservation Element and the Glendale Register of Historic Resources at least every five years and review the implementation of policy objectives every two years. | ● | | | |
| 2-27 Discourage relocation of historic resources. | ● | | | |
| 2-28 Establish a program which will allow the relocation of historic resources within the city when onsite retention is not feasible. | ● | | | |
| 2-29 Recognize achievements in historic preservation by individuals and groups through appropriate award programs. | ● | ● | | |
| 2-30 Establish a program which requires mitigation monitoring to include payment of fees to subsidize preservation of historic resources and storage space for artifacts. | ● | ● | | |
| 2-31 Participate in the statewide mitigation monitoring fund which would be used for the preservation of local resources. | ● | ● | | |
| 2-32 Encourage the creation of a community based endowment fund which would benefit historic preservation. | ● | | ● | |
| 2-33 Encourage sensitivity to Native American concerns and values involving aboriginal archaeological sites; consult with representative Native American groups when prehistoric archaeological sites are discovered. | ● | ● | ● | ● |



GLOSSARY

"Historic archaeological site," means the place or places where physical evidence of cultures post-date the arrival of Europeans in the New World.

"Historic district" means a geographic area including thematic area encompassing designated historic resources with specific boundaries as adopted by City Council.

"Historic resource" means any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, educational, social, political, or military heritage of the city.

"Geographic historic district" means a specified contiguous area encompassing at least one contributing historic resource.

"Inventory" is a product of a survey. It is an organized compilation of information on properties which have been professionally surveyed and found to be potentially significant or significant.

"Mitigation monitoring" means a program which ensures compliance with environmental mitigation measures during project implementation.

"Prehistoric archaeological site" means the place or places

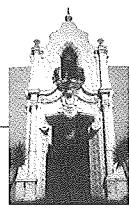
where the remnants of a past culture survive in a physical context that allows for the interpretation of those remains.

"Potential designated historic resource or district" shall mean a resource or district which is officially proposed for listing in the Glendale Register of Historic Resources for which a final action has not occurred.

"Reconnaissance survey" means an inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts.

"Survey" means a process of identifying and gathering data on historic resources. It includes field survey, the physical search for and recording historic resources on the ground, and planning and background research before field survey begins, organization and presentation of survey data as the survey proceeds, and the development of inventories.

"Thematic historic district" means a specified area in which a particular resource type is encompassed. The district need not be contiguous in geography, but must include at least one contributing historic resource. Examples of the themes exhibited are: medical facilities, theaters and, multi-story art deco office buildings.



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CITY OF GLENDALE



2021-2029 HOUSING ELEMENT

Certified February 2023



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CITY OF GLENDALE 2021-2029 HOUSING ELEMENT

Certified February 2023

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2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Glendale. The Housing Plan was updated in December 2021 in response to public comments received on the Public Draft 2021-2029 Housing Element circulated for public review.

Part 2: Background Report

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

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. Appendix A was updated in December 2021 in response to public comments received on the Public Draft 2021-2029 Housing Element circulated for public review.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous multilingual opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B, which was updated in December 2021 to include public comments on the Public Draft 2021-2029 Housing Element circulated for public review.

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PART 1: HOUSING PLAN

Certified February 2023

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CONTENTS

| | | |
|----------|--|-----------|
| 1 | 2021-2029 HOUSING PLAN INTRODUCTION..... | 3 |
| 2 | GOALS AND POLICIES | 4 |
| 3 | CYCLE 6 HOUSING ELEMENT PROGRAMS..... | 10 |
| | Strategy 1: Adequate Sites | 11 |
| | Strategy 2: Preservation and Enhancement of Existing Housing Stock | 22 |
| | Strategy 3: Production of Affordable and Special Needs Housing | 32 |
| | Strategy 4: Rental Assistance | 41 |
| | Strategy 5: Increased Ownership Opportunities | 43 |
| | Strategy 6: Housing Services..... | 47 |
| | Strategy 7: Fair Housing | 52 |
| | Strategy 8: Sustainability..... | 67 |
| | Strategy 9: Remove Constraints | 73 |
| 4 | QUANTIFIED OBJECTIVES..... | 78 |

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1 2021-2029 Housing Plan Introduction

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

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

2 Goals and Policies

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

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

- Policy 1.1: Provide a variety of residential development opportunities in the City through the zoning of sufficient land with a range of densities.
- Policy 1.2: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period
- Policy 1.3: Promote the dispersion of affordable housing throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.
- Policy 1.4: Encourage higher-density residential development in proximity to public transportation, jobs, services, and activity centers.
- Policy 1.5: Recognize existing underdeveloped residential areas that can accommodate additional development within existing zoning standards.
- Policy 1.6: Promote the development of accessory dwelling units and junior accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community, with an emphasis on promoting their development in high opportunity areas.
- Policy 1.7: Continue to explore the feasibility of establishing additional housing trust funds as a means of developing additional affordable housing.
- Policy 1.8: Continue to promote the consolidation of smaller lots for residential development.
- Policy 1.9: Encourage flexibility in the Zoning Ordinance to promote a wide range of housing types.
- Policy 1.10: Consider innovative ways to accommodate new residential development at infill locations.

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

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

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

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

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

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

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

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

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

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

3 Cycle 6 Housing Element Programs

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

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

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

STRATEGY 1: ADEQUATE SITES

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

Program 1A: Land Use Policy and Development Capacity

Program Description The City of Glendale received a RHNA of 13,425 units for the 2021-2029 RHNA period. After credits for constructed units (252) and approved/entitled units (1,120) are taken into consideration, the City of Glendale has a remaining 2021-2029 RHNA of 12,053 units (3,244 extremely low/very low-income units, 1,834 low-income units, 2,249 moderate-income units, and 4,726 above moderate-income units).

The residential sites inventory consists of approximately 32 acres of land designated for mixed-use development which is expected to yield at least 1,659 new units, 17 acres of land designated for commercial development which is expected to yield at least 586 units, 43 acres of land in the Downtown Specific Plan which is expected to yield at least 6,052 units, 159 acres of underdeveloped residential land which is expected to yield at least 2,562 units, 1 acre of vacant residential land which is expected to yield 21 units, and the potential to develop 1,272 accessory or junior accessory dwelling units. In addition to the resources described above, the City also has a number of proposed projects under consideration which are expected to yield at least 1,141 new units. Together, these resources have the capacity to accommodate the remaining RHNA for all income levels through year 2029.

The City will maintain an inventory of available sites for residential development highlighting sites in areas of high and highest opportunity and provide it to prospective residential developers upon request.

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

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request. Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed. Encourage the development of 5,510 new housing units consistent with the City's quantified objectives, with 20% affordable to lower-income households, and where 15%

Glendale Housing Element Housing Plan | 2021-2029

of all new units (and 30% of all new lower-income units) are located in California Tax Credit Allocation Committee (TCAC) opportunity areas of high or highest resource.

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| Timeframe | Development of at least 5,510 new units by July 1, 2029. Ongoing implementation and annual reporting throughout the planning period. |
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Program 1B: Maintain Adequate Sites Throughout the Planning Period

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| Program Description | The City will monitor the consumption of residential acreage, including review of proposed General Plan amendments, Zoning map amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a monitoring procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA, consistent with State law. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing. |
| Program Goals | Ensure that the City of Glendale has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | <p>Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element. If insufficient suitable sites remain at each income level, identify and, if necessary, rezone sufficient sites within 180 days.</p> <p>Identify additional sites that may be required to be upzoned to meet "no net loss" requirements for Housing Element adoption in 2025. Any site identified to be upzoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.</p> <p>Report as required through the HCD annual report process.</p> |
| Timeframe | Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period |

Program 1C: Public Property Conversion to Housing Program

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| Program Description | <p>One of the challenges in building new affordable homes is acquiring land suitable for housing. In 2019, Governor Newsom signed AB 1486 (Ting, 2019) into law, which aimed to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development. This law made several changes to the requirements in the Surplus Land Act that local agencies must adhere to when disposing of surplus public land. The Surplus Land Act (Government Code sections 54220-54234) applies to “local agencies” which includes cities and school districts. California Government Code § 54221(a), defines a “local agency” as follows:</p> <p>“As used in this article, the term “local agency” means every city, whether organized under general law or by charter, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property.”</p> <p>Beginning January 1, 2021, local agencies are required to send, and HCD is required to review, negotiation summaries for each surplus land transaction in the state. HCD is also required to notify local agencies of violations and may notify the Attorney General and assess fines, as necessary.</p> |
| Program Goals | <p>The City will prepare a list of surplus City-owned lands by June 2023, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status of land (surplus land or exempt surplus land). The list will be updated semiannually. The City will also outreach to developers to advertise available sites, as they are identified, with an emphasis on educating developers on sites located in TCAC opportunity areas of high or highest resource or in areas where higher proportions of residents with special needs are located. The City will work with non-profits and other public agencies to evaluate the feasibility of transferring surplus City-owned lands identified to be feasible for conversion to affordable housing and not committed to other City purposes for use in the development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the APR (Program 1A). Any disposition of surplus lands shall be conducted consistently with the requirements of Government Code Section 54220 et. seq. Sites owned by the City and by the School District are currently zoned for residential development and no rezoning is required for residential development to occur.</p> |
| Responsible Agencies | Community Development Department |

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| Funding Sources | General Fund |
| 2021-2029 Objectives | <p>Maintain an adequate inventory of surplus lands.</p> <p>By October 2024, the City will solicit a Request for Proposals (RFP) for the development of affordable housing project(s) on at least two City-owned site(s) and by the end of the planning period (October 2029), will evaluate the feasibility of issuing a second RFP for the development of affordable project(s) on at least two additional City-owned site(s). Prior to disposing of any of the City-owned sites, the City shall comply with the Surplus Land Act and Surplus Land Act Guidelines issued by HCD, and consult with HCD regarding any questions. The City will evaluate whether to sell the site(s) or ground lease them to one or more affordable housing developers.</p> <p>Development of 50 deed-restricted affordable units at City-owned sites by the end of the planning period.</p> <p>At least annually, the City will communicate with the Glendale Unified School District regarding the District's identification of surplus land and share information and resources regarding opportunities for redevelopment of sites identified as surplus, including contact information for developers of affordable and special needs housing. If the Glendale Unified School District Site identified in Appendix A is not available for disposition by January 2027, then the city will identify an alternative site (or sites), as necessary, to maintain adequate sites to accommodate the RHNA by income group by June 2027.</p> <p>Report as required through the HCD annual report process.</p> |
| Timeframe | Preparation and distribution of a list of surplus City-owned lands by June 2023; issuance of first RFP by October 2024 and determination on second RFP by October 2029; semiannual updates; ongoing implementation. |

Program 1D: Replacement Housing

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| Program Description | Existing housing options exist in the City that are affordable to lower income households, either through deed restrictions or affordable market rents (especially for smaller units). On October 9, 2019, Gov. Gavin Newsom signed the Housing Crisis Act of 2019 into law, commonly known as Senate Bill 330 (Chapter 654, Statutes of 2019) to respond to the California housing crisis. Effective January 1, 2020, SB330 aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. This new law makes a number of modifications to existing legislation, such as the Permit Streamlining Act and the Housing Accountability Act, and institutes the Housing Crisis Act of 2019. Many of the changes proposed last for a 5-year period and sunset on January 1, 2025. |
| Program Goals | Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3). |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Maintain an adequate inventory of surplus lands. Report as required through the HCD annual report process. |
| Timeframe | Continued implementation (City initiated implementation in 2021) |

Program 1E: Adaptive Reuse

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| Program Description | Adaptive reuse is the process of taking an old building or site, and reusing it for a purpose other than it was designed. The City of Glendale is largely built-out, and there are limited opportunities for development at vacant sites. The majority of new development in Glendale will occur at infill locations where existing uses currently exist. It is possible that some of the City's existing buildings may be suitable for adaptive reuse as residential projects. The viability of a building for adaptive reuse depends on a number of factors, including age, infrastructure, and environmental concerns. |
| Program Goals | Evaluate, by April 2023, opportunities for adaptive reuse of commercial and office buildings for housing, including incentives to facilitate affordable unit and supportive housing production and additional adaptive reuse projects through the expansion of by-right processes, reduced minimum unit sizes, reduced parking standards and increased flexibility on the types of uses (e.g. hotels/motels, office and commercial) and locations that can be converted to support proposed developments. Prepare an Adaptive Reuse Ordinance and present the draft Ordinance to the City Council for review by December 2023. As part of this presentation, Staff will include a focused discussion on how the implementation of an Adaptive Reuse Ordinance could help facilitate new development opportunities in TCAC opportunity areas of high or highest resource (these areas are largely consistent with the areas of the City with higher median household incomes) where no vacant residentially-designated land use available. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Prepare an Adaptive Reuse Ordinance and present findings and recommendations to the City Council highlighting how the Ordinance could increase development opportunities throughout the City, including in TCAC opportunity areas of high or highest resource, which is largely consistent with the areas of the City with higher median household incomes. Target 30% of units from adaptive reuse projects in high or higher opportunity/income areas. |
| Timeframe | Present a draft Adaptive Reuse Ordinance to the City Council by December 2023. |

Program 1F: Accessory Dwelling Units

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| Program Description | Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors, students, and low and moderate income households throughout the entire Glendale community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of Glendale will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State Law. Every two years, the City will monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met. |
| Program Goals | While the City will continue to promote the opportunity for residents to develop ADUs throughout Glendale, the City is especially focused on promoting the development of ADUs that are affordable to lower income and moderate income households and the development of ADUs in areas of opportunity and highest median household income. By January 2023, the City will conduct a survey of existing ADUs to determine if they are affordable to lower or moderate income households; moving forward the City will ask ADU applicants to voluntarily share the unit's proposed rental rate to better track supply of affordable ADUs in the City. Additionally, by the end of 2023, the City will evaluate potential incentives available to encourage production of affordable ADUs as well as the production of ADUs in high resource areas and present the Planning Commission with potential strategies to implement those incentives during the planning period. To further strengthen the potential for ADU development in high opportunity and high income areas, the City will conduct targeted annual outreach in these areas such as meeting with HOAs in high opportunity or high income areas and posting educational social media advertisements. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Survey and evaluate a variety of potential methods and strategies to encourage ADU development affordable to lower and moderate income households and ADU development throughout the community including in high resource areas, and adopt appropriate procedures, policies, and regulatory provisions; beginning in 2023 and continuing for the duration of the planning period, provide hard copies of ADU Fact Sheet (English, Armenian). |

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

Encourage the production of 159 ADUs annually, with a goal of 65% being affordable to lower income households.

Proactively coordinate with HCD's Annual Progress Report team to resolve the reporting errors on HCD's APR Dashboard so that the summary reports on HCD's website accurately match the City's official and correct annual progress reports, including the correct number of ADUs permitted annually for 2019, 2020, and 2021 and ensure that the City's 2022 APR is correctly summarized upon its submittal to HCD.

Timeframe

Survey existing ADUs to determine affordability and update ADU application to inquire about affordability level (first in 2023 and then again every two years); evaluate potential incentives available to encourage production of affordable ADUs (2022-2023), especially in TCAC opportunity areas of high or highest resource, areas of high income, or areas that experience higher rates of overcrowding, and present findings to the City's Planning Commission (2023); ongoing implementation and annual reporting throughout the RHNA period. If ADU projections are not meeting the assumptions identified in the Housing Element, identify replacement sites to accommodate the City's RHNA at the appropriate income levels within 4 months of each biennial review. The City will amend the Town Center Specific Plan to allow ADUs consistent with State law by June 2025; in the interim timeframe, the City will allow ADUs in the Town Center Specific Plan area as required by State law and will follow the City's ADU Ordinance. The City continue to implement its ADU Ordinance (amended consistent with State law in December 2022) and will review its Ordinance annually for consistency and will make timely amendments if needed to comply with State law.

Resolve HCD reporting error by June 2023.

Program 1G: Previously Identified Nonvacant and Vacant Sites

Program Description The City of Glendale will allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Appendix A to accommodate the lower income RHNA that were previously identified in past housing elements (vacant sites identified in two prior cycles and nonvacant sites identified in one prior cycle).

The City has identified 73 sites, all of which are nonvacant, to accommodate a portion of the City's lower-income RHNA. **None of these sites were identified in a prior cycle therefore the provisions of Government Code section 65583.2(i) do not apply. However**, if, during the course of the planning period, the City *should* identify additional sites/replacement sites to accommodate a portion of the City's lower-income RHNA, and *if* the site is vacant and has been included in two prior cycles or is occupied and been included in one prior cycle, this program requires that the site be rezoned to provide for by-right development when 20 percent or more of the units are affordable to lower income households consistent with Government Code section 65583.2(i).

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| Program Goals | Allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites that may be identified in the future to accommodate a portion of the City's lower income RHNA that were previously identified for both the 5th and 4th cycle housing elements through a rezoning program. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Implement Government Code section 65583.2(i). |
| Timeframe | Ongoing throughout the planning period. |

Program 1H: Adequate Alternative Sites

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| Program Description | In February 2020 and January 2021, Glendale became additional members of CalCHA and CSCDA Community Improvement Authority (CIA), respectively. Glendale joined these Joint Powers Authorities (JPAs) in order to participate in their Workforce Housing Program. Each of these JPAs has a similar program where they identify Class "A" market-rate, multifamily residential projects for acquisition and conversion to Workforce housing. Once acquired by the JPA and as units become vacated, the units are leased up to households earning between 80% and 120% AMI, and rents are restricted to no more than 35% of the targeted household's gross income. These JPA's can make competitive offers on these market rate projects due to their ability to issue tax-exempt bonds and can operate the building once units are restricted, in part due to lower operating costs as the projects are exempt from property tax. |
| Program Goals | Expand the availability of workforce housing by converting market-rate units to deed-restricted affordable units. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Convert 125 market-rate units to Workforce Housing |
| Timeframe | Record deed restriction for conversion of 125 market-rate units to Workforce Housing/deed-restricted moderate-income housing by June 2022; evaluate at least one additional conversion opportunity annually with an emphasis on evaluating opportunities in areas at highest risk of displacement. |

STRATEGY 2: PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK

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

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

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

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

There are new ways to preserve affordable housing that the City will explore during the planning period. This includes removing affordable housing from the private market and placing it into public ownership, relying on other partners to invest and leverage resources, and new SB 1079 (2020) requirements around foreclosed small multifamily properties. The City will conduct proactive outreach, on an annual basis, to the development community to present and encourage both existing and future options for multi-family acquisition and rehabilitation.

Program Goals

Beginning in March 2022, provide multifamily rental acquisition rehabilitation loans or work collaboratively with project sponsors to secure funding to improve approximately 100 rental housing units, with a commitment of 11.5% of projected affordable housing funds directly available to the City, over the 2021-2029 period (a goal of approximately 12-13 housing units assisted annually). Those projects funded with certain Low Income Housing Tax Credit and Low and Moderate Income Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target

a minimum of 20 - 30% of this funding for Extremely Low Income households as required by these funding sources and as financially feasible.

This program will be implemented citywide with focus on census tracts with higher proportions of special needs populations, including seniors, persons with disabilities, lower income households, and female-headed households.

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| Responsible Agencies | Community Development Department |
| Funding Sources | Low Income Housing Tax Credit and Low and Moderate Income Housing Asset Funds |
| 2021-2029 Objectives | Maintain quality of housing, particularly for extremely low, very low and low income households. 100 rehabilitated multi-family units with 80% in areas with higher proportions of special needs populations, including seniors, persons with disabilities, lower income households, or female-headed households. |
| Timeframe | Implementation of the program by March 2022; annual proactive outreach to the development community' ongoing implementation and annual reporting throughout the planning period. |

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

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

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

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

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

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

Program 2C: Code Enforcement

Program Description

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

The letter notification process is the primary tool used to compel property owners to make the necessary corrections. During this notification process, the property owner is informed of potential outside assistance in the form of rehabilitation loans or grants that may be available to use toward making the necessary corrections if they cannot afford repairs. In most cases, property owners are given thirty (30) days to make the corrections, at which time a follow-up inspection is conducted.

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

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

Program Goals

The program's goals are to:

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

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| Responsible Agencies | Community Development Department |
| Funding Sources | HUD-CDBG; City General Fund |
| 2021-2029 Objectives | <p>Improve the quality of existing housing and correct City code violations.</p> <p>Perform 1,400 inspections annually.</p> <p>Achieve 100% residential compliance.</p> <p>Target education regarding the City's housing rehabilitation programs to areas of the community with higher proportions of low- and moderate-income households cited for code violations.</p> <p>Review code enforcement trends on a quarterly basis to identify any areas of the community that warrant special support and will focus future code compliance education in those areas as needed</p> |
| Timeframe | Ongoing implementation and annual reporting throughout the planning period. |

Program 2D: Neighborhood “Target Areas”

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| Program Description | Quality of life factors are a major issue considered by most potential residents when searching for a home. Quality of life factors include everything that influences a family's day-to-day living in a neighborhood and community. Key factors include parks and open space, schools, neighborhood aesthetics, building density, and housing design. Creating walkable neighborhoods with attainable housing choices that take advantage of existing public transit opportunities will increase the quality of life in key areas of Glendale. Target area activities for revitalization include construction of affordable housing, parks and school improvements, continuation of residential and commercial code enforcement programs, and public education efforts with residents concerning neighborhood standards. Such projects require significant public involvement in planning and implementation of these efforts, such as preparation of Specific Plans, area plans, or community plans which focus on the unique needs and opportunities associated with different areas of the City. |
| | During the 2021-2029 planning period, the City will target West Glendale for specific neighborhood support. The City has received funding to prepare a new Community Plan for West Glendale. This project was initiated in 2019 and is expected to conclude by 2023. |
| Program Goals | The goal of neighborhood “target areas” is to improve the quality of life throughout Glendale, with a focus on neighborhoods that contain lower income census tracts, such as South and West Glendale. The City intends to prepare and adopt a Community Plan for West Glendale to guide land use and transportation decisions in the area and encourage private and public investment and revitalization in the project area. |
| Responsible Agencies | Community Development Department |
| Funding Sources | Project specific grant funding from the State of California, potential funding from SCAG, City General Fund |
| 2021-2029 Objectives | Improve quality of life for Glendale neighborhoods, with a special emphasis on neighborhoods with lower income census tracts in southern and western Glendale. |
| Timeframe | West Glendale Community Plan approved by December 2023 |

Program 2E: Conservation of Existing and Future Affordable Units

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| Program Description | <p>A community's existing affordable housing stock is a valuable resource which should be conserved, and if necessary, improved to meet habitability standards. The City of Glendale has assisted in the development or substantial rehabilitation of affordable housing units and has approved development of affordable units through density bonus provisions throughout the City. These units receive funding from several programs through the federal Department of Housing and Urban Development (HUD), tax credit or bond financing, redevelopment set-aside funds and other governmental and private sources. The City has also provided short term financing (5-15 years) for rehabilitation of privately owned rental units that provide limited affordability for the term of the loan. Staff has reviewed the affordability expiration dates for all sources of funding for the City's existing affordable housing stock to determine the risk of conversion to market rate units; the City has identified eight projects totaling 241 units at high risk of conversation to market-rate housing during the planning period (i.e., where the earliest date of conversation is within the planning period).</p> <p>As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is to conserve at least 100 units through code enforcement and another 557 units through assistance efforts (reflecting the number of units at moderate- or high-risk conversion). Units conserved include "red tag" units that have low income renters or affordable rents that are brought into code standard and extensions of the affordability period for another 55 years for multiple family affordable rental units. This program is on-going and is presently being implemented as shown through Glendale efforts discussed in the Background Report. This program is implemented by the Community Development Department.</p> <p>The City will also continue to implement its Rental Rights Program, which expanded Glendale's Just Cause Eviction ordinance by adding two new programs - Right to Lease and Relocation Assistance - which are intended to address excessive rent increases being served to tenants in Glendale. The Rental Rights Program is designed to provide stability and mitigate the impact of displacement through guaranteed lease offerings and relocation assistance when moving because of a rent increase above 7%.</p> <p>The City will also continue to consider and implement other creative solutions to assist in preserving the City's existing and future affordable housing stock. For example, during the past planning period, the City approved the Monthly Housing Subsidy Program, an \$8.4 million pilot program that will provide a \$300 monthly housing subsidy, for 24 months, to lower-income senior Glendale renter households. The purpose of the program is to assist</p> |
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extremely low-income senior renter households being impacted by rising rental rates, particularly those of lower income, who are rent burdened and disabled. From 2021-2029 the City will continue evaluating creative solutions to address this important priority.

Program Goals

The goal of this program is to conserve the long-term affordability of the existing and future units throughout Glendale, with special attention paid to preserving existing affordable units in sensitive communities where displacement risk is higher. This will be accomplished by the following actions: 1) to monitor the expiration dates of affordability restrictions, meet with property managers and property owners 12 to 24 months prior to expiration to determine feasibility of extension of affordability and to minimize the impact on tenants of any conversion to market rate rents; 2) to offer public subsidy and assist in pursuing other state and federal funding to prevent conversion of existing affordable units to market rate or replace the units, if it is not feasible to prevent conversion; 3) to file affordable housing covenants/deed restrictions on future publicly assisted housing projects for a minimum 45 year affordability period for ownership units and 55 year affordability period for rental units; 4) to maintain fee title ownership of housing development sites with a long term ground lease provided to the developer for a minimum 56 year affordability period when feasible in order to retain local government control and flexibility at the time of expiration of covenants; and 5) to facilitate high quality portfolio management after project completion through annual monitoring of the physical, financial, and occupancy restrictions of development projects with affordability restrictions.

The California Legislature passed AB 1701 in 1998, requiring that property owners give a nine-month notice of their intent to opt out of low-income restrictions. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants with information regarding Section 8 rent subsidies through the Glendale Housing Authority and other affordable housing opportunities. The City will implement State Preservation Notice Law (Gov. Code 65863.10, 65863.11, 65863.13) which requires owners to provide tenants and affected public entities (including the City) notices regarding expiring rental restrictions starting three years before expiration.

Responsible Agencies

Community Development Department

Funding Sources

Redevelopment set-aside as necessary and available.

2021-2029 Objectives

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

Glendale Housing Element Housing Plan | 2021-2029

Preserve 557 deed-restricted affordable units, in accordance with the City's quantified objectives.

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| Timeframe | Proactive outreach to owners beginning three years before expiration of rental agreements; ongoing implementation and annual reporting throughout the planning period. |
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STRATEGY 3: PRODUCTION OF AFFORDABLE AND SPECIAL NEEDS HOUSING

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

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

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

Program 3A: Density Bonus Program

Program Description

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

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

In addition to implementation of its existing Density Bonus Program, the City will consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives/concessions that may be considered on a case-by-case basis are:

- fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units.
- priority permit processing to "fast track" affordable housing projects.
- low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency).
- alternative development standards, provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet health and safety requirements for water, wastewater, drainage, and emergency service access.

Program Goals

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

- Maintain outreach materials highlighting the incentive/concessions offered under the Density Bonus. Density bonus brochure available on-line.
- Advertise density bonus opportunities on the Community Development Department's webpage
- Update the City's Density Bonus Ordinance to comply with State law by March 2023

- Continue to evaluate, on an annual basis, the City's Density Bonus Ordinance for compliance with State law and update as required.

Glendale's goal is to receive at least three density bonus project per year (without other public funding assistance), with the goal of approving a minimum of 50 units affordable to low-income households as part of projects utilizing density bonus provisions. This would provide for a total of 400 low-income units during the 2021-2029 planning period. However, this goal is dependent upon applications for this program.

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| Responsible Agencies | Community Development Department |
| Funding Sources | None necessary |
| 2021-2029 Objectives | <p>Continue to encourage development of housing for senior and low-income housing through promotion of density bonuses</p> <p>Production of 400 new units affordable to low-income households via density bonus projects, with 25% of the units located in TCAC areas of high or highest opportunity (these are largely consistent with areas of the City with highest median household income).</p> |
| Timeframe | Projects – ongoing (one project/8 units per year); update the City's Density Bonus Ordinance to comply with State law by March 2024 |

Program 3B: Direct City Financial Assistance

Program Description

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

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

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

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

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

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

1. Land Assemblage and Write Down

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

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

2. Below Market Interest Rate Loans

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

3. Grants or Deferred Payment, Forgivable Loans

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

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

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

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| Program Goals | The eight-year goal for financial assistance from the City to new construction of affordable units is a total of 400 new construction units with approximately 66% of funds directly available to the City committed to rental units and 22% committed to home ownership units. |
| Responsible Agencies | Community Development Department |
| Funding Sources | HUD-HOME, LMIHAF, Leveraged Affordable Housing Funds |
| 2021-2029 Objectives | Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; provide construction and permanent financing for affordable housing projects and special needs housing projects including Extremely Low Income; provide funds for off-site improvements, city fees, and certain amenities to encourage development of affordable housing. Conduct outreach to developers when funds are available, once a year, through the Statement of Interest Process. |
| | 400 new construction units with 25% of units being located in areas higher proportions of overcrowded households or lower levels of owner-occupied households. |
| Timeframe | On-going with outreach to developers once a year. |

Program 3C: Inclusionary Zoning

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| Program Description | The City will continue to implement its Inclusionary Zoning Ordinance (IZO), which is applicable Citywide to multi-family rental developments of eight (8) units or greater. Fifteen percent (15%) of the total units in an otherwise market-rate rental project must be affordable to lower income (60% AMI) individuals or families. Any fractional unit resulting from the 15% calculation will be rounded up. Inclusionary units will be deed restricted for a period of 55 years. Developers may meet their Inclusionary requirement by paying an In-Lieu Fee based on a fee schedule established by the City multiplied by the per gross floor area. Developer may meet Inclusionary requirement by any combination of building and/or paying the In-Lieu fee. It is noted that affordable units required under Density Bonus law must be built. There is no optional In-Lieu fee. |
| Program Goals | Continued implementation of the Inclusionary Zoning Ordinance throughout the planning period. |
| Responsible Agencies | Community Development Department |
| Funding Sources | In-Lieu |
| 2021-2029 Objectives | <p>Continue to implement zoning to require qualified developers to meet a housing project's inclusionary obligation through construction of affordable for-sale units or through in-lieu fees.</p> <p>Production of 600 deed-restricted affordable units produced through implementation of the City's Inclusionary Zoning Ordinance with units produced in all TCAC opportunity level areas.</p> <p>Biennial review of City's Inclusionary Zoning Ordinance for consistency with State law and timely updates to the Ordinance if needed (within three months of identification of inconsistency)</p> |
| Timeframe | Ongoing implementation and annual reporting throughout the planning period. |

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

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| Program Description | Federal HOME funds require that at least 15% of a jurisdiction's HOME allocation be designated for use by Community Housing Development Organizations (CHDOs). A CHDO is a nonprofit organization with either specific representation from a low income neighborhood or low income residents on the CHDO board. The City has used CHDO funds in the past. Unused CHDO funds accumulate with each annual HOME allocation. However, HUD requires that the City commit all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date. Two CHDOs have developed housing in the City—West Hollywood Community Housing Corporation and the Glendale Housing Corporation. The City continues to work with and identify organizations that are interested and likely to be able to obtain status as a Community Housing Development Organization (CHDO). The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO requirements. Staff met with four developers in 2019 about possible CHDO status and are waiting for responses from them. Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. However, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management for special needs populations or for neighborhood revitalization purposes. Annually, staff from the Community Development Department will meet with housing and other related nonprofit organizations from the community to identify needs, resources, potential development opportunities, and any at-risk affordable housing units or programs. |
| Program Goals | Continue to coordinate with local nonprofit organizations and encourage the formation of housing development corporations by interested persons in the community to facilitate the development and improvement of low cost housing in Glendale. The City is especially interested in the formation of CHDOs focused on the City of Glendale. |
| Responsible Agencies | Community Development Department |
| Funding Sources | HUD-HOME; Project-specific grant funds |
| 2021-2029 Objectives | Coordinate with local nonprofit groups to facilitate affordable housing development and improvements. |
| Timeframe | As requested. |

Program 3E: Mixed Use Standards on Transportation Corridors

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| Program Description | <p>Glendale has been successful in creating and/or modifying zoning standards that encourage mixed-use development with high density residential housing components along the City's corridors. For many years Glendale has also permitted mixed use developments with high density residential standards in the C1, C2 and C3 commercial zones throughout the City. These zones tend to be located along major and secondary arterials, commercial highways and signature streets where transit options may be available and where nearby goods and services encourage walking, rather than vehicle trips. This includes in TCAC areas of high or highest opportunity and areas of high median income.</p> <p>Although zoning permits mixed residential-commercial development opportunities in these zones, relatively few privately funded mixed-use developments have been built in commercial zones. The objective of this program is to encourage development in transportation corridors by addressing constraints such as reducing private parking requirements and identifying area for public parking. The City will complete a review of its transportation corridor zoning, specifically in the C1, C2 and C3 zones, for barriers to mixed use and multi-family residential development. Any proposed amendments will be included in the upcoming multi-family and mixed-use design guidelines and standards project utilizing SB 2 award grant (see Program 9B). This study will be completed by December 2023 and will be implemented by the Community Development Department by June 2024.</p> |
| Program Goals | Review and modify mixed-use development standards on existing commercial corridors to encourage mixed-use development where appropriate. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund, SB 2 Funds |
| 2021-2029 Objectives | <p>Review zoning standard constraints to developing residential and mixed-use projects in the C1, C2, and C3 zones and amend standards to reduce government constraints.</p> <p>Increase in the number of development applications for multifamily or mixed-use projects in commercial zones by 20% by the end of the planning period.</p> |
| Timeframe | Study completed by December 2023 with implementation complete by June 2024. |

STRATEGY 4: RENTAL ASSISTANCE

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

Program 4A: Section 8 Rental Housing Choice Voucher Payments

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

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

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

75% of all persons taken from the Section 8 waiting list must be Extremely Low Income. The service levels shown below demonstrate that this income targeting has resulted in serving a large number of extremely low income households each year.

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| Responsible Agencies | Community Development Department |
| Funding Sources | HUD Section 8 Housing Choice Vouchers |
| 2021-2029 Objectives | <p>Continue rental subsidies to extremely low income and very low-income families and elderly. Continued subsidy to 1,300 Glendale and 1,300 other community (portable voucher) households. A minimum of 75% served are Extremely Low Income annually.</p> <p>Educate at least three multifamily apartment manager annually about the Section 8 program; education will be targeted to areas with higher levels of overpayment, TCAC areas of high or higher opportunity, and areas of high median household income.</p> |
| Timeframe | Ongoing implementation and annual reporting throughout the planning period. |

STRATEGY 5: INCREASED OWNERSHIP OPPORTUNITIES

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

Program 5A: New Types of Subdivision

Program Description

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

Program Goals

The goal of this housing program is to find options for promoting infill development within multi-family neighborhoods. Glendale provides a lot width density bonus in multi-family residential zones that reward developers that combine residential lots into larger multi-family projects. However, there are a number of stand alone "widow and orphan" lots in multiple family zones where combining lots is not an option. Costs of developing multi-family housing on single lots may not be cost effective for a small increase in density (generally one or two units). However, permitting small lot subdivisions of limited scale for the purpose of constructing new single-family homes within multi-family neighborhoods may be an option for increasing home ownership opportunities, replacing older housing stock and increasing neighborhood investment. Beginning in 2023 and then on a biennial basis, Community Development staff will research and report to the Deputy Director of Community Development on new types of subdivisions which may be appropriate in the City of Glendale. When and if new strategies are identified as appropriate for Glendale, the strategy will be implemented within one year of identification.

Responsible Agencies Community Development Department

Funding Sources None

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

Glendale Housing Element Housing Plan | 2021-2029

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| Timeframe | Initial review and presentation of available subdivision options to the Deputy Director of Community Development by December 2023; biennial updates to the Deputy Director of Community Development; implementation of strategies appropriate for Glendale within one year of identification. |
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Program 5B: Tenant/Community Opportunity to Purchase

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| Program Description | Tenant Opportunity to Purchase (TOPA) or Community Opportunity to Purpose (COPA) policies provide tenants living in multi-family buildings with advance notice that the landlord is planning to sell their building and an opportunity for them to collectively purchase the building. TOPA/COPA is an emerging anti-displacement tool that can be used to preserve affordable rental housing stock, empower tenants, and stabilize low-income households. Based on similar efforts in other jurisdictions, it is expected that the financial impact to the City to prepare and adopt and implement a TOPA ordinance would be minimal. |
| | TOPA and COPA policies and programs are attractive to tenants because they would secure permanently affordable housing and enable tenants to build equity, thereby reducing the racial wealth gap. The City recognizes that existing purchases are already happening with the assistance of community land trusts. As part of this program, the City will work with existing Community Land Trust organizations to better understand available opportunities and identify specific opportunities in north Glendale. |
| Program Goals | Promote the use of SB 1079 (2020), which created a new foreclosure sale process for 2-4 unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Building off this state law, consider creation of a local tenant/community opportunity to purchase (TOPA/COPA) ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi-family buildings; limited equity co-ops could also be explored separately as a financing strategy. Require purchasers to preserve units as permanently affordable. Promote the creation of City or non-profit ownership entities that could acquire affordable ownership units and buildings. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Provide to City Council an analysis on the feasibility of implementing a TOPA/COPA ordinance in the City; support at least one funding application annually focused on assisting tenant and community based organizations purchase multi-family buildings; provide technical assistance to 100% of |

requests for support.

Timeframe December 2023

STRATEGY 6: HOUSING SERVICES

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

Program 6A: Care Management Services

Program Description The City, through the Community Services and Parks Department, provides case management services to elderly residents in their homes and at the City's Adult Recreation Center. All activities, services, and programs are outreached through the Community Services & Parks monthly newsletter, City webpage, social media pages (Facebook, Instagram, Twitter), City departments, and non-profit community agencies in and around Glendale. The purpose of case management services is to allow seniors to remain independent in the community as an alternative to institutionalization. Staff at the Center helps to coordinate housing services for seniors, such as in-home care and relocation assistance. Seniors are matched with the appropriate agencies in the community to receive needed assistance, such as the County for special circumstance relocation assistance. The City provides case management services to 120 seniors each year. In addition, the Elderly Nutrition Program serves 300 unduplicated seniors annually through the Congregate Meal and Home Delivered Meals Program and Telephone Reassurance Program. This grant has a minimum match requirement of 15% from the City.

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

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

Responsible Agencies Community Services and Parks Department and Los Angeles County

Funding Sources CDBG, City General Fund

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

Timeframe Monthly outreach; ongoing implementation and annual reporting throughout the planning period.

Program 6B: Services for Persons Experiencing Homelessness

Program Description

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

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

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

Program Goals

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

Emergency Shelters

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

Transitional Shelters

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

Permanent Supportive Housing

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

unaccompanied adults.

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

Case Management and Supportive Services

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

Prevention Services

- Provide prevention services through case management, advocacy, and direct financial assistance to households at risk of homelessness to help them maintain/obtain housing. Serve 250 families annually (2,000 for the 8 year period.)

Street Outreach

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

Domestic Violence Programs

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

Support Services

- Provide Medical Discharge Counseling services to persons experiencing homelessness being discharged from Glendale Adventist Medical Center to address emergency needs and link them to services under the local preference for families experiencing homelessness.

Funding Applications

- Annual outreach and assistance for annual funding applications

Responsible Agencies Community Services and Parks Department

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

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

- Emergency Shelter: 2,500 persons
- Transitional Shelter: 976 beds for persons
- Permanent Supportive Housing: 720 persons
- Case Management and Supportive Services: 9,600 persons
- Prevention Services: 2,000 persons
- Street Outreach: 2,550 unduplicated clients served
- Domestic Violence Programs: 768 persons
- Supportive Services: 20,000 unduplicated clients served

Timeframe

Annual assistance for funding applications; ongoing implementation and annual reporting throughout the planning period.

Program 6C: Developmental Disabilities Housing Services

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| Program Description | Develop an informational brochure by December 2022, and implement other outreach methods as appropriate, that will provide information on City and other agency/organization housing and supportive services for the developmental disabilities community. Update the informational brochure annually. Continue to provide housing-related training for individuals/families through workshops and other identified outreach methods on an annual basis. |
| Program Goals | On an annual basis, work with nonprofit groups serving persons with developmental disabilities in the Glendale area and with the Lanterman Regional Center to educate, inform, and assist disabled person in locating and maintaining housing in Glendale. |
| Responsible Agencies | Community Development Department |
| Funding Sources | HOME and LMIHAF Administration, General Funds |
| 2021-2029 Objectives | Continued annual outreach to developmental disabilities community to educate, inform, and assist disabled persons in locating and maintaining housing. |
| Timeframe | Development of informational brochure by December 2022 with subsequent annual updates; annual outreach and ongoing implementation and annual reporting throughout the planning period. |

STRATEGY 7: FAIR HOUSING

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

Program 7A: Fair Housing Plan

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| Program Description | The City's Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for both renters and rental property owners. The City coordinates semiannual community fair housing workshops. The workshops are made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents are also referred to the Council to get information and assistance with their discrimination claim. Services through the Housing Rights Center are available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others. |
| Program Goals | Continue to implement the 2020-2025 Analysis of Impediments to Fair Housing Choice (AI) and implement its recommendations. Continue to contract with a fair housing service provider for multi-language fair housing and landlord/tenant services to an average annual 550 Glendale residents per year with an emphasis on education in areas with high proportions of special needs populations, including seniors, persons with disabilities, lower income households, and female-headed households. Encourage the fair housing service provider to solicit input from black, indigenous, and people of color (BIPOC) individuals and families as part of the planning process. Services include: discrimination complaint education, enforcement and legal services, landlord/tenant counseling, and education/outreach. Update Policies and Procedures for Fair Housing as required. Continue to contract with a fair housing service provider who will identify and investigate cases of discrimination, including potential discriminatory practices that may prevent people and/or families from entering the housing market in Glendale. |
| Responsible Agencies | Community Services and Parks Department |
| Funding Sources | HUD-CDBG, HOME, Section 8 |
| 2021-2029 Objectives | Continue to promote and update a Fair Housing Strategy consistent with State and Federal law. Continue to contract with a fair housing provider to |

meet annual goals: educational; tenant/landlord services; and discrimination services. Implement current 2020-2025 Analysis of Impediments (AI); Update the AI as necessary. Implement future federal Fair Housing Rule for Grantees when adopted. Strive to increase the number of Glendale residents annually supported by the City's fair housing service provider by 10%, from 500 persons to 550 persons.

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| Timeframe | Semiannual community fair housing workshops; provide for multi-language fair housing and landlord/tenant services annually; ongoing implementation and annual reporting throughout the planning period. |
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Program 7B: Anti-Displacement Evaluation

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| Program Description | The most common problem people associate with gentrification is the displacement of residents from a neighborhood experiencing redevelopment. Displacement happens in various ways. “Direct displacement” is when residents are forced to move because of rent increases and/or building renovations. “Exclusionary displacement” is when housing choices for low-income residents are limited. “Displacement pressures” are when supports and services that low-income families rely on disappear from the neighborhood. |
| Program Goals | <p>The City of Glendale can reduce the impact of displacement when it occurs by preventing practices that increase or enable displacement. To determine if market force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct a study to determine if individuals and families are being displaced and to evaluate local conditions that may contribute to displacement. The study will analyze gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is occurring, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.</p> <p>As part of this effort, the City will specifically evaluate and consider displacement risk as it impacts black, indigenous, and persons of color (BIPOC) individuals and families and special needs groups in the community, such as persons with disabilities. This includes engaging these groups in the planning process to understand and address unique concerns or risk potential.</p> |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Plan |
| 2021-2029 Objectives | Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results, including specific actions targeted to sensitive communities already identified as at-risk of displacement. Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as fair housing service providers. Annually monitor program effectiveness. Work with fair housing service providers to incorporate anti-displacement education into outreach material to reach at least 1,000 Glendale residents annually. |

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| Timeframe | Conduct study by August 1, 2024 and begin to establish resulting programs by December 31, 2024. Ongoing implementation and annual reporting throughout the planning period. |
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Program 7C: Affirmatively Furthering Fair Housing (AFFH) Program**Program Description**

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

Program Goals

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table HP-1 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair

housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table HP-1, the City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Glendale community. These actions are intended to alleviate the main issues identified in the AFFH analysis and the City intends to implement these and all the programs outlined in the Housing Plan during the 2021-2029 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the Annual Progress Report (APR) to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

| | |
|-----------------------------|---|
| Responsible Agencies | Community Development Department, fair housing services provider |
| Funding Sources | General Fund, CDBG, grant funding |
| 2021-2029 Objectives | Facilitate equal and fair housing opportunities by implementing measures to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through actions identified in Table HP-1. |
| Timeframe | Ongoing for the 2021-2029 planning period beginning immediately, and as further outlined in Table HP-1. |

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Table HP-1: Fair Housing Program Action Items

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|---|--|--|---|--|---|
| Fair Housing Education and Outreach | | | | | |
| Education and Outreach to Reduce Discrimination | Reduce fair housing discrimination by landlords resulting from a lack of local fair housing education and outreach, resources for fair housing agencies and organizations, and state or local fair housing laws to support strong enforcement. | <ul style="list-style-type: none"> Provide information and brochures regarding fair housing/equal housing opportunity requirements with links to the City website; Act as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City and refer discrimination complaints to the City's fair housing services provider; Provide fair housing updates to the Planning Commission and City Council; Provide public service announcements, through coordination with HCD, via social media and the City's website; Consider preparing an Anti-Harassment Ordinance; Prepare a historic context statement for the City of Glendale; Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available | <ul style="list-style-type: none"> High priority/ April 2024 | <ul style="list-style-type: none"> Citywide | <ul style="list-style-type: none"> Provide information (2023) and review annually to ensure that any materials, links, and info provided are current; Biennial fair housing updates to Planning Commission and City Council; Annual public service announcements; Evaluate preparing an Anti-Harassment Ordinance and provide briefing to the City Council with available options by October 1, 2023; Adopt a historic context statement by December 2023; Ongoing recruitment (biennial basis) of residents from neighborhoods of concentrated poverty for |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|---|--|---|---|---|--|
| | | due to the regular appointment process or vacancies. | | | |
| Housing Mobility Enhancement | | | | | |
| Accessory Dwelling Units (ADUs) | Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels (particularly lower and moderate-income households) and special needs groups. (Program 1F) | <ul style="list-style-type: none"> Evaluate strategies to encourage ADU development affordable to LMI households and throughout the community including in high resource areas; Update the City's ADU regulations to facilitate ADU development; Prepare and distribute ADU factsheet in multiple languages; Provide HOAs and civic organizations with information related to development of ADUs; Monitor the production and affordability of ADUs to ensure the City is meeting the assumption of 159 ADUs per year as outlined in this Housing Element. | <ul style="list-style-type: none"> High priority/April 2024 | <ul style="list-style-type: none"> Citywide; target marketing in high resource areas | <ul style="list-style-type: none"> Evaluate potential incentives to encourage ADU production (2023) and present findings to Planning Commission (2023); Prepare and distribute ADU factsheet (2023); Survey existing ADUs to determine affordability (2023); Monitor production of ADUs by income level at the time of the Annual Progress Report (APR); Target 20% of ADUs in higher opportunity/income areas. |
| Housing Choice Vouchers (Rental Assistance) | Promote the Housing Choice Voucher Program, with a particular emphasis on promoting the program to the City's special needs populations. (Program 4A) | <ul style="list-style-type: none"> Continue to provide Housing Choice Vouchers to approximately 1,300 Glendale and 1,300 portable vouchers, which Glendale administers on behalf of other housing agencies, to extremely low and very low-income households; | <ul style="list-style-type: none"> Medium priority/December 2024 | <ul style="list-style-type: none"> Increase the number of voucher assistance recipients in higher opportunity areas; | <ul style="list-style-type: none"> Increase the number of low-income recipients in receiving voucher assistance in higher opportunity areas by 5% by FY 25/26; Have discussions |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|--|--|---|---|---|---|
| | | <ul style="list-style-type: none"> Aim to increase voucher usage in higher opportunity/income areas; Work with the City's fair housing services provider to encourage property owners to participate in the Housing Choice Voucher Program. | | <ul style="list-style-type: none"> Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas. | with at least one multifamily apartment manager annually about the Housing Choice Voucher Program. |
| New Housing Choices and Affordability in Higher Opportunity Areas | | | | | |
| Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community | Public Property Conversion to Housing Program (Program 1C) | <ul style="list-style-type: none"> Prepare list of surplus City-owned lands and update semiannually; Work with nonprofits and other public agencies to evaluate the feasibility of transferring surplus lands for use in the development of affordable housing by the private sector; Advertise available sites to developers. | <ul style="list-style-type: none"> High priority/April 2024 | <ul style="list-style-type: none"> Citywide with emphasis on sites located in higher resource areas. | <ul style="list-style-type: none"> Issue RFP for development of affordable housing project(s) on at least two City-owned site(s) by October 2024; Evaluate feasibility of issuing a second RFP for development of affordable project(s) on at least two additional City-owned site(s) by end of planning period (Oct 2029); Develop 50 deed-restricted affordable units on City-owned sites by end of planning period. |
| Provide Housing Opportunities in Higher Opportunity Areas for all | Direct City Financial Assistance (Program 3B) | <ul style="list-style-type: none"> Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; | <ul style="list-style-type: none"> Medium priority/December 2024 | <ul style="list-style-type: none"> Citywide with focus on areas with higher proportions of | <ul style="list-style-type: none"> Subject to availability of funding, assist with construction of 400 |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|--|------------------------------------|---|---|---|--|
| Members of the Community | | <ul style="list-style-type: none"> Provide construction and permanent financing for affordable housing projects and special needs housing projects, including extremely low-income developments; Provide funds for off-site improvements, City fees, and amenities to encourage development of affordable housing; Conduct outreach to developers when funding is available. | | overcrowded households and lower levels of owner-occupied households. | new affordable units with 25% of units located in areas with higher proportions of overcrowded households or lower levels of owner-occupied households. |
| Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community | Inclusionary Zoning (Program 3C) | <ul style="list-style-type: none"> Require developers to meet a housing project's inclusionary obligation through construction of affordable for-sale units or through in-lieu fees; Conduct biennial review of Inclusionary Zoning Ordinance for consistency with State law. | <ul style="list-style-type: none"> High priority/ April 2024 | <ul style="list-style-type: none"> Citywide across all opportunity levels. | <ul style="list-style-type: none"> Development of 600 deed-restricted affordable units produced through implementation of the Inclusionary Zoning Ordinance; Biennial review of Inclusionary Zoning Ordinance. |
| Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community | Density Bonus Program (Program 3A) | <ul style="list-style-type: none"> Use density bonus incentives to encourage the development of affordable and senior housing; Advertise the Density Bonus Program on the City's website and through outreach materials, highlighting the incentives/concessions offered under the program, | <ul style="list-style-type: none"> High priority/ April 2024 | <ul style="list-style-type: none"> Target projects in areas of high or highest opportunity/income. | <ul style="list-style-type: none"> Production of 400 new units affordable to low-income households via density bonus projects, with 25% of units located in TCAC areas of high or highest opportunity. |
| Provide Housing Opportunities in Higher | Adaptive Reuse (Program 1E) | <ul style="list-style-type: none"> Evaluate opportunities for adaptive reuse of commercial | <ul style="list-style-type: none"> Medium priority/Dece | <ul style="list-style-type: none"> Identify how Adaptive Reuse | <ul style="list-style-type: none"> Evaluate opportunities for |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|--|--|--|----------------------------------|--|--|
| Opportunity Areas for all Members of the Community | | <p>and office buildings for housing, including incentives to facilitate affordable and supportive housing production;</p> <ul style="list-style-type: none"> • Prepare an Adaptive Reuse Ordinance. | ember 2024 | Ordinance could facilitate new residential development in TCAC opportunity areas of high or highest resource/areas of high income. | adaptive reuse by April 2023; <ul style="list-style-type: none"> • Adopt Adaptive Reuse Ordinance by December 2023; • Target 30% of units from adaptive reuse projects in higher opportunity/income areas. |
| Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community | Adequate Alternative Sites (Program 1H) | <ul style="list-style-type: none"> • Expand the availability of workforce housing by converting market-rate units to deed-restricted affordable units. | • Medium priority/Dece mber 2024 | • Citywide with an emphasis on evaluating opportunities in areas at highest risk of displacement. | <ul style="list-style-type: none"> • Convert 125 market-rate units to workforce housing; • Evaluate at least one conversion opportunity annually. |
| Place-Based Strategies for Community Preservation and Revitalization | | | | | |
| Public Investment in Specific Neighborhoods, Including Services and Amenities | Neighborhood "Target Areas" (Program 2D) | <ul style="list-style-type: none"> • Improve the quality of life throughout Glendale, with a focus on neighborhoods that contain lower income census tracts, such as South and West Glendale; • Prepare a Community Plan for West Glendale to guide land use and transportation decisions and to encourage public and private investment and revitalization in the project area. | • Medium priority/Dece mber 2024 | <ul style="list-style-type: none"> • Target neighborhoods in lower income census tracts in southern and western Glendale; • Prioritize funding for public infrastructure improvements in targeted areas. | <ul style="list-style-type: none"> • Adopt West Glendale Community Plan by December 2023; • Ongoing coordination with property owners in the project area to implement the Community Plan. |
| Public Investment in Specific Neighborhoods, Including Services and Amenities | Multifamily Acquisition/Rehabilitation Loan Program (Program 2A) | <ul style="list-style-type: none"> • Maintain quality of housing, particularly for extremely low, very low, and low-income households; | • Medium priority/Dece mber 2024 | • Citywide with focus on census tracts with higher proportions of | <ul style="list-style-type: none"> • As funding is available, rehabilitate 100 multifamily units |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|---|--|---|---|---|---|
| Public Investment in Specific Neighborhoods, Including Services and Amenities | Mixed Use Standards on Transportation Corridors (Program 3E) | <ul style="list-style-type: none"> Provide multifamily rental acquisition/rehabilitation loans or work collaboratively with project sponsors to secure funding. | | special needs populations, including seniors, persons with disabilities, lower income households, and female-headed households. | with 80% in areas with higher proportions of special needs populations. |
| Code Compliance for Preservation of Housing Stock | Code Enforcement (Program 2C) | <ul style="list-style-type: none"> Review and modify mixed-use development standards on existing commercial corridors to encourage mixed-use development; Amend mixed-use standards to reduce government constraints. | <ul style="list-style-type: none"> Medium priority/December 2024 | <ul style="list-style-type: none"> Focus on standards for the C1, C2, and C3 commercial zones where mixed-use development is planned to occur. | <ul style="list-style-type: none"> Complete review by December 2023 and amend standards by June 2024; Increase number of development applications for multifamily or mixed-use projects in commercial zones by 20% by end of the planning period. |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|---|---|---|-------------------------------------|---|--|
| Public Investment in Specific Neighborhoods, Including Services and Amenities | Encourage mixed-income strategy in housing development. | <ul style="list-style-type: none"> Promote development of affordable housing through mixed-use and infill opportunities and near services (transit and jobs); Proactively advertise housing sites to the development community and conduct outreach to developers to discuss housing programs in Glendale; Continue to invest in public facilities and infrastructure projects that improve the quality of life for residents, especially in the City's disadvantaged communities; Utilize a place-based approach to investing CDBG funds for public improvements in areas in need of focused preservation and revitalization efforts including areas with concentrated low and moderate-income pops. | • Medium priority/ December 2024 | <ul style="list-style-type: none"> Citywide with focus on census tracts with highest concentrations of LMI households; Prioritize funding for infrastructure improvements in areas with highest concentrations of LMI households. | <p>annually and achieve 100% compliance.</p> <ul style="list-style-type: none"> Annual outreach to the development community; Annual review of CDBG funding allocation with emphasis on investment in areas with concentrated LMI populations. |
| Displacement Protection | | | | | |
| Displacement Risk of Lower Income Residents Due to Economic Pressures | Anti-Displacement Evaluation (Program 7B) | <ul style="list-style-type: none"> Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results; Identify potential partners to | • Medium priority/ December 2024 | <ul style="list-style-type: none"> Focus analysis where development is anticipated to occur, e.g., Downtown, mixed-use | <ul style="list-style-type: none"> Conduct analysis by August 1, 2024 and establish resulting programs (if any) by December 31, 2024. Annually |

| Action Area | Programs | Specific Commitment | Timeframe | Geographic Targeting | Metrics |
|------------------------------------|---|--|--|---|---|
| | | <p>participate in the study that specialize in eviction-related and displacement topics, such as fair housing services providers;</p> <ul style="list-style-type: none"> Review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns. | | <p>areas;</p> <ul style="list-style-type: none"> Target specific actions to sensitive communities already identified as at-risk of displacement. | <p>monitor program effectiveness;</p> <ul style="list-style-type: none"> Ongoing, and at least annual, review of planning proposals. |
| Preservation of Affordable Housing | Conservation of Existing and Future Affordable Units (Program 2E) | <ul style="list-style-type: none"> Provide for the continued affordability of the City's low and moderate-income housing stock; Conduct proactive outreach to owners of deed-restricted affordable units at risk of switching to market rate. | <ul style="list-style-type: none"> Medium priority/ December 2024 | <ul style="list-style-type: none"> Citywide, depending on location of deed-restricted units. | <ul style="list-style-type: none"> Preserve 557 deed-restricted affordable units, in accordance with the City's quantified objectives; Ongoing implementation and annual monitoring and reporting throughout the planning period. |

STRATEGY 8: SUSTAINABILITY

The State passed AB 32 in 2006 and SB 375 in 2007 to reduce greenhouse gas (GHG) emissions through a variety of methods, including local long-term planning. The State identified guidelines for local government compliance. As a result, the Southern California Association of Governments (SCAG) prepared a combined Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) to provide coordinated transportation and housing with GHG reduction targets for the SCAG region. To comply with AB32 and SB375 State mandates, Glendale received a grant and prepared the three-part Greener Glendale Plan consisting of the following:

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

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

Program 8A: Community Plans

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

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

implementation of adopted Community Plans.

Responsible Agencies Citywide

Funding Sources General Fund

2021-2029 Objectives Continue to prepare and adopt the West Glendale Community Plan.

Timeframe By 2023, as allowable based on environmental review funding

Program 8B: Permit Streamlining

| | |
|-----------------------------|--|
| Program Description | This program includes a review of Glendale's entitlement processes for the purpose of identifying opportunities to reduce or eliminate redundant review processes. This program includes the potential for changes to development codes and the General Plan to increase the number of projects subject to approval by staff and the Director of Community Development and to reduce the number and need for public hearings where other opportunities are provided for public input into the decision-making process. |
| Program Goals | <p>Proactively advertise to the development community the City's preliminary review process, which allows for applicants to discuss the details of an application prior to review by Design Review, Planning Commission, and/or City Council. Utilization of this process has resulted in reduced permit approval times, particularly as it relates to review by the City's Design Review Board. By working proactively with applicants as part of the preliminary review process, Staff will provide specific direction on modifications that should be made to receive timely project approval. The City will initiate this proactive outreach by March 2023 and will make information available on a dedicated "Project Review" website by June 2023.</p> <p>The City will also prepare a project review flowchart to describe the project review and approval process, including sample timeframes for review and approval, and make this information available online and in hard copy by June 2023. By providing more clear direction on the review process, the City can help applicants better navigate the layers of review and ensure that applicants are being prepared and routed in a timely manner.</p> <p>On an annual basis, as part of its Housing Element Annual Progress Report, the City will review its permit process and identify any potential areas of concern evident over the prior year. By March of each year, the City will identify priority projects to facilitate permit streamlining for the subsequent fiscal year and submit a request for funding to address the issue.</p> <p>As part of this program, the City will also amend the Citywide Fee Schedule for Planning to reflect that the fee to process a Specific Plan is the same as for a General Plan Amendment.</p> |
| Responsible Agencies | Community Development Department |
| Funding Sources | Unknown |
| 2021-2029 Objectives | Reduce barriers and processing times for entitlement approval, including entitlement approval related to housing development; reduce the average |

permit approval times Citywide by 15%.

Timeframe

Proactive outreach to the development community to advertise the preliminary review process by March 2023; project review flowchart prepared and shared by June 2023; updated project website by June 2023 annual funding requests; update to the fee schedule to reflect Specific Plan fee upon next Fee Schedule Update (annually); reduce permit approval times Citywide by 15% by 2025.

Program 8C: Multimodal Development Housing Standards

| | |
|-----------------------------|---|
| Program Description | This program includes continuation of the West Glendale Community Plan and implementation of appropriate multimodal development recommendations related to housing. Appropriate policy recommendations would be incorporated into the West Glendale Community Plan to ensure transit-oriented policies become part of Glendale's General Plan. Zoning standards would also be reviewed to encourage higher density housing. This program is on-going and will be implemented following approval of environmental review for the West Glendale Community Plan. |
| | The South Glendale Community Plan was approved in July 2018, and included Transit Oriented Development Policies. The City is currently proceeding to draft new zoning standards to implement the TOD policies and will be utilizing SB 2 grant funding to have consultants prepare the final language and objective design criteria for the TOD area. |
| Program Goals | Complete the existing study of the grant-funded West Glendale Community Plan, implement the policies and programs to create a multimodal neighborhood. Review and implement transit-oriented development (TOD) study recommendations in the South Glendale Community Plan, pending the results of current litigation, and in the zoning code as they relate to zoning locations and standards for residential development. |
| Responsible Agencies | Citywide |
| Funding Sources | Unknown |
| 2021-2029 Objectives | Following the West Glendale Community Plan, allow for increased development potential in the project area; implement the South Glendale Community Plan, if possible, based on the results of ongoing litigation. |
| Timeframe | Implement by 2024 |

Program 8D: Greener Glendale Climate Adaptation Plan

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

STRATEGY 9: REMOVE CONSTRAINTS

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

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

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

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

| | |
|-----------------------------|--|
| Program Goals | Annually monitor state and federal regulations related to housing, planning, and zoning and advocate at the state and federal levels for more resources and proposals for a local funding source. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints. Submit letters of support for increased state and federal funding to support local initiatives at least annually. |
| Timeframe | Annual monitoring; ongoing implementation and annual reporting throughout the planning period; at least annual updates to the City's Zoning Code to comply with State law. |

Program 9B: Zoning Code Amendments – Housing Constraints

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

- A. **Low barrier navigation centers:** The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- B. **Transitional and supportive housing:** The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in any zone subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(a)(5) and to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Employee housing and agricultural worker housing:** The Zoning Code will be updated to comply with Health and Safety Code Sections 17021.5, .6, .8. Specifically, the City will only refer to it as employee housing and not make a distinction between agricultural worker versus employee housing types.
- D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."
- E. **Emergency shelter parking:** The Zoning Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial

uses within the same zone, in compliance with AB 139.

- F. **Reasonable Accommodation Finding:** Review the City's reasonable accommodation procedure for constraints and revise the procedure as needed to create an objective standard for review (including revising or removing Finding #5).
- G. **Parking Standards:** The Zoning Code will be updated to reduce the guest parking standards in the PRD Zone and to reduce required parking standards for efficiency and one-bedroom units to reduce costs and constraints to development. The reductions will either 1) limit parking to no more than one space for studio and one bedroom units, or 2) be based on a process, such as focus group meetings with affordable and market rate housing developers, that identifies parking requirements that would constrain residential development, including housing affordable to very low and low income households and special needs households, and limits parking to levels that are identified through the study to be feasible and to not constrain residential development.
- H. **Multifamily and Mixed-Use Development and Permitting Standards.** The City will update its multifamily and mixed-use development and permitting standards, including lot coverage and height requirements, to reduce constraints to the development and affordability of housing and provide higher levels of approval certainty. This includes replacing the requirement that multifamily and mixed-use projects in Commercial zones rely on R-1250 standards and increase the maximum height for multifamily and mixed-use developments. The modification will either: 1) permit heights of at least three stories, or 2) be based on a process, such as focus group meetings with affordable and market rate housing developers, that identifies maximum building height requirements that would constrain residential development, including housing affordable to very low and low income households and special needs households, and permits building heights to levels that are identified through the study to be feasible and to not constrain residential development.

The City will also remove the requirement that 100% residential projects in commercial zones require a CUP and that multifamily projects in the IMU-R zone requires an AUP and will prepare and adopt new performance standards applicable to development in the IMU-R zone which will replace the need for a CUP or AUP for residential development (these permitting requirements will be

removed).

- I. **Objective Standards.** The City will prepare and adopt new objective design standards for multifamily and mixed-use projects.
- J. **Residential Care Facilities for Seven or More Residents.** The Zoning Code will be updated to ensure zoning permits group homes objectively with approval certainty for residential care facilities for seven or more residents.

Program Goals Maintain a Zoning Code that is in compliance with State Housing Law.

Responsible Agencies Community Development Department

Funding Sources General Fund

2021-2029 Objectives Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.

Timeframe Zoning Code Amendments adopted by December 2024.

Program 9C: General Plan Updates and Consistency

Program Description The Housing Element affects a locality's policies for growth and residential land uses. The General Plan is required to be "internally consistent." As part of the Housing Element Update process, the City has determined that the goals, policies, and programs included in the Housing Element are consistent with the other Elements of the City's General Plan. The City will review the General Plan annually to confirm internal consistency as part of its annual General Plan Implementation report required under Government Code section 65400.

The City embarked on a focused update to its General Plan in 2020. As part of this effort, the City will update its Land Use Element and Circulation Element. As those Elements are updated, the City will ensure that the General Plan remains internally consistent. The City does not expect that the updates made to the City's Land Use and Circulation Elements will impact the goals, policies, programs, or findings included in its 2021-2029 Housing Element.

| | |
|-----------------------------|--|
| Program Goals | Maintain an internally consistent General Plan. |
| Responsible Agencies | Community Development Department |
| Funding Sources | General Fund |
| 2021-2029 Objectives | Monitor General Plan Elements for internal consistency as it is updated/amended during the planning period. |
| Timeframe | Complete an update to the City's Land Use and Circulation Elements by December 2024; annual review of internal consistency as part of the City's General Plan Implementation report. |

4 Quantified Objectives

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

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

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

Table HP-2: Quantified Objectives 2021-2029

| Income Category | New Construction | Rehabilitation | Conservation/ Preservation |
|-----------------|------------------|----------------|-------------------------------|
| Extremely Low | 260 | 20 | 49 |
| Very Low | 345 | 40 | 307 |
| Low | 430 | 40 | 301 |
| Moderate | 1,125 | - | - |
| Above Moderate | 3,350 | - | - |
| Total | 5,510 | 100 | 657 |

* The City will seek to preserve at-risk units at their current affordability levels as recorded in each project's affordability restrictions.



PART 2: BACKGROUND REPORT

Certified February 2023

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CONTENTS

| | |
|--|------------|
| 1. INTRODUCTION | 5 |
| 2. ACCOMPLISHMENTS UNDER 5TH CYCLE HOUSING ELEMENT | 7 |
| 2A. REVIEW OF 2014 HOUSING ELEMENT..... | 7 |
| 2B. HOUSING PRODUCTION DURING 5TH CYCLE RHNA PERIOD | 7 |
| 2C. APPROPRIATENESS AND EFFECTIVENESS OF 2014 HOUSING ELEMENT | 8 |
| 3. HOUSING NEEDS ASSESSMENT | 26 |
| 3A. INTRODUCTION AND BACKGROUND | 27 |
| 3B. POPULATION TRENDS AND CHARACTERISTICS | 27 |
| 3C. HOUSEHOLD CHARACTERISTICS..... | 30 |
| 3D. INCOME | 31 |
| 3E. HOUSING CHARACTERISTICS..... | 35 |
| 3F. HOUSING COSTS..... | 38 |
| 3G. FUTURE HOUSING NEEDS..... | 43 |
| 3H. SPECIAL NEEDS GROUPS | 44 |
| 3I. UNITS AT-RISK OF CONVERSION | 52 |
| 3J. ESTIMATES OF HOUSING NEED | 58 |
| 4. CONSTRAINTS..... | 59 |
| 4A. GOVERNMENTAL CONSTRAINTS..... | 59 |
| 4A.1 LAND USE CONTROLS | 59 |
| 4A.2 DEVELOPMENT REVIEW PROCESS..... | 82 |
| 4A.3 DEVELOPMENT FEES..... | 99 |
| 4B. NON-GOVERNMENTAL CONSTRAINTS..... | 103 |
| 4C. ENVIRONMENTAL CONSTRAINTS | 106 |
| 4D. INFRASTRUCTURE CONSTRAINTS | 107 |
| 5. RESOURCES | 109 |
| 5A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA) | 109 |
| 5B. PROGRESS TOWARDS THE RHNA | 110 |
| 5C. RESIDENTIAL SITES INVENTORY | 112 |
| 5D. FINANCIAL, HOUSING, AND ADMINISTRATIVE RESOURCES..... | 143 |
| 5E. ENERGY CONSERVATION OPPORTUNITIES | 146 |
| 5F. GENERAL PLAN CONSISTENCY | 148 |
| 6. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) | 149 |
| 6A. OUTREACH | 149 |
| 6B. ASSESSMENT OF FAIR HOUSING..... | 157 |
| 6C. SITES INVENTORY..... | 240 |
| 6D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS | 265 |

TABLES

| | |
|---|----|
| Table 1: Regional Housing Needs Allocation – 5th Cycle Progress | 7 |
| Table 2: Evaluation of the 2014 Glendale Housing Element Programs | 10 |
| Table 3: Population Trends - Neighboring Jurisdictions | 27 |
| Table 4: Population by Age | 28 |
| Table 5: Race and Ethnicity | 28 |
| Table 6: Job Growth and Employment Status | 29 |
| Table 7: Jobs by Industry (2019) | 29 |
| Table 8: Jobs by Occupation (2019) | 30 |
| Table 9: Household by Tenure (2019) | 31 |
| Table 10: Median Household and Per Capita Income | 32 |
| Table 11: Household Income for All Households and by Tenure (2019) | 32 |
| Table 12: Households by Income Group (2017)..... | 33 |
| Table 13: Housing Stock by Type and Vacancy (2020)..... | 35 |
| Table 14: Vacancy by Type..... | 35 |
| Table 15: Housing Stock Conditions (2019) | 36 |
| Table 16: Overcrowding by Tenure (2019) | 37 |
| Table 17: Household Size by Tenure (2019) | 37 |
| Table 18: Number of Bedrooms by Tenure..... | 38 |
| Table 19: Homes for Sale (March 2021)..... | 38 |
| Table 20: Rental Costs (2019) | 39 |
| Table 21: Median Rent by bedrooms..... | 39 |
| Table 22: State Income Limits –Los Angeles County (2020)..... | 40 |
| Table 23: Housing Affordability by Income Group | 40 |
| Table 24: Households by Income Level and Overpayment (2017)..... | 41 |
| Table 25: Deed Restricted Affordable Housing Units | 42 |
| Table 26: Regional Housing Needs Allocation – 6th Cycle | 43 |
| Table 27: Senior Population and Households..... | 44 |
| Table 28: Householder Age by Tenure (2019)..... | 45 |
| Table 29: Disabilities by Disability Type..... | 46 |
| Table 30: Disabled Persons by Age and Employment Status | 47 |
| Table 31: Median Income By Household Size | 48 |
| Table 32: Household Size versus Bedroom Size by Tenure (2017)..... | 49 |
| Table 33: Families and Female Householder with Children Under 18 (2019)..... | 49 |
| Table 34: Homelessness in Glendale - 2019-2020..... | 51 |
| Table 35: Homelessness in Los Angeles County* - 2016-2020 | 51 |
| Table 36: Population Characteristics for Individuals Experiencing Homelessness in Glendale (2020) | 51 |
| Table 37: Facilities and Services for Persons Experiencing Homelessness | 52 |
| Table 38: Summary of at-Risk Subsidized Housing Units | 53 |
| Table 39: Qualified Entities in Los Angeles County, 2021 | 57 |
| Table 40: Summary of Needs | 58 |
| Table 41: General Plan Residential Land Use Designations..... | 59 |
| Table 42: Residential Development Standards – Specific Plans..... | 63 |
| Table 43: Permitted Residential Uses by Zone (Residential Districts) | 65 |
| Table 44: Permitted Residential Uses by Zone (Commercial Districts)..... | 66 |
| Table 45: Permitted Residential Uses by Zone (Other Districts) | 67 |
| Table 46: ADU and JADU Development Standards | 69 |
| Table 47: Basic Residential Development Standards – Single Unit Per Lot | 75 |
| Table 48: Basic Residential Development Standards – Multiple Units per Lot..... | 76 |
| Table 49: Basic Residential Development Standards – Mixed-Use Districts | 77 |
| Table 50: Minimum Floor Area..... | 78 |

| | |
|--|-----|
| Table 51: Residential Parking Requirements..... | 80 |
| Table 52: Permit Processing Reviewing Body | 85 |
| Table 53: Development Project Processing Fees (Effective August 7, 2021)..... | 100 |
| Table 54: Typical Development Fees for High Density Residential Project | 102 |
| Table 55: RHNA 2021-2029..... | 109 |
| Table 56: Credits Towards the RHNA..... | 110 |
| Table 57: Remaining RHNA..... | 111 |
| Table 58: Realistic Capacity Adjustment Factors – Residential Zones | 115 |
| Table 59: Realistic Capacity Adjustment Factors – Mixed-Use Zones | 116 |
| Table 60: Realistic Capacity Adjustment Factors – Commercial Zones | 117 |
| Table 61: Commercial Zone Example Projects..... | 118 |
| Table 62: Downtown Specific Plan Projects | 119 |
| Table 63: History of Development in Residential Zones, 2014-2020 | 124 |
| Table 64: City-Owned Sites | 128 |
| Table 65: Proposed Projects..... | 133 |
| Table 66: Vacant Residential Sites | 135 |
| Table 67: Underutilized Residential Sites | 137 |
| Table 68: Underutilized Mixed-Use Sites..... | 138 |
| Table 69: Underutilized Commercial Sites..... | 139 |
| Table 70: Downtown Specific Plan Sites | 141 |
| Table 71: RHNA Site Inventory..... | 142 |
| Table 72: Compliance with Fair Housing Laws..... | 164 |
| Table 73: Demographic Trends | 172 |
| Table 74: Median Household Income | 176 |
| Table 75: Opportunity Indicators by Race/Ethnicity | 212 |
| Table 76: Domains and List of Indicators by Factors..... | 213 |
| Table 77: Opportunity Resource Levels by Census Tract | 214 |
| Table 78: Demographics of Households with Disproportionate Housing Needs | 220 |
| Table 79: Distribution of RHNA Capacity by Census Tract | 241 |
| Table 80: Fair Housing Issues and Contributing Factors..... | 265 |

FIGURES

| | |
|--|-----|
| Figure 1: Percentage of Families & People Living in Poverty (2019) | 34 |
| Figure 2: Median Home Sales Price | 38 |
| Figure 3: Proposed Housing Element Sites | 131 |
| Figure 4: Census Tract Boundaries | 167 |
| Figure 5: Dissimilarity Index | 171 |
| Figure 6: Diversity Index by Census Block Group 2018 | 177 |
| Figure 7: Diversity Index by Census Block Group 2010 | 179 |
| Figure 8: Diversity Index by Census Block Group - Countywide | 181 |
| Figure 9: Proportion of Population with Disabilities by Census Tract | 183 |
| Figure 10: Proportion of Population with Disabilities by Census Tract - Countywide | 185 |
| Figure 11: Percent of Population 18 Years and Over in Households Living with Spouse | 187 |
| Figure 12: Percent of Population 18 Years and Over in Households Living with Spouse - Countywide..... | 189 |
| Figure 13: Percent of Children in Married Couple Households | 191 |
| Figure 14: Percent of Children in Married Couple Households - Countywide | 193 |
| Figure 15: Female-Headed Households by Proportion of Children Present by Census Tract | 195 |
| Figure 16: Female-Headed Households by Proportion of Children Present by Census Tract - Countywide | 197 |
| Figure 17: Proportion of Senior Residents by Census Tract | 199 |
| Figure 18: Proportion of Senior Residents by Census Tract - Countywide | 201 |

Glendale Housing Element Background Report | 2021-2029

| | |
|---|-----|
| Figure 19: Median Household Income by Block Group | 203 |
| Figure 20: Median Household Income by Block Group - Countywide | 205 |
| Figure 21: Ethnicity Analysis - Racial Concentrations | 207 |
| Figure 22: Ethnicity Analysis - Racial Concentrations - Countywide | 209 |
| Figure 23: TCAC Economic Score by Census Tract | 225 |
| Figure 24: TCAC Educational Score by Census Tract | 227 |
| Figure 25: Environmental Score by Census Tract | 229 |
| Figure 26: TCAC Opportunity Areas by Census Tract | 231 |
| Figure 27: Job Proximity Index by Block Group | 233 |
| Figure 28: Transit Routes | 235 |
| Figure 29: Cost Burdened Renter Households by Census Tract | 249 |
| Figure 30: Cost-Burdened Owner Households by Census Tract | 251 |
| Figure 31: Cost-Burdened Renter Households by Census Tract - Countywide | 253 |
| Figure 32: Cost-Burdened Owner Households by Census Tract - Countywide | 255 |
| Figure 33: Overcrowded Households | 257 |
| Figure 34: Overcrowded Households - Countywide | 259 |
| Figure 35: Gentrification and Displacement | 261 |
| Figure 36: Sensitive Communities | 263 |

1. Introduction

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

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

The assessment and inventory must include all of the following:

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

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

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

2. Accomplishments under 5th Cycle Housing Element

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

2A. Review of 2014 Housing Element

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

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

2B. Housing Production During 5th Cycle RHNA Period

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

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

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

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

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

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

2C. Appropriateness and Effectiveness of 2014 Housing Element

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

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

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

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

Cumulative Evaluation of Effectiveness in Meeting the Housing Needs of Special Needs Populations

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in Table 2, the 2014 Housing Element included numerous programs addressing senior housing needs, emergency shelters and services for unhoused persons, and reasonable accommodations for persons with disabilities.

Throughout the 2014-2021 RHNA period, the City worked diligently to address the housing needs of special needs groups (e.g., seniors, disabled persons, large family households, single parent and female-headed households, farmworkers, extremely low-income households, and persons experiencing homelessness). The City supported affordable housing initiatives, including for extremely low and low-income seniors and developmentally disabled adults, by assisting in securing \$35 million in funding for a major rehabilitation and restructuring of Park Paseo, a 98-unit affordable rental project for low-income seniors 62 or older and/or disabled adults over the age of 18. The Glendale Housing Authority committed \$9.3M to fund a 66-unit affordable rental housing project serving low-income seniors and developmentally disabled adults. In 2018, the Glendale City Council pledged \$20 million in General Funds to identify future affordable housing projects. In 2019, the City authorized the acquisition of two Glendale properties that are designated to be developed as long-term affordable housing for lower income residents by committing a combined \$25.5 million to acquire the 4.4 acres of land. Also in 2019, the City approved a new citywide Inclusionary Zoning Ordinance (IZO)

that requires affordable units as part of any new market-rate residential project of eight units or greater. At least one Inclusionary Housing Plan was approved to pay in-lieu fees for inclusionary housing in 2016 (800 West Doran).

The City continues to assist extremely low and low-income households through Section 8 Housing Choice Vouchers. As of February 2019, there were 1,333 Glendale and 1,399 “portable” Section 8 Housing Choice Vouchers administered by the Housing Authority. The City applied for and was awarded 14 new special-use Section 8 vouchers from the Department of Housing and Urban Development for very low-income developmentally disabled, non-senior adults who are leaving institutional settings for independent living or at-risk of being homeless. During the planning period, the City approved the Monthly Housing Subsidy Program to provide a \$300 monthly housing subsidy for 24 months to assist extremely low-income senior renter households being impacted by rising rental rates. The City continues to perform outreach to provide information on City and other agency housing and supportive services for the developmental disabilities community and to provide housing-related training through workshops and other outreach methods. In July 2017, the Housing Division provided outreach materials and referrals to interested attendees at a Services Fair for Disabled Persons at the Verdugo Job Center.

The City has continued to provide supportive services for persons experiencing homelessness. During the planning period, the number of year-round emergency shelter beds at Ascencia has increased from 40 to 45, and the number of year-round domestic violence crisis shelter beds at YWCA has increased from 10 to 16. The Continuum of Care (CoC) Rental Assistance Program served more than 222 unhoused households with disabilities over the 2014-2021 RHNA period. In addition, in 2019-2020, eight disabled, unhoused individuals were provided with permanent supportive housing through the Next Step Permanent Supportive Housing Project and 15 were provided for through the Ascencia Housing Now Program; the Scattered Site housing provided a total of 12 units for families and individuals; Family Promise of Verdugos provided six units of housing for families experiencing homelessness. Additional housing programs such as 1991 Gardena, Orange Grove and Veteran Village also provide housing and supportive services. Case management and supportive services are also provided.

During the planning period, the Housing Rights Center has served over 1,942 Glendale residents with landlord/tenant concerns and addressed inquiries from over 104 residents regarding housing discrimination questions. Two workshops, one for tenants and one for property owners, were held to address fair housing questions.

Table 2: Evaluation of the 2014 Glendale Housing Element Programs

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

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

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

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

| Program | Accomplishments |
|--|--|
| <p>financing (5-15 years) for rehabilitation of privately owned rental units that provide limited affordability for the term of the loan. Staff has reviewed the affordability expiration dates for all sources of funding for the 26 operating rental developments and the remaining 8 multi-family rental rehabilitation loans to determine the risk of conversion to market rate units. The results of this review are found in Chapter 4.5 Preservation of Assisted Units.</p> | <p>State housing bill AB 1110, which was passed into law on January 1, 2020, increases the rent noticing periods for approximately 5.8 million renter households in the state from 60 day notices to a new 90 notice for rent increases above 10%.</p> |
| <p>As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is to conserve at least 25 units through code enforcement and other assistance efforts. Units conserved include "red tag" units that have low income renters or affordable rents that are brought into code standard and extensions of the affordability period for another 55 years for multiple family affordable rental units. This program is on-going and is presently being implemented as shown through Glendale efforts discussed in Chapter 4.1. This program is implemented by the Community Development Department.</p> | <p>The City approved the Monthly Housing Subsidy Program, an \$8.4 million pilot program that will provide a \$300 monthly housing subsidy for 24 months to lower income senior Glendale renter households. The purpose of the program is to assist extremely low-income senior renter households being impacted by rising rental rates, particularly those of lower income, who are rent burdened and disabled.</p> |
| <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> | |
| <h3>Strategy 2: Production of Affordable Housing</h3> | |
| <p>Program 2a. Density Bonus Program: The Density Bonus incentives are designed to make affordable housing (both privately and publicly sponsored) projects easier to develop. The Density Bonus Law mandates density bonuses and other regulatory incentives or concessions for projects that provide certain levels of affordable housing or senior citizen housing. Developers are entitled to incentives, based on the number of affordable units they provide unless the City proves the incentives are not necessary to make the project feasible. Density bonus laws also provide favorable parking incentives for affordable housing developers.</p> | <p>Result/Evaluation: During the planning period, the City met the program goals in the following manner:</p> <ul style="list-style-type: none"> The City issued building permits for 103 very low-income units, 76 low-income units, and 9 moderate-income units. The City conducted an affordable housing lottery for 31 units created under the City's Density Bonus ordinance. Over 18,414 applied for the Density Bonus lottery. Periodically evaluated the City's Density Bonus Ordinance for compliance with State law. The City updated its Density Bonus provisions to match state law in Fall 2018. <p>The City will continue to implement the density bonus policy.</p> |
| <p>Additionally, Glendale offers a density bonus incentive for lot consolidation projects where lot widths are 90 feet or greater. The density bonus incentive for lot consolidation is considered "by right" density and serves as the base density for the Density Bonus Program incentive program for affordable housing. The amount of Density Bonus for affordable housing is based on the amount by which the percentage of affordable units exceeds the percentage established by housing type up to a 35% density bonus (See Table 3.36-A of the Glendale Municipal Code). For example, a 20,000 square foot lot in the R-1250 Zone with at least 90 feet of lot width would be eligible for 20 units or a "by right" density of 1 unit per 1,000 square feet of lot area, rather than the 16 units or 1 unit per 1,250 square feet per lot area for similarly zoned lots with less width. If each of these projects proposed to provide 10% of the units as affordable to lower income households, then each would be</p> | <p>Continue/Modify/Delete: This program is modified for the 2021-2029 Housing Element to amend based on 2020-2021 changes to the state's Density Bonus Law.</p> |

| Program | Accomplishments |
|--|--|
| <p>eligible for a 20% density bonus. Therefore, the project with the lot density bonus would be eligible for a total of 24 units, with 10% or 2 units affordable to low income residents. The project without the lot density bonus would be eligible for a total of 19 units, with 10% or 2 units affordable to low income residents. Appendix D shows lots in the R-1250 and R-1650 zones which may be suitable for lot consolidation density bonus.</p> <p>Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels affordable to very low and low income tenants. Affordable rental units are subject to annual rent adjustments based upon changes in the County median income.</p> <p>Over 25 new residential affordable housing projects, private as well as publicly-sponsored, have been approved with affordable units as a result of the Density Bonus Ordinance which was adopted in 2006. The City agrees to continue ongoing Community Development affordable housing development activities outlined in this program which support use of density bonus provisions, as well as promote other opportunities for creating affordable housing.</p> | |
| <p>Program 2b. Direct City Financial Assistance: The City intends to facilitate the production of affordable housing serving a wide range of income groups through the investment of federal HOME and Low Moderate Income Housing Asset funds that are directly available to the City, and other leveraged and competitive funding sources. It is anticipated that approximately \$1.4 million per year will be available from these sources, although funding levels are uncertain due to the requirement that repayment of the City loan by the Successor Agency must be approved by the State Department of Finance in the next year and due to the uncertainty of federal spending levels in light of sequester and deficit reduction policies over the next several years.</p> <p>The type of affordable housing units produced in the later years of the plan, from 2017-2021, will depend upon funding available directly to the City (HOME, LMIHAF, etc.), land availability, construction costs, private and other leveraged financing available, as well as State and federal government policies for tax credit project priorities for rental and owner new construction affordable housing which are difficult to predict at this time.</p> <p>If these components of the market remain as they are today it can be expected that the bulk of affordable rental housing assisted by the City in those later years will be targeted to</p> | <p>Result/Evaluation: During the planning period, the City provided financial assistance that facilitated the production of affordable housing for a wide range of income groups. Specifically:</p> <ul style="list-style-type: none"> • The Glendale Housing Authority committed \$9.3M to fund a 66-unit affordable rental housing project serving low-income seniors and developmentally disabled adults, which opened in 2019. • In 2018, City Council pledged \$20 million in General Funds to identify future affordable housing projects. In 2019, the City authorized the acquisition of two Glendale properties that are designated to be developed as long-term affordable housing for lower income residents by committing a combined \$25.5 million to acquire the 4.4 acres of land. The acquisitions represent the most significant and largest investment the City has made to date for affordable housing purposes. Once completed with master planning, the City will issue RFPs for development of the two sites for affordable housing. • The City partnered with Meta Housing Corporation on the construction of ACE/121, an artist community built to improve the living conditions and creative opportunities of low-income working artists and their families. The 70-unit (69 affordable) project was completed in 2017. • The City assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity, 6-unit |

| Program | Accomplishments |
|--|---|
| <p>Extremely Low (0 – 30%) and Very Low Income households (31– 50% AMI). Production of units may vary based upon the opportunity to partner with special needs nonprofit developers who provide supportive services “rich” rental units for Extremely Low Income residents. Home ownership construction production will target Low Income level households as they are best able to maintain their homes over the long term. Those projects funded with Low Income Housing Tax Credit and Low Moderate Income Housing Asset Funds, two of the major sources of funding for the Plan Period for new housing construction, will target a minimum of 20 - 30% of this funding for Extremely Low Income households, as is required by these funding sources and is financially feasible.</p> <p>The City will be applying for other State and federal funds as they become available to local governments to promote affordable housing. Because federal funding availability may fluctuate over the eight year plan period, the City will monitor “Notices of Funding Availability” announcements, and maintain contact with housing development and technical assistance organizations in order to obtain advice and training on how to leverage funding for specific project areas. The City intends to actively and aggressively pursue outside resources available directly and through developers, as described above, and pursue new resources as they are identified to achieve a high level of leveraged funds for new housing production. These include the Residential Development Loan Program (RDLP); the Building Equity and Growth in Neighborhoods (BEGIN) program; the CalHome mortgage assistance program; as well as transportation/housing and transit center development related funds from the State and federal government. The City will also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.</p> <p>The City also requires and assists developer partners to apply for available leveraged funding including the State Multi-Family Housing Program (MHP) for low cost construction loans; Federal Home Loan Bank Affordable Housing Programs and WISH funds, private foundation grants, New Market Tax Credits, Los Angeles County affordable housing funds, State BEGIN/CalHome/CalHFA program funds, HUD 811 supportive housing grants, and State Multi-Family loan programs. There are three ways in which these monies will be made directly available for the production of affordable housing:</p> <ol style="list-style-type: none"> 1. <u>Land Assemblage and Write Down.</u> The City plans to use available funds to purchase and assemble developable parcels of land and, if appropriate, write down the cost of land for the development of low and moderate income housing. The intent of this | <p>homeownership project for low-income first-time homebuyers.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |

| Program | Accomplishments |
|---|-----------------|
| <p>program is to assemble separate parcels of land in order to create a developable site for affordable housing. A ground lease or sale of the land to a well-qualified developer for an appropriate affordable housing project meeting the goals of the City's affordable housing strategy may also be pursued where feasible.</p> <p>The land could be sold at a land cost reduced to the point that it could cover the affordability or feasibility gap of a desired affordable housing project. This has the potential for making an otherwise improbable project economically feasible for a private (usually not-for-profit) developer to build units affordable to extremely low, very low, low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.</p> <p>2. <u>Below Market Interest Rate Loans</u>. The City can provide construction and permanent financing to a project at below market interest rates using available funds. The need for such financing will be evaluated for each specific project. This program will be considered with other program incentives stated in this production strategy. Each project will be evaluated separately to determine the City assistance warranted to make the desired affordable housing project feasible. For home ownership development projects, loans may be converted to mortgage assistance loans held by the home buyers until they sell or transfer ownership of the affordable unit.</p> <p>3. <u>Grants or Deferred Payment, Forgivable Loans</u>. The City can provide grants or forgivable loans to developers of affordable housing for offsite improvements, city fees, and certain project amenities consistent with the City's design standards, not paid by other funding sources. Funds for First Time Home Buyer Loans provided through New Construction Home Ownership developments are typically provided through a shared equity upon resale and deferred payment loan forgiven upon completion of the 45 year loan term. The need for this financial assistance will be evaluated for each specific project.</p> <p>Once a year (as funding is available), the City will encourage the development for housing of affordable housing by outreaching to developers to discuss the development of new housing through the</p> | |

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

| Program | Accomplishments |
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| <p>all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date. Two CHDOs have developed housing in the City—West Hollywood Community Housing Corporation and the Glendale Housing Corporation.</p> <p>The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO requirements.</p> <p>Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. However, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management for special needs populations or for neighborhood revitalization purposes.</p> <p>Annually, staff from the Community Development Department will meet with housing and other related nonprofit organizations from the community to identify needs, resources, potential development opportunities, and any at-risk affordable housing units or programs.</p> | <p>The City continues to provide technical assistance to local nonprofit agencies interested in affordable housing development.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| <p>Program 2e. Mixed Use Standards on Transportation Corridors: Glendale has been successful in creating and/or modifying zoning standards that encourage mixed-use development with high density residential housing components in Glendale's Downtown Specific Plan (DSP) area and along the San Fernando Road corridor. For many years Glendale has also permitted mixed use developments with high density residential standards in the C1, C2 and C3 commercial zones throughout the City. These zones tend to be located along major and secondary arterials, commercial highways and signature streets where transit options may be available and where nearby goods and services encourage walking, rather than vehicle trips. Although zoning permits mixed residential-commercial development opportunities in these zones, relatively few privately funded mixed-use developments are built in commercial zones. The objective of this program is to encourage development in transportation corridors by addressing constraints such as reducing private parking requirements and identifying area for public parking. Current zoning standards for mixed-use developments in the C1, C2 and C3 zones will be reviewed to determine if there are zoning standards that inhibit the addition of small scale mixed-use residential-commercial developments in these zones. Depending on the results of the zoning review, standards in the C1, C2 and/or C3 zones may be revised or new mixed-use zones may be proposed. This program will be implemented by June 2017 and will be implemented by the Community Development Department.</p> | <p>Result/Evaluation: The City continues to encourage development along transportation corridors by addressing constraints. During the planning period, the City began a review of transportation corridor zoning, specifically in the C1, C2 and C3 zones, for barriers to mixed use and multi-family residential development. Any proposed amendments will be included in the upcoming multi-family and mixed-use design guidelines and standards project utilizing an SB 2 award grant. Additionally, mixed-use zoning along transportation corridors is being considered as part of the South Glendale Community Plan, which is currently pending.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |

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

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

| Program | Accomplishments |
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| | <p>Site housing provided a total of 12 units for families and individuals; Family Promise of Verdugos provided six units of housing for families experiencing homelessness. In 2019-2020, Ascencia Scattered Site Housing Program provided 23 permanent supportive housing beds for unaccompanied adults. In 2019-2020 Chester Village continued to provide 16 beds (four units) of permanent supportive housing for families. Additional housing programs such as 1991 Gardena, Orange Grove and Veteran Village also provide housing and supportive services.</p> <ul style="list-style-type: none"> • Case Management and Supportive Services: As of 2019-2020, all funded or non-funded agencies are using HMIS including the Coordinated Entry Assessment on a 100% basis, with exemptions for domestic violence service providers with privacy concerns. The CES program and access center served over 1,500 persons through the Ascencia's CES System. The HMIS system has over 60 case management users, over 20 agencies and over 50 programs. A total of 350 persons experiencing homelessness were served with outreach and housing navigation funded by Measure H. • Homeless Prevention Services: In FY 2018-2019, a total of 598 at risk homeless persons were served through Homeless Prevention Programming and financial assistance and eviction prevention. In FY 2019-2020, a total of 600 at risk homeless persons were served through Homeless Prevention Programming and financial assistance and eviction prevention. • Street Outreach, Domestic Violence Programs, and Support Services: In FY 2019-2020, Ascencia Street outreach program provided outreach services to over 200 unduplicated people. The Measure H program provides outreach in SPA 2 of the CoC. The YWCA of Glendale provides domestic violence services, including 16 shelter beds, to persons feeling or at risk. During FY 2019-2020, the YWCA of Glendale provided services to 100 unduplicated persons and continues to provide emergency shelter, prevention and housing navigation and services to those at risk of becoming homeless. Additionally, Glendale Adventist Medical Center (GAMC) continues to be committed to provide discharge and coordination for the frequent hospital utilizers and integrate with Continuum of care supportive services programs. In FY 2019-2020, GAMC committed to serve over 100 persons and to date they have served 38 participants experiencing homelessness. <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| 5c. Medical Services (MS) Zone: The City of Glendale has three hospitals which greatly influence the character of the neighborhoods in which they are located. Currently, all hospitals are zoned for C3- Commercial Services, a zone | <p>Result/Evaluation: The City established a Medical Services (MS) Zone in the Zoning Code in 2014. Such zoning is implemented around Glendale Adventist Hospital. This program has been completed.</p> |

| Program | Accomplishments |
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| <p>aimed at providing for general commercial activities. Hospitals, however, share characteristics that are not typical of general commercial activities, and could benefit from having distinct standards. In addition, the presence of a hospital often creates demand for housing related to hospital workers including nursing students and visiting doctors. There is often a demand for special-needs housing, convalescent homes, senior housing, temporary housing for patient families (Ronald McDonald house) and housing with supportive services in areas nearby hospitals. The City will adopt a Medical Services (MS) zone to accommodate a variety of commercial and residential activities that support hospitals.</p> | <p>Continue/Modify/Delete: Delete.</p> |
| <p>5d. Developmental Disabilities Housing Services: Develop an informational brochure and other outreach methods that will provide information on City and other agency/organization housing and supportive services for the developmental disabilities community. Provide housing-related training for individuals/families through workshops and other identified outreach methods. This program will be implemented by the Community Development Department Housing Division by June 2015.</p> | <p>Result/Evaluation: The City continues to perform outreach to provide information on City and other agency housing and supportive services for the developmental disabilities community and to provide housing-related training through workshops and other outreach methods. In July 2017, the Housing Division provided outreach materials and referrals to interested attendees at a Services Fair for Disabled Persons at the Vergudo Job Center. This information remains available to the public. In April 2019, the Housing Division conducted housing outreach to Foothill Special Education Local Plan Area and provided materials, information, and referrals to interested attendees of affordable housing projects and services for developmentally disabled.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| Strategy 6: Fair Housing | |
| <p>6a. Fair Housing Plan: The City's Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for both renters and rental property owners. The City coordinates semiannual community fair housing workshops. The workshops are made available under a CDBG contract with the Housing Rights Center to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents are also referred to the Center to get information and assistance with their discrimination claim. Services through the Housing Rights Center are available in English, Spanish, and Armenian, the three primary languages in Glendale, as well as others.</p> | <p>Result/Evaluation: During the planning period, the Housing Rights Center has served over 1,942 Glendale residents with landlord/tenant concerns and addressed inquiries from over 104 residents regarding housing discrimination questions. Two workshops, one for tenants and one for property owners, were held to address fair housing questions. In 2019, the Housing Rights Center opened and conciliated four housing discrimination cases for Glendale residents. The City continues to address actions to affirmatively further fair housing.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |

| Program | Accomplishments |
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| Strategy 7: Sustainability | |
| <p>7a. South Glendale Community Plan: This program includes a review of existing neighborhoods, identification of areas to maintain, enhance and transform and an identification of changes necessary to implement the plan. A necessary and integral part of developing the South Glendale Community Plan is the preparation of an environmental impact report at a program level. The South Glendale Community Plan area includes the neighborhood “target area” Tropico Station neighborhood, and one purpose of this program will be to incorporate transit-oriented development principles (See Program Strategy #1, Target Areas) into the South Glendale Community Plan. The South Glendale Community Plan is presently under preparation and will be adopted in 2015 as funding allows.</p> | <p>Result/Evaluation: This program is ongoing. The South Glendale Community Plan Final EIR was adopted by the City Council on July 31, 2018, but is currently on hold due to litigation that is in process (appealed). City staff is also working on the Tropico neighborhood in the SGCP to develop standards consistent with direction from the City Council.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| <p>Program 7b. Permit Streamlining: This program includes a review of Glendale's entitlement processes for the purpose of identifying opportunities to reduce or eliminate redundant review processes. This program includes the potential for changes to development codes and the General Plan to increase the number of projects subject to approval by staff and the Director of Community Development and to reduce the number and need for public hearings where other opportunities are provided for public input into the decision-making process. This program is on-going.</p> | <p>Result/Evaluation: The City adopted permit streamlining in 2014 and continues to review opportunities to streamline permitting processes. In October 2017, the City Council adopted updates to the Density Bonus Ordinance to streamline approvals of density bonus projects. In February 2017, the City Council adopted interim standards to permit accessory dwelling units (ADUs) on lots in all residential zones in the City that are developed with a single family residence. In December 2020, City Council adopted standards and ministerial processes for reviewing and approving ADUs and junior ADUs.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| <p>Program 7c. Transit-Oriented Development Housing Standards: This program includes continuation of the Tropico Study and implementation of appropriate transit-oriented development recommendations related to housing. Appropriate policy recommendations would be incorporated into the South Glendale Community Plan to ensure transit-oriented policies become part of Glendale's General Plan. Zoning standards would also be reviewed to encourage transit-oriented development, including housing, based upon recommendations of the Tropico Study. This program is on-going and will be implemented following approval of environmental review for the South Glendale Community Plan.</p> | <p>Result/Evaluation: This program is ongoing. During the planning period staff received direction from the City Council on changes to transit-oriented development (TOD) policies. Staff is currently drafting new zoning standards to implement the TOD policies in the Tropico Neighborhood within the South Glendale Community Plan. SB 2 grant funding will be utilized to have a planning consultant prepare the final language and objective design criteria for the TOD area.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029 Housing Element.</p> |
| <p>Program 7d. Greener Glendale Climate Adaptation Plan: This program is the monitoring governmental required for the preparation of Climate Adaptation Plans. Governor Brown has stated that a challenge facing the state is preparation for climate change and climate adaptation. While not mandated at this time, the City will continue to monitor climate adaptation plan regulations. If required by the state or federal government, Glendale will seek outside funding to prepare a Climate</p> | <p>Result/Evaluation: This program is on hold until the City is able to secure funding for the Greener Glendale Plan for Climate Adaptation. However, the City Council did establish the Sustainability Commission with the role to make advisory recommendations to the City Council on how to promote progress toward sustainability in the Greener Glendale Plan, Climate Action Plans, and on issues relating to the environment, and to recommend priorities to promote regional leadership in sustainability.</p> <p>Continue/Modify/Delete: This program is continued for the 2021-2029</p> |

Glendale Housing Element Background Report | 2021-2029

| Program | Accomplishments |
|---|------------------------|
| Adaptation Plan as a fourth segment of the Greener Glendale Plan. The first three segments of the Greener Glendale Plan are described above in the preamble for Strategy 7: Sustainability. | Housing Element. |

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3. Housing Needs Assessment

3A. Introduction and Background

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

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

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

3B. Population Trends and Characteristics

POPULATION GROWTH

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

Table 3: Population Trends - Neighboring Jurisdictions

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

Source: DOF 2010, 2020

AGE

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

Table 4: Population by Age

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

Source: US Census, 2015-2019 ACS

RACE/ETHNICITY

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

Table 5: Race and Ethnicity

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

Source: US Census ACS, 2015-2019

EMPLOYMENT

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

Table 6: Job Growth and Employment Status

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

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

INDUSTRY AND OCCUPATION

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

Table 7: Jobs by Industry (2019)

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

Source: US Census, 2015-2019 ACS

Table 8: Jobs by Occupation (2019)

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

*Median earnings in previous 12 months prior to survey

Source: US Census, 2015-2019 ACS

3C. Household Characteristics

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

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

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

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

Table 9: Household by Tenure (2019)

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

Source: US Census ACS 2015-2019

3D. Income

HOUSEHOLD INCOME

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

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

Table 10: Median Household and Per Capita Income

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

Source: US Census, 2015-2019 ACS

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

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

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

Source: US Census, 2015-2019 ACS

HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2013-2017 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 3-10. The number of households in extremely low, very low, low, and moderate/above moderate-income groups is shown in Table 12. A slight majority of households (52%) are below the median income. The HUD Comprehensive Housing Affordability Strategy (CHAS) data indicates the extremely low-income group represents 23.1% of households and a higher proportion are renters (14,530) than owners (2,305). The very low-income group represents 12.6% of households and the low income group represents 16.3% of households. The small amount of extremely low and very low income households in the City is likely due to the limited housing opportunities for the lower income groups in the City, including a lack of housing with restricted affordable rents. The City's RHNA (see Table 55) identifies the City's share of regional housing needs of the extremely low, very low, and low-income households, as well as for moderate and above moderate-income households. As shown in Table 12, there is a larger proportion of renters in the extremely low, very low, and low-income groups, while there is a larger rate of moderate and above moderate-income groups in owner households.

Table 12: Households by Income Group (2017)

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

Source: HUD CHAS, 2013-2017

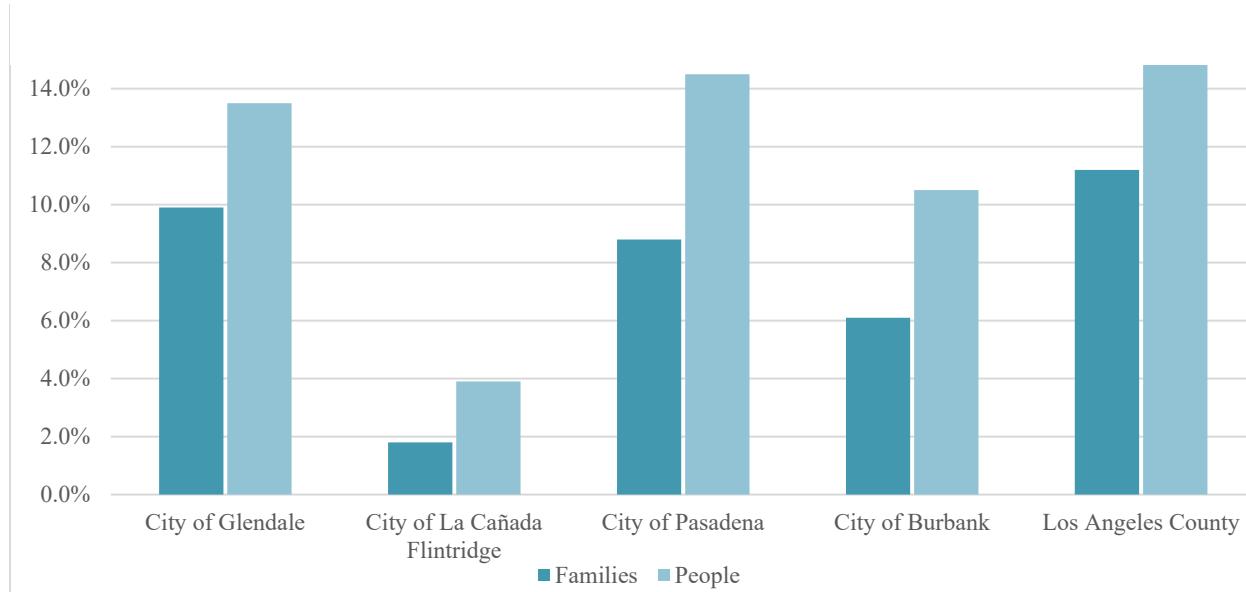
Available: <https://www.huduser.gov/portal/datasets/cp.html>

POVERTY LEVELS

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

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

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

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

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

Extremely Low-Income Households

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

According to HUD CHAS data (2013-2017), most (86.3%) ELI households are renters and experience a high incidence of housing problems. For example, 88.9% of ELI households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 87.9% were in overpayment situations. Further, 80.3% of ELI households severely overpay for housing (pay over 50% of their monthly income), compared to 29.6% for all households.

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

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

3E. Housing Characteristics

HOUSING TYPE

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

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

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

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

VACANCY RATE

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

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

Table 14: Vacancy by Type

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

Source: US Census, 2015-2019 ACS

HOUSING CONDITIONS

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

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

Table 15: Housing Stock Conditions (2019)

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

Source: US Census, 2015-2019 ACS

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

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

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

OVERCROWDING

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

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

Table 16: Overcrowding by Tenure (2019)

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

Source: US Census, 2015-2017 ACS

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

Table 17: Household Size by Tenure (2019)

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

Source: US Census, 2015-2019 ACS

Table 18: Number of Bedrooms by Tenure

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

Source: US Census, 2015-2019 ACS

3F. Housing Costs

FOR SALE HOUSING

Table 19: Homes for Sale (March 2021)

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

Source: zillow.com, 2021

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

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

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

Figure 2: Median Home Sales Price



Source: SCAG 6th Cycle Data Package

RENTAL HOUSING

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

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

Table 20: Rental Costs (2019)

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

Source: 2015-2019 ACS

Table 21: Median Rent by bedrooms

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

Source: 2015-2019 ACS

INCOME GROUPS

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

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

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

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

Source: Housing and Community Development Department, 2020

HOUSING AFFORDABILITY

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

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

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

Table 23: Housing Affordability by Income Group

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

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

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

OVERPAYMENT

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

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

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

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

Note: Data is rounded to the nearest 5.

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

AFFORDABLE HOUSING INVENTORY

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

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

Table 25: Deed Restricted Affordable Housing Units

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

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

Source: National Housing Preservation Database, 2021

3G. Future Housing Needs

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

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

Table 26: Regional Housing Needs Allocation – 6th Cycle

| Project | Extremely and Very Low income (0-50% AMI) | Low income (51-80% AMI) | Moderate income (81-120% AMI) | Above Moderate income (121%+ AMI) | Total |
|--|---|-------------------------|-------------------------------|-----------------------------------|---------------|
| 2021-2029 RHNA | 3,439 | 2,163 | 2,249 | 5,574 | 13,425 |
| Completed/Under Construction/Permits Issued | 9 | 0 | 0 | 243 | 252 |
| Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units | 0 | 0 | 125 | 0 | 125 |
| Units Approved/ Entitled | 186 | 329 | 0 | 605 | 1,120 |
| Subtotal | 195 | 329 | 125 | 848 | 1,497 |
| Remaining Allocation | 3,244 | 1,834 | 2,124 | 4,726 | 11,928 |

Source: City of Glendale, January 2022

3H. Special Needs Groups

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

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

SENIORS

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

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

Table 27: Senior Population and Households

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

Source: US Census, 2015-2019 ACS

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

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

Table 28: Householder Age by Tenure (2019)

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

Source: US Census, 2015-2019 ACS

Senior Housing

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

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

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

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

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

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

DISABLED PERSONS

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

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

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

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

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

Table 29: Disabilities by Disability Type

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

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

Source: US Census ACS, 2015-2019

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

Table 30: Disabled Persons by Age and Employment Status

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

Source: US Census ACS, 2015-2019

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

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

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

Housing for Disabled Persons

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

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

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

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

LARGE FAMILY HOUSEHOLDS

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

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

Table 31: Median Income By Household Size

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

Source: US Census, 2015-2019 ACS

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

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

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

Source: US Census, 2015-2019 ACS

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

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

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

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

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

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

Source: ACS, 2015-2019

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

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

FARMWORKERS

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

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

PERSONS EXPERIENCING HOMELESSNESS

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

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

Estimates of Persons Experiencing Homelessness

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

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

Glendale Housing Element Background Report | 2021-2029

Table 34: Homelessness in Glendale - 2019-2020

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

Source: City of Glendale Continuum of Care Survey, 2020

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

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

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

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

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

Source: Greater Los Angeles Continuum of Care Survey, 2020

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

Table 36: Population Characteristics for Individuals Experiencing Homelessness in Glendale (2020)

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

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

Emergency Shelters

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

Table 37: Facilities and Services for Persons Experiencing Homelessness

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

Assessment of Need

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

3I. Units At-Risk of Conversion

ASSISTED HOUSING AT-RISK OF CONVERSION

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

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Glendale. Table 38 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents. Projects that are at risk of conversion to market rate within the next five years (2021-2026) are considered high risk, and projects at risk of conversion in six to ten years are considered moderate (medium) risk.

Glendale Housing Element Background Report | 2021-2029

Table 38: Summary of at-Risk Subsidized Housing Units

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

Glendale Housing Element Background Report | 2021-2029

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

PRESERVATION OPTIONS

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

Replacement Through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multifamily rental housing, replacement of the 557 units with a high (241 units) or moderate (316 units) risk of conversion would require approximately \$111.4M, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Glendale's current stock of units with a moderate to high risk of conversion is \$139.3M (\$250,000 per unit). This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Purchase of Affordability Covenants

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

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

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$498,515 in rent subsidies would be required monthly (or \$6.0M annually). Assuming a 20-year affordability period, the total subsidy is about \$119.6M.

Cost Comparisons

In terms of cost effectiveness for preservation of the 557 at-risk units, 20 years' worth of rent subsidies (\$119.6M) is fairly comparable to the cost of construction of replacement units (\$111.4 million); however, the cost identified to construct replacement units excludes the price of land, which can add a significant expense to the overall project. While the cost of purchasing the affordability covenants is unknown, it is possible that it would provide a cost-effective strategy for preserving the at-risk units and should be explored further to support the City's preservation objectives. The following are strategies the City will undertake to work towards preservation of the 557 at-risk units in these projects:

- Monitor At-Risk Units: Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- Explore Funding Sources/Program Options: As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- Purchase of Affordability Covenants: Proactively identify potential partners interested in purchasing and extending expiring affordability covenants.
- Tenant Education: Property owners are required to give a twelve-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

Qualified Entities

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. HCD maintains a list of qualified organizations, and there are many that have an interest in properties located in Glendale and Los Angeles County, including Southern California Presbyterian Homes and California Community Reinvestment Corporation, both of which are located in Glendale. Table 39 lists the qualified entities in Los Angeles County. Federal, State, and local financing and subsidy programs that may be considered to preserve at-risk units are listed in the Resources section below.

Glendale Housing Element Background Report | 2021-2029

Table 39: Qualified Entities in Los Angeles County, 2021

| Organization | City |
|---|---------------|
| West Hollywood Community Housing Corp. | Pomona |
| City of Pomona Housing Authority | Hollywood |
| Hollywood Community Housing Corp. | Los Angeles |
| Hope - Net | Los Angeles |
| Skid Row Housing Trust | Long Beach |
| The Long Beach Housing Development Co. | Los Angeles |
| Housing Authority of the City of Los Angeles | Culver City |
| Century Housing Corporation | Los Angeles |
| FAME Corporation | Midway City |
| American Family Housing | Lafayette |
| The Long Beach Housing Development Co. | Los Angeles |
| PICO Union Housing Corporation | Los Angeles |
| Korean Youth & Community Center, Inc. (KYCC) | Long Beach |
| Long Beach Affordable Housing Coalition, Inc | Laguna Beach |
| Housing Corporation of America | Los Angeles |
| Abode Communities | Glendale |
| Southern California Presbyterian Homes | Los Angeles |
| The East Los Angeles Community Union (TELACU) | Los Angeles |
| LTSC Community Development Corporation | Orange |
| Nexus for Affordable Housing | Inglewood |
| Francis R. Hardy, Jr. | Irvine |
| A Community of Friends | Thousand Oaks |
| Many Mansions, Inc. | Los Angeles |
| Winnetka King, LLC | Los Angeles |
| Los Angeles Housing & Community Invest Dept | Orange |
| Orange Housing Development Corporation | Los Angeles |
| Home and Community | Anaheim |
| Hart Community Homes | San Diego |
| Keller & Company | Los Angeles |
| Poker Flats LLC | Los Angeles |
| Coalition for Economic Survival | Los Angeles |
| Clifford Beers Housing, Inc. | Monrovia |
| CSI Support & Development Services | Santa Clara |
| ROEM Development Corporation | North Hills |
| Abbey Road Inc. | Irvine |
| Innovative Housing Opportunities, Inc. | Los Angeles |
| Community Development Commission | Alhambra |
| Los Angeles County Development Authority | Los Angeles |
| Santa Fe Art Colony Tenants Association | Azusa |
| San Gabriel Valley Habitat for Humanity, Inc. | Los Angeles |
| New Economics for Women | Los Angeles |
| Santa Fe Art Colony Tenants Association | Westchester |
| L + M Fund Management LLC | El Segundo |
| Alliance Property Group Inc | Pomona |

Source: California Department of Housing and Community Development, 2021

3J. Estimates of Housing Need

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

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

State law requires that cities quantify existing housing need in their Housing Element. Table 40 summarizes the findings.

Table 40: Summary of Needs

| Summary of Households/Persons with Identified Housing Need | Percent of Total Population/Households |
|---|--|
| Households Overpaying for Housing: | |
| % of Renter Households Overpaying | 57% |
| % of Owner Households Overpaying | 37% |
| % of Extremely Low-income Households (0-30% AMI) Overpaying | 88% |
| % of Very Low-income Households (0-30% AMI) Overpaying | 90% |
| % of Low-income Households (0-30% AMI) Overpaying | 65% |
| Overcrowded Households: | |
| Overcrowded Renter Households | 6.6% |
| Overcrowded Owner Households | 3.1% |
| All Overcrowded Households | 5.5% |
| Special Needs Groups: | |
| Elderly Persons/Households | 17.5% of pop. 25.9% of households |
| Disabled Persons | 13.7% of pop. |
| Developmentally Disabled Persons | 1.5% of pop. |
| Large Households | 7.0% of households |
| Female-Headed Households | 18.8% of households |
| Female-Headed Households with Children | 1.9% of households |
| Farmworkers | 0.2% of labor force |
| Persons Experiencing Homelessness | 169 persons (2020) |
| Affordable Housing Units At-Risk of Conversion to Market Rate Costs | 557 units |

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

4. Constraints

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

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

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

4A. Governmental Constraints

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

4A.1 Land Use Controls

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

GENERAL PLAN

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

Table 41: General Plan Residential Land Use Designations

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

| General Plan Designation | Description | Zone Symbol | Zoning Description |
|---------------------------------|--|----------------|---|
| Moderate Density Residential | For a mixture of single-family and moderate size townhouse developments located in the western, southeastern, and northern portions of the City. This designation allows a maximum density of 9 – 14 du/ac. | R-3050 | Moderate Density Residential (up to 14 du/ac) |
| Medium Density Residential | For townhomes and smaller garden apartments located mainly in the southern portions of the City, with small pockets in the western and northern portions. This designation allows a maximum density of 15 – 19 du/ac. | R-2250 | Medium Density Residential (up to 19 du/ac) |
| Medium High Density Residential | Intended for medium size garden apartments located in northern and central Glendale. This designation allows a maximum density of 20 – 26 du/ac. | R-1650 | Medium High Density Residential (up to 26 du/ac) |
| High Density Residential | Provides for relatively large multiple dwelling complexes generally centered around the Downtown Specific Plan area. This designation allows a maximum density of 27 – 35 du/ac. | R-1250 | High Density Residential (up to 35 du/ac) |
| Mixed Use | Intended compatible mix of commercial, industrial, and residential land uses, which can be vertically or horizontally integrated and are generally located along the City's major arterials. This designation allows density of 35 to 100 du/ac depending on the adjoining land use and zone district designation. | SFMU, IMU-R | Commercial/Residential Mixed Use ¹ ; Industrial/Commercial-Residential Mixed Use ¹ |

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

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

When last comprehensively updated in 1986, the City's General Plan Land Use Element had previously specified a High Density Residential land use category that allowed for residential development between 35 and 60 du/ac. However, no implementing zone was available for this land use designation and, in the 1990s, the City adopted an amendment to its General Plan Land Use Element that reduced the density for its High Density Residential land use category to 27 – 35 du/ac, consistent with the City's R-1250 zoning district. In preparing and revising the City's 2021-2029 Housing Element, prior versions of the Housing Element incorrectly identified the original 1986 High Density Residential density range in Table 41. This error has been corrected and Table 41 now correctly lists the amended density range. Please note that all development capacity assumptions for sites identified in the High Density Residential land use designation always showed a maximum development capacity of 35 du/ac, consistent with the implementing zoning district of R-1250. This revision is typographical in nature only and does not change any capacity assumptions or unit counts in Section 5 or Appendix A.

SPECIFIC PLANS

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

The City Council has adopted two specific plans. Each one contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Glendale and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific

plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the two specific plans, which may accommodate a significant portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Glendale Downtown Specific Plan

The Glendale Downtown Specific Plan (DSP) was first adopted in 2006 and amended most recently in 2019. The DSP is an urban design-oriented plan that establishes physical standards and land use regulations within the Downtown, based on an urban form that is compact and pedestrian-friendly. The plan outlines a framework for growth and redevelopment of the 220-acre planning area, which is centered along Brand Boulevard and generally bounded by Glenoaks Avenue to the north, Central and Columbus Avenues to the west, Glendale and Maryland Avenues to the east, and Elk and Colorado Streets to the south. The Specific Plan consists of eleven (11) districts, each with its own permitted land uses and design requirements. Uses in the Town Center District are subject to the Town Center Specific Plan. Residential uses are permitted (with 100% residential projects allowed by-right) in all DSP districts with the exception of the Civic Centers District. To accomplish pedestrian-oriented objectives of the DSP, certain streets have use restrictions at the ground floor. On designated Primary Frontage Streets and Entertainment Streets, Frontage Requirements apply to the first 25 feet of lot depth of the ground floor only. These Frontage Requirements support active uses including retail, restaurants, and entertainment, and are concentrated within a 5-minute walk (approximately 1/4 mile radius) of the Brand/Broadway intersection (located along Brand Boulevard between Lexington Drive and Colorado Street; and along Louise Street between Wilson Avenue and Harvard Street). As identified in Figure 3, *Proposed Housing Element Sites*, none of the RHNA sites identified in this Housing Element are within areas that have non-residential Frontage Requirements. While 100% residential projects are permitted in all DSP districts (with the exception of the Civic Centers District and on the first 25 feet of the ground floor on designated Primary Frontage and Entertainment Streets), the DSP does not require projects to contain a certain percentage of residential uses. This allows for flexibility to respond to market conditions. Therefore, although parcels within the DSP may allow for 100% commercial uses, these sites are anticipated to develop with predominately residential uses; refer to Section 5C of this Housing Element for projects and conditions to support this conclusion.

Applicable development and parking standards are discussed in Table 42 below. In the Downtown Specific Plan (DSP) zone only, off-street parking requirements (discussed in Table 42 and Glendale Municipal Code Section 30.32.050) may be satisfied by paying a fee in lieu of each parking space not provided on-site, subject to the following restrictions:

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

Glendale Town Center Specific Plan

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

The TCSP allows for a mixture of multi-family residential uses, which are permitted by right, and live-work units, which are permitted subject to an Administrative Use Permit (AUP). Table 42 outlines the site development standards established for residential units within the Specific Plan area.

The plan area is completely built-out as the Americana lifestyle center with no remaining development capacity remaining. The Housing Element does not include any sites in the Town Center Specific Plan. All development standards associated with the TCSP are outlined in the following table, however, these standards are effectively irrelevant given that the project area is recently built-out with no plans for redevelopment within the next twenty years. The project was developed in accordance with these standards and given that it completely developed, no existing standards for the TCSP represent a constraint to development of housing at this location.

Table 42: Residential Development Standards – Specific Plans

| Development Standard (Residential) | | DSP | TCSP |
|------------------------------------|----------------------------------|---|---|
| Density (acre) | | 90 - 250 du/ac | 100 du/ac (338 units max. over planning area) |
| Minimum Unit Size | Affordable/Senior | 540 sf | -- |
| | Efficiency/One-bedroom units | 600 sf | 600 sf |
| | Two-bedroom | 800 sf | 800 sf |
| | Three-bedroom | 1,000 sf + 90 cubic ft of private storage space/unit | 1,000 sf |
| Setbacks | Total Setback Width | 15' (residential) 16' (mixed-use residential) | N/A |
| | Parkway | 4' (residential) 5' (mixed-use residential) | N/A |
| | Sidewalk | 6' (residential) 8' (mixed-use residential) | N/A |
| | Building Adjacent Zone (Average) | 5' (residential) 3' (mixed-use residential) | N/A |
| Maximum Building Height | | 35'-245' 50'-380' w/ public benefit ² | 75' or 7 stories, whichever is less |
| Private Open Space | | 140 sf per du ¹ | 140 sf per du |
| Parking | | One-bedroom units – 1 space Two-or-more-bedroom units – 2 spaces + 1 guest parking space per every 10 units | 2 spaces per du + 0.25 guest per du |

Source: Glendale Town Center Specific Plan, 2017

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

2. Three story multifamily developments are allowed by right in the Downtown Specific Plan areas that limit height to a maximum of 35 feet.

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

ZONING CODE

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

Provisions for a Variety of Housing Types

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

As shown in Table 43 through Table 45, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, residential care facilities (small and large), and transitional and supportive housing. In an effort to minimize constraints and allow greater flexibility in the types of residential uses, the City of Glendale simplified its housing types. Having fewer, but broader, housing categories allows greater consistency and predictability, as well as flexibility in zoning to accommodate new housing types and supportive services.

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

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

These residential categories and special needs housing types are described below. The City's Zoning Code allows for 100% residential projects, by-right, in the SFMU zone and with an AUP in the IMU-R zone. The City's Zoning code permits multifamily residential projects with ground-floor commercial uses by-right in the C1, C2, C3, CR, and CH zones and permits 100% multifamily residential projects with a CUP in the C1, C2, C3, and CH zones. As described later in this section, the intent of requiring an AUP (for the IMU-R) zone and a CUP (in the C1, C2, C3, and CH zones) is to protect the health and safety of future residents who will be moving into the area, given that new residential uses may be located adjacent to nonresidential development. The City has never denied an AUP for a multifamily development in the IMU-R zone or a CUP for a 100% multifamily development in a commercial zone. Furthermore, projects exercising density bonuses are entitled to using a concession or waiver to forgo the AUP/CUP process for 100% residential projects.

Glendale Housing Element Background Report | 2021-2029

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

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

Source: City of Glendale Zoning Code, 2021

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

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

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

Source: City of Glendale Zoning Code, 2021

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

1. Subject to the provisions of the R-1250 zone.

2. Subject to the provisions of the R-1250 zone and provided further that ground floor level is occupied with permitted commercial uses.

3. Subject to the provisions of one residential dwelling per lot in the R-1250 zone.

Table 45: Permitted Residential Uses by Zone (Other Districts)

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

Source: City of Glendale Zoning Code, 2021

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

1. Subject to provisions of the R-2250 zone.

2. When fronting San Fernando Road, Broadway, or Colorado Street, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.

3. For lots having frontage along San Fernando Road, Broadway, and Colorado Street, manufacturing and processing uses shall not be on the ground floor fronting these streets.

4. Includes all Downtown Specific Plan districts except for Civic Centers and Town Center districts.

5. Minor Administrative Use Permit.

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

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

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

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

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

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

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

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

Table 46: ADU and JADU Development Standards

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

Source: City of Glendale Zoning Code, 2021

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

Mobile Homes and Manufactured Housing: Mobile homes and manufactured homes are permitted in residential zones subject to the same zoning requirements as single-family residences, except for architectural requirements limited to roof overhangs, roofing material, and siding material. This includes the following zones: ROS, R1R, R1, R3050, R2250, R1650, and R1250. Mobile homes are also allowed in most commercial zones (C1, C2, C3, CR, CPD, and CH) and the MS zone also in accordance with State law.

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

The City uses the same definition of “manufactured home” and “mobilehome” as provided in the Health and Safety Code Sections 18007 and 18008. For purposes of zoning, mobile/manufactured housing is considered the same as any single family detached dwelling; refer to **Dwelling, one residential**. The Zoning Code does not define “mobilehome park” and instead relies on the Mobilehome Parks Act (commencing with Health and

Safety Code, Section 18200 et seq.), which the City complies with. There are currently no mobilehome parks within the City.

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

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

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

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

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

Emergency Shelter: Emergency shelters are allowed in the C2, C3, and CH zones subject to a conditional use permit, which is discretionary action intended to ensure that the proposed site is suitable for emergency shelter use. Emergency shelters are also permitted in the IND, MS, and IMU zones by right, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4). The City's Zoning Code does not identify additional requirements or development standards for emergency shelters.

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

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the industrial zones (e.g., live/work units, office buildings, assembly/meeting facilities, retail and service uses, etc.);
- The IND and IMU zones are located along major corridors (San Fernando Road, Verdugo Road, Verdugo Boulevard) with easy access to public transit (bus and Metrolink Antelope Valley and Ventura Lines). The MS zone is largely concentrated around E Chevy Chase Drive near State Route-134 (SR-134) and SR-2, and is also well served by public transportation;
- There is a mixture of existing uses in the industrial zones that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses; and
- Although hazardous materials may be present and used on some of the properties within the IND zones, the majority of parcels are not known to be constrained by the presence of hazardous materials.

Three emergency shelters are currently located within Glendale with 83 beds available for unhoused individuals. The Glendale 2020 Point-in-Time Count conducted by the City of Glendale Continuum of Care identified a citywide unhoused population of 169. The sites inventory identifies 71 sites with IND, MS, or IMU zoning (totaling 89.61 acres) with no recorded residential or nonresidential development according to the County Assessor, and 94 sites with C2, C3, and CH zoning (totaling 26.62 acres) with no recorded residential or nonresidential development according to the County Assessor. Looking specifically to sites between 1 acre and 3 acres in size (generally suitable to accommodate development of an emergency shelter), the City identified 8 sites (totaling 14.04 acres) across these zones which may be suitable for emergency shelters and warranted further study. The City reviewed the aerial photographs and street-view images available for all 8 potential parcels and determined that one of the parcels has recently been developed as a self-storage facility. Of the seven remaining sites (totaling 12.64 acres), six are vacant and one is developed with a low-rise medical facility built in the 1970s; due to the age of the building and demand for more modern medical facilities, the City finds it reasonable that this site could redevelop with an emergency shelter. The sites identified would be adequate to accommodate the remaining 86 emergency shelter beds needed to serve Glendale's unhoused population, based on the latest point-in-time count.

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

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

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as "a residential use operated under program requirements that calls for the termination of assistance and recirculation of the assisted

unit(s) to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months." This definition is consistent with Government Code Section 65582(j).

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

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Currently, transitional and supportive housing would be classified in the Zoning Code under the ***Residential congregate care living, limited and residential congregate living, non-medical*** housing types. Program 9B in the Housing Plan would revise the Zoning Code to allow transitional and supportive housing in any zone subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(a)(5) and to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656..

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Glendale Zoning Code includes this housing type under the definition of "hotel or motel," which is permitted by right in the C2, C3, CH, and MS zones, permitted by right above the first floor in the CR zone, and permitted subject to a CUP in the IMU, IMU-R, and SFMU zones. Within the DSP, SROs are permitted by right in all districts except for the Town Center, where it is permitted subject to Administrative Use Permit, and the Civic Centers.

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

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

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multiple unit residential uses, subject to the same permit processing requirements and development standards. Small

residential care facilities are addressed in the City's Zoning Code under the housing category "residential congregate living, limited" and are permitted in all zones that allow single or multiple unit residential uses, in compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are addressed under the housing category "residential congregate living, non-medical" and are permitted by right in the C1, C2, C3, CH, and MS zones, the R3050, R2250, R1650, and R1250 zones subject to a conditional use permit, and the IMU-R and SFMU zones subject to Administrative Use Permit. The City is not aware of any residential care facilities serving seven or more people that have been burdened by the permitting process or unable to find a suitable site to locate, if desired. The City provides clear guidance for permitted and conditionally permitted uses in all zones and works proactively with applicants to ensure that all requirements of the Zoning Code are understood. If an applicant for this type of use was to identify an issue with site selection or zoning standards, the City would work cooperatively to address any potential issues. The City finds that the way it permits large residential care facilities does not constrain housing options for persons with disabilities. The City has included Program 9B to update its Zoning Code to ensure zoning permits group homes objectively with approval certainty for residential care facilities for seven or more residents. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code definition of "residential congregate living, limited" and "residential congregate living, non-medical" encompasses and thus accommodates transitional and supportive housing in all residential zoning districts and subject only to the same requirements for residential uses of the same type in the same zone. These facilities may serve persons with disabilities.

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

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

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

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

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

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

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities. Additionally, the City does not have a definition of "family" thereby providing maximum flexibility. The City has concluded that Finding 5 above could be considered a constraint to housing for persons with disabilities; the City has included Program 9B to modify this Finding to create a more objective standard.

Employee Housing: The Employee Housing Act asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone (Health and Safety Code, Section 17000 et seq.). There are no provisions in the City's Zoning Code to restrict employee housing for six or fewer employees. As stated previously in this report, the City of Glendale is not an agricultural community and there are no parcels zoned for agricultural use. Nonetheless, Program 9B in the Housing Plan will update the City's Zoning Code to comply with the Employee Housing Act.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 47 summarizes development standards in the residential, single unit per lot zones (ROS, R1R, R1); Table 48 summarizes development standards in the residential, multiple units zones (R3050, R2250, R1650, R1250); and Table 49 summarizes development standards in the mixed-use zones, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

Table 47: Basic Residential Development Standards – Single Unit Per Lot

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

Sources: City of Glendale Zoning Code, 2021.

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

2. As required by Section 30.11.060.

3. See Section 30.11.070 for setback exceptions.

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

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

Table 48: Basic Residential Development Standards – Multiple Units per Lot

| Development Standard | R3050 | R2250 | R1650 | R1250 | | |
|---|---|---|---|--|--|--|
| Density Maximum | 1 du/3,050 sq. ft. | 1 du/2,250 sq. ft. (1 du/1,800 sf. ft. for lots with width of 90 ft. or greater) | 1 du/1,650 sq. ft. (1 du/1,320 sf. ft. for lots with width of 90 ft. or greater) | 1 du/1,250 sq. ft. (1 du/1,000 sf. ft. for lots with width of 90 ft. or greater) | | |
| Dwelling Units/Acre (Equivalent) ⁴ | 14.28 du/ac | 19.36 du/ac (24.2 du/ac for lots with width of 90 ft. or greater) | 26.4 du/ac (33 du/ac for lots with width of 90 ft. or greater) | 34.85 du/ac (43.56 du/ac for lots with width of 90 ft. or greater) | | |
| Minimum Lot Size (Area/Width) | N/A | | | | | |
| Maximum Lot Coverage (% of lot area) | 50% | | | | | |
| FAR Maximum | 0.65 | 0.85 | 1.0 | 1.2 | | |
| Setbacks ¹ | Street Front | 25 ft. min. | 20 ft. min. and an average of 23 ft. for any garage or first residential floor; 23 ft. min. and an average of 26 ft. for 2 nd and 3 rd residential floors (see Diagram 1 in Figure 30.11.030) | | | |
| | Side Street | 5 ft. min and an average of 8 ft. for 1 st residential floor; 8 ft. min and an average of 11 ft. for 2 nd residential floor; and 11 ft. min. and an average of 14 ft. for 3 rd residential floor (see Diagram 2 in Figure 30.11.030) | | | | |
| | Interior ² | 5 ft. min and an average of 8 ft. for 1 st residential floor; 8 ft. min and an average of 11 ft. for 2 nd residential floor; and 11 ft. min. and an average of 14 ft. for 3 rd residential floor (see Diagram 2 in Figure 30.11.030) | | | | |
| Maximum Primary Dwelling Height | 3 stories or 36 ft. ³ 2 stories or 26 ft. ³ on lots w/ width of 90 ft. or less | | | | | |
| Minimum Open Space | 30% of lot area (see Chapter 30.31 for additional requirements) | 25% of lot area (see Chapter 30.31 for additional requirements) | | | | |

Sources: City of Glendale Zoning Code, 2021.

1. See Section 30.11.070 for setback exceptions.

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

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

4. This row has been added to assist in the State's review of the City's Housing Element and is not a provision of the Glendale Zoning Code.

Table 49: Basic Residential Development Standards – Mixed-Use Districts

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

Sources: City of Glendale Zoning Code, 2021.

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

2. See Section 30.14.050 for setback exceptions

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

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

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

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

To facilitate housing development, the City allows minimum unit sizes that vary by the type of housing and number of bedrooms. These minimum unit size requirements are typical and can facilitate a range of housing types in the City. The minimum unit size standards are established to facilitate the inclusion of smaller units in the multiple unit residential and mixed-use zones. Table 50 summarizes the unit size development standards for the residential and MU Overlay districts.

Table 50: Minimum Floor Area

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

Source: City of Glendale Zoning Code, 2021.

As a built-out city, Glendale's residential development standards are designed to provide for a diversity of housing types, densities, and geographical areas, while taking into account existing development and land use patterns. For instance, there is no minimum lot width in the non-constrained single-family residential zone (R1) and no minimum lot size in the multifamily zones (R3050, R2250, R1650, R1250). This is because residential lots throughout the City, with the exception of corner lots and those with geographical features such as mountainous terrain, are typically narrow and deep. The standard lot size for multifamily zones based on existing subdivision conditions is 50 feet by 150 feet. As such, the two-story limit for a narrower lot (less than 90 feet) ensures developments have adequate separation and access to light and air. The Code, by allowing for three-story development on lots greater than 90 feet in width, works to incentivize lot consolidation and greater densities, since maximum densities also increase in the R1250, R1650, and R2250 zones for lot widths greater than 90 feet. For instance, on a 50' by 150' lot, the maximum number of units in the R-1250 zone is six, but this would increase to 15 units if two lots are consolidated to become 100' by 150' (not including any additional density bonus that might be requested). This provides opportunities for developers to take advantage of more efficient land use patterns through incremental changes to existing subdivisions, without introducing additional lot size requirements that could constrain development.

Moreover, development standards, including height and lot coverage requirements for multifamily zones, do not interfere with a development's ability to reach the maximum density for each zone. For instance, a hypothetical 7,500 square foot (50 by 150-foot) lot in the R1250 zone would have a maximum building lot coverage of 50 percent or 3,750 square feet. Assuming a height of two stories, the building's gross floor area would be 7,500 square feet, resulting in a FAR of 1.0, which is under the maximum FAR of 1.2. And assuming the maximum density is developed (six units), each unit in this hypothetical development could be up to 1,250 square feet, which is large enough to accommodate one-, two-, and three-bedroom units. Further, the 50 percent maximum building lot coverage for multifamily zones allows a buffer for required setbacks, ensuring multifamily developments have adequate ingress/egress and access to light and air, as well as the minimum required 25 percent open space (1,875 square feet, or 312.5 square feet per unit in our hypothetical development scenario).

The City has considered the impact of its development standards on the supply and affordability of housing. Through this analysis, the City has determined that, based on input from the development community and a history of successful development of projects in accordance with the City's development standards, they do not present a significant constraint to the development of housing or on the cost of housing. Specifically, the

maximum lot coverage requirements of 40-50% have not limited the development of housing or limited the ability for applicants to develop housing affordable to households at all income levels in the multifamily zones. However, for projects utilizing density bonus provisions in mixed-use zones, applicants do periodically request, as a concession, relief from the two-story limit for projects in mixed-use areas where the lot is less than 90 feet wide and the City grants this request. For this reason, the City finds that the requirement does not limit the development or supply of housing, because projects which include affordable units have and will utilize the City's density bonus program and receive relief from this requirements. In fact, data suggest that the requirement may have contributed to a greater number of density bonus projects and a greater number of overall units than would have been built by-right. Of 16 multifamily projects that have been proposed, approved, and/or constructed in multifamily zones on lots of less than 90 feet between August 2016 and September 2022, 14 have been density bonus projects, resulting in 625 dwelling units over the maximum allowed.

Despite a strong history of affordable housing development, the City remains committed to removing potential government constraints associated with the development of multifamily housing. In late 2019 the City Council directed Staff to examine the multifamily development standards. Per public comments received, questions were raised as to whether existing development and design standards were preventing multifamily developments from achieving maximum development potential. These standards include but are not limited to: height, subterranean parking, common open space, setbacks, and lot coverage. As described above and in Section 5 of this Report, the City has regularly approved projects at or above the site's maximum density due to density bonus provisions. The City has included Program 9B in the Housing Plan to complete this assessment of multifamily development standards and update the standards, including the lot coverage and height standards, in order to remove potential constraints to multifamily development.

On/Off-Site Improvements

On- and off-site improvement requirements for residential development in the City are imposed when necessary for the proper development of the area. Per Chapter 16.28, of the City's Municipal Code, subdivisions on-site improvement requirements include: curb, gutter, sidewalks and walkways; storm sewers and drains; erosion control; street surfacing; street trees; street nameplate signs, stop signs, and other traffic control signs and signals; and fire alarm call boxes. Off-site improvements may also be required and include: water supply system for domestic and fire-protection purposes; contribution to the improvement of sewage disposal facilities and infrastructure; roads; extension of other utilities; storm drainage facilities; and easements. The City's improvement standards are typical for most jurisdictions. While improvement requirements increase the cost of housing, they are necessary to protect health, safety, and welfare, maintain the City's quality of life, and ensure the adequate provision of public services and facilities. Curb, gutter, and sidewalk improvements in particular are necessary to avoid drainage problems and ensure pedestrian access and handicapped accessibility, as are erosion control and fire-protection measures to minimize and mitigate natural hazards.

Street width standards are established in the Glendale General Plan Circulation Element: major arterials have a minimum right-of-way (ROW) width of 96 feet and minimum roadway width of 76 feet; minor arterials have a minimum ROW width of 84 feet and minimum roadway width of 64 feet; collectors have a minimum ROW width of 56 feet and minimum roadway width of 40 feet; and local streets have a minimum ROW of 46 feet and roadway width of 36 feet. For mountainous streets, collectors have a minimum ROW width of 35 feet and minimum roadway width of 24 feet; and local streets have a minimum ROW width of 28.5 feet and minimum roadway width of 22 feet. Dedications for street improvements are required as part of regular development; the City's Public Works department relies on the Circulation Element to hold applicants accountable for ROW dedication should the existing street not comply with the Circulation Element. The City is currently preparing an update to its Circulation Element; it is expected that the revised element will require similar ROW dedications as well as pedestrian and bicycle improvements. The City has seen the successful development of projects at all income levels that comply with the City's on and off-site improvements and finds that they are not a constraint to housing supply or affordability.

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City's parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project's appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 51. Table 51: Residential Parking Requirements

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

Source: City of Glendale Zoning Code, 2021

The City has identified the guest parking requirements for the Planned Residential Development (PRD) Overlay Zone as a potential constraint to development; however, in practice, this overlay zone is rarely applied. The City will update the Zoning Code (see Program 9B) to revise the guest parking standards in the PRD Overlay Zone.

The City has also considered parking requirements for efficiency and one-bedroom units. The City has provisions to reduce and/or waive parking requirements for a variety of projects, including affordable housing units, mixed-use projects, uses adjacent to transit, as well as for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section

65915-65918 are eligible to use parking standards established by State Density Bonus law. Based on the history of development in Glendale and community priorities, including a strong desire to provide sufficient parking for residential projects, the City finds that this is not a constraint to development because demand for parking associated with market rate units is sufficiently high so as to not constrain development and not a constraint for affordable projects, which are provided relief from these standards.

4A.2 Development Review Process

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

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

PERMIT PROCESSING AND APPROVAL PROCEDURES

The City updated the Zoning Code in 2013 in an effort to streamline processing times; maximize the efficiency of discretionary decision making bodies; simplify the process for applicants; reduce subjectivity where possible; and make a final decision more quickly and efficiently, while retaining opportunities for public review and comment. The amendments included elimination of CUPs for new single-family dwellings in the R1R and ROS zones, introducing a new Administrative Use Permit (AUP) process that allows less controversial types of projects to be reviewed in a discretionary manner with public notice and without the delay and expense of a public hearing, and also a new Administrative Design Review (ADR) process that also allows minor projects to be administratively review by the Urban Design Studio and Community Development Director as part of a notice process with a public review period prior to a project determination. These changes have shown to improve processing times, reducing impediments to housing development. Once a complete application has been submitted, the typical total review time for single- and multifamily projects is 3-4 months (with the exception of new multifamily projects in the Downtown Specific Plan area, as described below); however, this timeline can vary based on the project.

With these changes still in place, the City's current local processing and approval procedures for housing developments in all zones is summarized as follows:

All development in single family zones (ROS, R1, and R1R), whether new construction or additions, are subject to Design Review (GMC 30.47), and the applicable Single Family Design Guidelines (and Hillside Design Guidelines, when applicable). Minor additions less than 700 SF and remodels of single family homes are typically deemed "Exempt" from Design Review, and can proceed into plan check directly. Projects involving additions greater than 700 SF or more than 200 SF visible from the street must go through the Administrative Review Process; this process typically takes two to three months. New single family residences require Design Review by the Design Review Board (DRB) at a noticed public hearing; this process requires three to four months from formal application submittal to project determination. Appeals of ADRs are heard by the DRB, and appeals of DRB cases are heard by the City Council; appeals of ADRs typically take two to four months, while appeals of DRBs take three to five months. Once approved, projects can proceed into plan check.

All multifamily residential development in multifamily and mixed-use zones (R-3050, R-2250, R-1650 and R-1250 for multifamily residential zones and IMU-R and SFMU mixed use zones) are also subject to Design Review (GMC 30.47) and applicable Multi-Family and Mixed Use Design Guidelines. Projects less than seven units are eligible for Administrative Design Review (same process and timeline as noted above), while

projects seven units or more must go through the Design Review process with a determination by the Design Review Board (see above). The same appeal review authorities and timelines summarized above apply to multi-family Design Review determinations.

New multi-family projects in Downtown Specific Plan area must also go through the Design Review process. However, the design review authority for projects in the Downtown Specific Plan area is the City Council, and in 2020, in addition to adopting objective design standards, City Council amended the Zoning Code to require a three-stage Design Review process in the DSP: Stage I Preliminary Design Review by City Council (typical review time 2-3 months), advisory review by the Design Review Board (typical review time 4-6 weeks), and Stage II Final Design Review by City Council (typical review time 2-3 months). Environmental (CEQA) analysis would occur concurrently and, depending on a variety of factors, including the complexity of the project and/or community opposition, could cause significant delays to this timeline. City Council intentionally implemented this multi-phase process to ensure the highest quality of development for the largest projects in the City in the Downtown core, despite the additional time added to the process.

Housing projects in the IMU-R mixed use zone also require approval of Administrative Use Permits (AUP) in order to ensure the compatibility of the proposed multi-family use with the existing commercial and industrial uses found in the IMU-R zones, prior to Design Review consideration. The AUP process typically takes approximately three months and includes a notice public hearing before the Planning Hearing Officer. In addition to the AUP standard findings of fact related to general plan consistency, public health, safety and welfare, no adverse conflicts with adjacent uses, and adequacy of public and private facilities, the review authority (Planning Hearing Officer) must consider additional finding of fact when granting an AUP:

GMC 30.49.030 AUP Findings of fact.

An administrative use permit shall be granted only if the review authority first finds that each of the following exists:

- A. That the proposed use will be consistent with the various elements and objectives of the general plan.
- B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.
- C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
- D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.
- F. Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings in addition to subsections A. through D. above:
 - 1. That the proposed multi-family housing development is allowed within the respective zoning district with the approval of a [administrative] use permit and complies with all other applicable provisions and performance standards identified in this zoning ordinance and the Municipal Code.
 - 2. That the proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites.
 - 3. That the subject site is physically suitable for the type and density/intensity of the proposed multi-family housing development.
 - 4. That the proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.

Live-work residential units are permitted in IMU and IMU-R mixed use residential zones, subject to approval of an AUP, as outlined above. In addition to the standards Findings of Fact A-D, live-work units have specialized AUP findings relating to compatibility of uses, given that commercial and residential uses are proposed in the same unit, and in close proximity to residential units as well as existing commercial and industrial uses:

GMC 30.49.030 AUP Findings of fact.

G. Applications for live/work units to be located in the IMU and IMU-R zones shall consider the following criteria in making the findings in addition to subsections A. through D. above:

1. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;
2. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and
3. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses.

While these additional AUP findings may appear as a constraint for multi-family developments in the IMU-R zones, in particular the employment and compatibility findings, as well as the live work findings, including inhibiting commercial or industrial uses, these findings were intentionally adopted by City Council to protect the existing commercial and industrial base of the City and to protect future residents from the potential health and environmental concerns with co-locating housing and commercial and industrial projects; the IMU-R zone was adopted in 2004 in the San Fernando Road Redevelopment Area as a way of introducing multi-family residential uses in an area of the City that previously only allowed certain commercial and general industrial uses. The IMU-R zone is limited to the southwest portion of the City, located adjacent to San Fernando Road and the Southern Pacific Railroad right-of-way, along a corridor that had traditionally housed manufacturing and other industrial uses that may have involved the use or storage of hazardous materials. Many industrial-type uses such as manufacturing, warehousing/distribution, and automotive uses remain in these zones and may present a variety of challenges to residents, including safety, odor, and noise. The requirement of an AUP for residential uses in the IMU-R zone was designed to protect the public health and welfare of future residents from previous and current incompatible uses by providing an appropriate level of scrutiny. Further, the City has never denied an application for a residential project in a mixed-use area, including the IMU-R zone. For these reasons, the City finds that the AUP requirement for residential uses in IMU-R zones does not unduly constrain housing development in the City and protects the health and safety of future residents.

The City has included Program 9B in the housing plan to update the development standards and permit procedures for the development of mixed-use and multifamily projects to streamline the future development of multifamily projects. The City has also included Program 9B to develop objective design standards for all multifamily and mixed-use projects. As part of this effort, the City is committed to evaluating the permit process for multifamily projects, including in instances where an AUP or CUP is required, and ensuring that the required Findings are objective and consistent with State Housing Law.

TIMEFRAMES

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

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

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

Table 52 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

Table 52: Permit Processing Reviewing Body

| Type of Approval or Permit | Review Authority | | | | | | |
|---------------------------------|------------------|-----|-----|----|----|-------------------|--------------------------------|
| | Director | DRB | PHO | PC | CC | Typical Timeframe | Public Hearing |
| Administrative Design Review | D | | | | | 3-4 months | No (public notice, no hearing) |
| Design Review | | D | | | | 3-4 months | Yes |
| Administrative Use Permit | D | | | | | 3 months | No (public notice, no hearing) |
| Conditional Use Permit | | | D | | | 3-5 months | Yes |
| Variance | | | D | | | 4-5 months | Yes |
| Zoning Amendment or Zone Change | | | | R | D | 6-8 month | Yes |
| General Plan Amendment | | | | R | D | 6-9 months | Yes |
| Tentative Map/Parcel Map | | | | D | | 4-5 months | Yes |
| Reasonable Accommodation | D | | | | | 1-2 months | No |

Source: City of Glendale, 2021.

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

Design Review

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

The intent of design review is to promote the general welfare of the community by achieving the following purposes:

- A. To protect the community from the adverse effects of poor design and to encourage good professional design practices;
- B. To enhance the beauty, livability and prosperity of the community;
- C. To encourage high quality development;
- D. To discourage poor exterior design, appearance and inferior quality which are likely to have a depreciative effect on the local environment and surrounding area;
- E. To encourage originality, creativity and diversity in design and to avoid monotony;
- F. To ensure the compatibility of multiple-dwelling projects with adjoining single-family neighborhoods;
- G. To ensure single-family design which is compatible with the character inherent within the surrounding neighborhood;
- H. To preserve the city's historical and architectural heritage in geographical areas designated as historic district overlay zones pursuant to Chapter 30.25 of this title. (Ord. 5399 Attach. A, 2004)

For buildings and structures in the DSP zone over ten thousand (10,000) square feet, or any addition over ten thousand (10,000) square feet to an existing building, the city council shall be the review authority instead of the design review board.

Review authority is as follows:

- A. For the purposes of the City's Zoning Code, the term "review authority" shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.
- B. For buildings and structures in the DSP zone over ten thousand (10,000) square feet, or any addition over ten thousand (10,000) square feet to an existing building, the city council shall be the review authority instead of the design review board.
- C. For building and structures in the DSP zone, outside of a redevelopment project area, ten thousand (10,000) square feet or less, or any addition ten thousand (10,000) square feet or less to an existing building, the director of community development shall be the review authority.
- D. For creative signs in the DSP zone outside a redevelopment project area, the city council shall be the review authority instead of the design review board, when the creative sign is proposed in conjunction with a new building greater than ten thousand (10,000) square feet or an addition greater than ten thousand (10,000) square feet to an existing building. In all other cases in the DSP zone the review authority shall be the director of community development.
- E. For buildings, structures, and creative signs in a Historic District Overlay Zone, plans and proposals shall be reviewed by the historic preservation commission.
- F. Except for properties located in the SR zone or PPD overlay zone, the director of community development shall be the review authority for:

1. Additions and remodels of single-family dwellings; provided that a proposed addition or remodel of a single-family dwelling that does not meet the limitations of Section 30.60.040(8)(2) shall be considered new construction; and
2. New multifamily buildings of six (6) or fewer units and additions of six (6) or fewer units to existing multifamily buildings; and
3. Nonresidential or mixed use projects of ten thousand (10,000) square feet or less or any addition of ten thousand (10,000) square feet or less to an existing nonresidential or mixed use building.
4. The design review board may review final design review projects listed in this subsection H when, in the opinion of the director of community development, a new building or structure, or alteration or addition to an existing building or structure is determined by staff to be incompatible with the surrounding neighborhood character or with existing buildings or structures on the lot. In making their determination of incompatibility, staff shall consider evidence such as neighborhood predominance of street front setback, roof styles, use of eaves and overhangs, variation in plane (both horizontal and vertical), building location on the site, massing, scale, use of colors and materials and other architectural treatments which, if otherwise ignored, could be injurious to surrounding properties.

G. For sign programs, the director of community development shall be the review authority.

H. For murals, the arts and culture commission shall be the review authority.

In all other cases, plans and proposals shall be reviewed by the design review board.

Review of plans and conditions of approval. The review authority may impose conditions related to site planning, design, general layout, and appearance. For any project where the property has an average current slope exceeding fifty (50) percent, or where the project grading will exceed one thousand five hundred (1,500) cubic yards, the review authority may impose conditions to address impacts related to construction and grading, including, but not limited to, haul routes, protection of indigenous trees and requirements and conditions of approval of any city department that are reasonably related to the public health, safety or welfare. The review authority shall approve, approve with conditions or deny the design of the project. The review authority shall not have the authority to require full working drawings. In the event of denial, the review authority shall specify those areas in which the project fails to comply with the provisions of this title.

Notwithstanding any provision of Title 30, the review authority shall have the authority to impose conditions in order to ensure compatibility with surrounding development in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout. Regarding privacy, access to natural light, and placement of windows, the review authority shall consider alternative arrangement of windows or building massing or site layout to avoid conflicting relationships to adjacent buildings, structures, improvements and uses; for these reasons alone, however, the review authority shall not reduce the size or scale of a project or shall not prohibit construction with a reasonable number or size of windows in a new or remodeled building, or an addition thereto. The review authority is not required to review plans that are not in reasonable conformance with the provisions of this title unless applications for appropriate discretionary permits are pending. The director of community development is authorized to withhold plans from the review authority when such plans are in violation of the provisions of this title and the required redesign would have a substantial effect on the appearance of the project, or are otherwise not in substantial conformance with relevant adopted design guidelines.

Notwithstanding the above, the review authority shall have authority to impose conditions for sign programs in the DSP zone or for vehicle sales, leasing and rental agencies in the CA zoning district, as applicable, according to Section 30.33.220 in order to ensure compatibility with surrounding development, size, scale, bulk/mass, setbacks and site layout. The review authority is not required to review plans that are not in reasonable conformance with provisions of this title. The review authority shall approve, approve with conditions or deny sign programs as applicable.

Changes to projects/plans. Upon request of the applicant, the review authority shall have the authority to modify its previous actions. The review authority, as applicable, may delegate authority to the director of community development for review and approval of minor changes, and to approve resubmitted plans with modifications or changes provided such modifications or changes are in substantial conformance with plans and conditions approved by the review authority, in keeping with the architectural style of the building or structure, and consistent with the objectives of this code, any applicable design guidelines, and conditions of approval.

When changes to projects approved by the review authority occur at project sites during the course of construction, the director of community development has the authority for review and approval of minor design changes that are in substantial conformance with plans and conditions approved by the review authority, in keeping with the architectural style of the building or structure, and consistent with the objectives of this code, any applicable design guidelines, and conditions of approval. Other design changes shall be presented to the review authority for their consideration. The review authority may then approve or deny any changes. The poster-size sign on the property in question that is normally required for design review cases by Section 30.61.010 shall not be a requirement for public notice purposes in these cases.

Projects that do not conform to designs approved by a review authority and/or the planning division of the community development department shall be deemed to be in violation of this code.

The director of community development shall have the authority to modify approved landscape plans when modifications are consistent with California-friendly plantings or California-friendly landscaping as defined in Section 13.36.040 of this code.

Building permit plan check and conformance with design review. Except as provided herein or authorized by the director of community development, no building permit plan check application shall be accepted for a project which requires design review unless said plans are in conformance with plans approved and any conditions imposed by the review authority. Upon application for any design review consideration, a building permit plan check application may be accepted for a nonresidential project which requires design review prior to final action by the review authority if the review authority authorizes proceeding to building plan check during the public comment period for the environmental documentation of a project. Plans are in conformance with plans approved and any conditions imposed by the review authority if they comply in all material respects with all plans submitted and approved as part of the design review including, but not limited to, the site plan and all elevations as to all matters regulated by this chapter, including, without limitation, site layout and planning (which shall include location of primary and accessory structures), design, architectural style and treatments, appearance, size, scale, bulk/mass, roofline orientation, and setbacks. (Ord. 5955 § 6, 2020; Ord. 5849 § 3, 2015; Ord. 5847 § 11, 2015; Ord. 5837 § 8, 2014; Ord. 5818 § 28, 2013; Ord. 5803 § 109, 2013; Ord. 5765 § 26, 2012; Ord. 5752 § 13, 2011; Ord. 5747 § 91, 2011; Ord. 5728 § 6, 2011; Ord. 5687 § 3, 2010; Ord. 5677 § 2, 2009; Ord. 5648 § 8, 2009; Ord. 5605 § 3, 2008; Ord. 5571 § 11, 2007; Ord. 5535 § 12, 2006; Ord. 5503 § 2, 2006; Ord. 5399 Attach. A, 2004).

In consideration of applications for design review, the review authority shall be guided by the intent and purpose of Section 30.47.010 and the standards set forth in this section. The design review board shall adopt written guidelines consistent with such intent, purposes, and standards, as it may deem necessary to properly exercise its powers and duties. Such guidelines shall be approved by the city council and shall be kept on file in the office of the director of community development, and a copy thereof shall be furnished to any person upon request. Within the DSP zone, all design review shall be subject to the guidelines and standards established by the downtown specific plan.

For the purposes of this section, the term “review authority” shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.

- A. The review authority shall ensure that all projects are consistent with adopted community plans.
- B. The following standards and criteria may be utilized by the review authority which may require changes in materials, color, general design and layout, projections in the vertical or horizontal plane or such other design changes as may be necessary.
 1. In addition to the height and minimum setback requirements set forth for the zone in which the property is located, changes in material, height, projections in the vertical or horizontal plane or similar façade changes should be encouraged on visible exterior building walls. Primary attention shall be given to those sides visible from the public right-of-way.
 2. The appropriateness of a new or remodeled building to the zoning and area within which it is located, surrounding architectural design, scale and streetscape appearance should be considered provided they are in keeping with the intent and purpose of this chapter. Integrated and harmonious design themes are encouraged, including the use of consistent materials, colors, textures and signs on exposed building walls. New development or remodeling should be designed in such a way as to upgrade the appearance and quality of the area and be harmonious with existing improvements.
 3. Conflicting relationships to adjacent buildings, structures, improvements and uses should be avoided as appropriate to the zone and area. For buildings in the R1, R1R or ROS zones, new development or remodeling that includes more than one (1) story in height shall continue to allow reasonable access to natural light for buildings in the R1, R1R and ROS zones, and shall not unreasonably impact the privacy of buildings and outdoor spaces in the R1, R1R and ROS zones. Privacy shall be judged by the view from the living room, den, study, family room, great room, library, dining room or balconies (greater than twenty-five (25) square feet) of the new development into the buildings and backyard outdoor space of existing buildings. For new development and remodeling in the R1, R1R and ROS zones, consideration shall be given to the placement of windows in the new development vis-à-vis the placement of windows in adjacent residential buildings.
 4. Boundary and other walls should generally be of decorative masonry and/or wrought iron which is complementary in color, texture and material to the development as a whole, although it is recognized that these materials may not be appropriate in all situations (i.e., wood fencing in residential zones and chain link fencing in industrial zones).
 5. Landscaping shall be integrated into the architectural scheme so as to accent and enhance the appearance of the development. Existing mature trees (including those regulated in Chapter 12.44 of this code pertaining to preservation and protection of indigenous trees) over eight (8) inches in diameter on the site and within the parkway as well as trees on adjacent property within twenty (20) feet of the common property line should be considered for preservation in the site planning.
 6. Subject to any applicable height limits, rooftop equipment shall be incorporated into the design of the project in such a manner that it is completely enclosed on all sides or concealed from view by screening, roofing or parapets at least six (6) inches higher than the height of the uppermost part of such equipment.

7. Any dish antenna that is ground-mounted but attached to a building or structure, and any roof-mounted dish antenna, shall be designed in accord with the criteria in Section 30.34.050.

In evaluating any proposed ground-mounted dish antenna that is attached to a building or structure, any roof-mounted dish antenna, or any ground-mounted dish antenna not qualifying for exemption under the criteria of Section 30.47.020 of this chapter, the review authority shall determine whether the color would be unobtrusive, whether the dish antenna can be installed in a location and in a manner which would minimize visual intrusion while maintaining practical operation, and whether the dish can be screened so that it is suitably concealed from view, in order to promote aesthetic objectives, including, but not limited to, compatibility of neighborhood properties, the preservation of views and vistas, and the overall harmonious development of property. The criteria set forth herein shall apply only insofar as such criteria do not prevent the reception of satellite delivered signals or do not impose costs on the users of such antennas that are excessive in light of the purchase and installation costs and intended use of the dish antenna.

8. Any wireless telecommunications facility shall be designed in accord with the criteria specified in Chapter 30.48 of this title. The standards outlined elsewhere in this Section 30.47.040 notwithstanding, all wireless telecommunications facilities shall be designed in accordance with Chapter 30.48 of this title.
 9. In addition to paragraphs 1 through 8 of this subsection, within designated "HD" historic district overlay zones, design review standards shall be as adopted by the city council in the citywide historic district design guidelines, as may be supplemented by the city council for each district, or any guidelines for non-residential buildings for each district as adopted by the city council at the time of designation of that district. In the event of a conflict between paragraphs 1 through 8 of this subsection A, and the citywide historic district design guidelines, and as may be supplemented by the city council for each district at the time of designation of that district, or any guidelines for non-residential buildings for each district, as adopted by the city council at the time of designation of that district, the citywide historic district design guidelines and applicable supplements thereto, and any guidelines for non-residential buildings as may be adopted by the city council for that district, shall take precedence, with the final determination of whether there is a conflict to be made by the director of community development.
- C. The review authority shall ensure the compatible design of all multi-unit projects that abut a single-family zone. To accomplish this goal, the review authority shall have the authority to impose more restrictive development standards than the provisions of the zone in which the project is located. The review authority shall review each multi-unit project in terms of its impact on the single-family residential neighborhood, including, but not limited to, such design elements as window location, balconies, location of recreational facilities, entryways, and garage location. Although street setbacks are not required in the IMU, IMU-R and SFMU zones, the review authority may add conditions to ensure pedestrian activity at the street edge including the location of building entrances and surface parking lots and the use of setback areas as plazas, open space, or other active uses. In the IMU, IMU-R and SFMU zones, façades on the corner cutoff areas at intersections should incorporate significant architectural design features (e.g., a tower). The review authority may require transitional height increases in order to promote a visual transition between the single-family neighborhood and multiple-family zone and to ensure that adequate landscape buffering is provided and permanently maintained. The review authority shall also consider the multiple dwelling building façades, roof designs, and use of materials and colors to ensure compatibility with the architectural design elements generally found in the neighboring single-

family zone.

- D. The review authority shall ensure single-family design that is compatible with the character inherent within the surrounding neighborhood. Primary emphasis on what constitutes a neighborhood should generally be given to the existing development pattern within three hundred (300) feet of the subject property. Special attention should also be placed on ensuring a positive design relationship with the adjacent developments and developments on the block on which the proposed project is located. The director of community development shall have the discretion to consider an alternate area to be the neighborhood of primary emphasis. To accomplish compatibility, the review authority shall review each single-family residential project in terms of its specific impact on the surrounding single-family neighborhood, including, but not limited to, such design elements as massing, scale, height, setback, landscaping, impacts from average current slopes exceeding fifty (50) percent and grading of more than one thousand five hundred (1,500) cubic yards and window location. The review authority shall consider the setbacks of buildings and structures on adjacent properties and ensure that a project's proposed height and setback promote a visual transition between the project and neighboring buildings. The review authority shall also consider garage location and design to promote compatibility with neighborhood patterns. The review authority shall also consider the single-family building façades, roof designs, and use of material and colors to ensure compatibility with the architectural design elements generally found in the surrounding single-family zone.
- E. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).

The City has carefully considered the role of Design Review as part of the project review process and recognizes that it can be a challenging process. However, the Design Review process is a cornerstone of development in Glendale, and a process that is very important to the City and community. It is through this process that the City can protect its historic character, create timeless projects, contribute to the architectural landscape of Los Angeles County, and preserve and protect its residents from undue aesthetic impacts related to new development.

Looking forward, the City continues to see a role for design review as part of the planning process. However, the City also recognizes the need for higher levels of approval certainty. The City will prepare new objective design standards required by State law and review applicable projects based on those requirements. The City will also continue promoting the use of its free preapplication review option so that applicants can receive clear feedback on what is needed to receive design review.

Conditional Use Permit (CUP)

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

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

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

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

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

5. Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings:
 - a. That the proposed multi-family housing development is allowed within the respective zoning district with the approval of a conditional use permit and complies with all other applicable provisions and performance standards identified in this zoning ordinance and the municipal code;
 - b. That the proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites;
 - c. That the subject site is physically suitable for the type and density/intensity of the proposed multi-family housing development; and,
 - d. That the proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.
6. Applications for live/work units to be located in the IND, IMU, IMU-R, and SFMU zones shall consider the following criteria in making the findings:

- e. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;
 - f. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and,
 - g. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses.
7. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).

As previously stated, multifamily projects with ground-floor commercial uses are permitted by right in the City's commercial zones and 100% residential projects in commercial zones require a conditional use permit (only Findings 1-4 above). The requirement for a conditional use permit for 100% multifamily residential development commercial zones is designed to protect future residents from hazards and other incompatible uses and to protect the existing commercial and industrial base of the City as well as ensure that sufficient commercial services are available to meet the needs of residents in these areas. The City has never denied an application for a residential project in a commercial area. Moreover, to protect the health and safety of Glendale's residents, the City believes that these findings are an important part of project review when residential and commercial uses are located close together.

Administrative Use Permit

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

An administrative use permit shall be granted only if the review authority first finds that each of the following exists:

- A. That the proposed use will be consistent with the various elements and objectives of the general plan.
- B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.
- C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
- D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.
- F. Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings in addition to subsections A. through D. above:
 1. That the proposed multi-family housing development is allowed within the respective zoning district with the approval of a conditional use permit and complies with all other applicable provisions and performance standards identified in this zoning ordinance and the Municipal Code.
 2. That the proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites.
 3. That the subject site is physically suitable for the type and density/intensity of the proposed multi-family housing development.
 4. That the proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.
- G. Applications for live/work units to be located in the IMU and IMU-R zones shall consider the following criteria in making the findings in addition to subsections A. through D. above:
 1. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;
 2. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and
 3. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses. (Ord. 5818 § 32, 2013)

The IMU-R zoning district is applied to areas appropriate for a mix of commercial, industrial, and residential activities and provides for a full range of goods and services to the community located along portions of industrial/commercial thoroughfares, in conformance with the general plan. This district allows for a mix of commercial and residential or just commercial, industrial, or residential (stand alone) land uses. As previously stated, the requirement for an AUP for multifamily residential development the IMU-R zone is designed to

protect future residents from hazards and other incompatible uses and to protect the existing commercial and industrial base of the City. The findings related to employment and compatibility are to ensure that new residential uses would not be significantly impacted by industrial uses that already exist and would remain onsite. The City has considered whether these findings represent a constraint to development and finds that they do not. The City has never denied an application for a residential project in a mixed-use area. Moreover, to protect the health and safety of Glendale's residents, the City believes that these findings are an important part of project review when residential and industrial uses are located close together. The creation of the IMU-R zone and the zone's AUP findings for multifamily residential uses help support the City's goals by: allowing for a range of housing types, particularly in areas with access to transit and in close proximity to jobs and services; promoting health and safety by protecting residents from incompatible uses; and maintaining an appropriate jobs-housing balance to support gainful employment in the City, reduce work-related vehicle trips, and foster a diversified local economy.

Subdivisions

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

Reasonable Accommodation

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

Impact of Processing and Permit Procedures on Housing Supply and Affordability

The City has considered the totality of its processing and permit procedures and has concluded that they do not represent a significant constraint to housing supply or affordability. The City works proactively with applicants, including a no-cost pre-application review, to encourage submittal of a complete application. Issues with project applications that cause significant delays are typically outside of the City's control (i.e., a change in the development plan, changes in materials or architectural styles, changes to request for concessions, etc.). The City will continue to work with developers of all housing products to ensure that the City's processing and permit procedures are clear and effective.

FACILITATED ENVIRONMENTAL REVIEW

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

The City received a public comment in early 2023 inquiring about the City’s compliance with State law regarding environmental review. Under California law, each public agency must adopt local implementation guidelines to establish objectives, criteria, and specific procedures for administering its responsibilities under CEQA and CEQA Guidelines. Glendale has adopted its own CEQA Procedures for Preparation and Processing Environmental Documents. The purpose of these procedures is to provide officials of the City, Housing Authority, and private individuals with the environmental review requirements as set forth in Sections 21000 *et seq.* of the *Public Resources Code*, as amended, and consistent with the *State CEQA Guidelines*, Title 14, § 15000 *et seq.* of the California Code of Regulations. The City of Glendale’s Local CEQA Guidelines can be viewed here: <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/local-ceqa-guidelines>.

The Local CEQA guidelines identify that the Community Development Department (“Department”) is responsible for making the CEQA determination, that the decisions will be made in the timeframe established by the State’s CEQA guidelines, and CEQA exemption decisions trigger the Permit Streamlining Act for discretionary actions.

DEVELOPED DENSITIES AND PERMIT TIMES

The City has not received any requests during the prior planning period to develop housing at densities below those anticipated. Based on a typical residential project, the City estimates that the time between discretionary approval and submittal of an application for a building permit is between 4 and 12 weeks. The City finds that this is a reasonable timeline and works diligently with applicants once they submit material for review.

STREAMLINING APPROVALS

Lower Income Sites Included in Previous Elements

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

Senate Bill (SB) 35

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

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

FLEXIBILITY IN DEVELOPMENT STANDARDS

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

Residential Density Bonus

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

Inclusionary Housing

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

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

Demand for residential development in Glendale is extremely high. Since adoption of its Inclusionary Housing ordinance, the City has continued to see an increase in applications to develop housing affordable to all income levels. It does not appear that housing supply has been constrained as a result of the City's Inclusionary Ordinance. In practice, the City sees that most developers are currently choosing to build the units versus pay an in-lieu fee; this is a positive outcome in that it creates mixed-income communities. The cost of housing has not noticeably increased as a result of the City's Inclusionary Housing ordinance, however, housing costs continue to be at an all-time high so it is difficult to determine the potential cost implications in such an "up" market. The City will continue to monitor its Inclusionary Housing ordinance for effectiveness and potential impacts on supply and affordability, but at this time, the City has not identified any issues related to this requirement.

Short-Term Rentals

The Glendale Municipal Code addresses short-term rentals for parcels with an accessory dwelling unit and/or junior accessory dwelling unit. Section 30.34.080 prohibits short-term rentals of less than thirty days for the primary residential dwelling, accessory dwelling unit, and junior accessory dwelling unit. There were over 300 short-term rentals in Glendale listed on *Airbnb.com* in January 2022, largely operating outside of the City's short-term rental requirements. The majority (200+ rentals) of these were for an entire house, apartment, or condominium unit. Given the large number of residences in Glendale, this does not represent a significant decrease the amount of housing stock available for permanent occupancy.

It is reasonable to assume that prior to adoption of the short-term rental restrictions, more units were listed as short-term rentals. By providing these restrictions, the City was able to encourage at least some of the short-term rental housing stock back into the traditional market, opening up opportunities for long-term rentals and theoretically reducing housing costs (by increasing supply).

BUILDING CODES AND ENFORCEMENT

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

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

4A.3 Development Fees

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

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

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

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

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

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, and other funding sources including Emergency Solutions Grants (ESG) to gap-finance affordable housing development.

Table 53 details the City's Planning Department processing fees for development project entitlements and Table 54 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure. All fees apply to both single-family and multifamily projects (note that development fees for parks and library mitigation are single- and multifamily projects, as shown in Table 54).

Glendale Housing Element Background Report | 2021-2029

Table 53: Development Project Processing Fees (Effective August 7, 2021)

| Entitlements | |
|--|---------------------------|
| Planning and Application Fees | |
| Administrative Use Permit | \$1,898.00 |
| Conditional Use Permit (New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area) | \$4,599.00 |
| Conditional Use Permit (New Projects with more than 50 res. Units, or commercial or industrial projects with more than 20,000 sq. ft. of floor area) | \$11,760.00 |
| Design Review; Administrative Review for single family homes | \$2,297.00 |
| Design Review; Administrative Review for multi-family and non-residential projects | \$5,661.00 |
| Design Review (DRB, HPC, City Council); New Application All Single Family Projects (under 3,500 sq. ft.) | \$4,311.00 |
| Design Review (DRB, HPC, City Council); New Application All Single Family Projects (3,500 sq ft and over) | \$4,311.00 |
| Design Review (DRB, HPC, City Council); New or Amended Application 2-50 Residential units, or commercial or industrial with less than 20,000 sq. ft. of floor area | \$8,343.00 |
| Design Review (DRB, HPC, City Council); New or Amended Application 51 -100 residential units | \$7,642.00 |
| Design Review (DRB, HPC, City Council); New or Amended Application 101 or greater residential units, or commercial, or industrial with 20,000 sq. ft. or more of floor area | \$8,130.00 |
| Development Agreements | \$3,080.00 |
| General Plan Amendment | \$13,523.00 |
| Parking In-Lieu Fees (G.M.C. § 30.32.172) – One-time fee per space | \$28,332.00 |
| Parking In-Lieu Fees (G.M.C. § 30.32.172) – Annual fee per space | \$706.00 |
| Preliminary Design Review | \$3,448.00 |
| Urban Art Program; Buildings or Structures valued at \$500,000 or more; In-lieu fee | 1.0% of the project value |
| Variance Setback or Standards New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area, or new hillside single family projects | \$5,584.00 |
| Variance Setback or Standards New Projects with up to 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area, or new hillside single family projects Additional exception | \$1,942.00 |
| Variance Setback or Standards New Projects with more than 50 res. Units, or commercial or industrial projects with more than 20,000 sq. ft. of floor area | \$6,885.00 |
| Variance Setback or Standards New Projects with more than 50 res. Units, or commercial or industrial projects with up to 20,000 sq. ft. of floor area Additional exception | \$1,553.00 |
| Variance Use | \$13,471.00 |
| Variance - Use / Single Family Zone - Projects Approved Prior to Adoption of Ordinance #5644 | \$1,344.00 |
| Zone Change Map Amendment | \$13,694.00 |
| Zone Change Map Amendment Per Lot Fee | \$82.00 |
| Zoning Code Text Amendment | \$13,523.00 |
| Subdivisions | |
| Lot Line Adjustment | \$2,873.00 |
| Subdivision Parcel Map | \$17,006.00 |
| Subdivision Parcel Map Per Unit Amount | \$572.00 |
| Environmental Review | |

| | |
|--|------------|
| EIR Environmental Review Fee for EIRs prepared by applicants | \$6,772.00 |
| Environmental Impact Report (EIR) Contract Preparation Fee / Professional Services | \$4,154.00 |
| Environmental Information Form (New or Addendum) Residential One Unit | \$1,195.00 |
| Environmental Information Form (New or Addendum) Residential 2 to 19 units | \$2,393.00 |
| Environmental Information Form (New or Addendum) Residential 20 to 50 units | \$2,992.00 |
| Environmental Information Form (New or Addendum) Residential 51 units or more | \$6,381.00 |

Source: City of Glendale, 2021

Note: This is only a partial list of typical Planning fees; all fees are posted online in accordance with transparency requirements.

There is no site plan fee. For a Specific Plan, the applicant would be charged the fee associated with a General Plan Amendment. The City has included Program 8B to amend the Fee Structure to provide this clarification. The City has also reviewed its annual parking fee to assess whether or not it is a constraint to housing development or affordability. The City has reviewed any past applications for use of this fee, and finds that there are sufficient alternative programs available, typically with a smaller financial impact, that the development community utilizes. The annual parking fee has only been utilized once since it was implemented, and it was used for a hotel project not a residential project. The City finds that this is not a constraint on the supply or affordability of housing.

Projects are not required to have Development Agreements. Typically, Development Agreements are requested to extend discretionary approval timelines, freeze development impact fees, and identify community benefit incentives which allow greater development (e.g., FAR and height increases above by right standards) in exchange for defined community benefits in the DSP, such as additional publicly accessible open space. As shown in Table 53, the Development Agreement fee is \$3,080.00.

Table 54 illustrates the total typical development fees for a high-density, multifamily application. The fees described in Table 54 are based on a hypothetical 45-unit apartment project. The overall fee identified below, per unit based on a 45-unit project, is \$28,963 per multifamily unit. The expected fee for a single-family project would be less than a multifamily unit, because the building fees are taken as a percentage of cost of construction and construction costs of a single-family unit are lower than a multifamily unit. Based on the information below, the fees for a single-family unit are expected to be approximately \$25,530 per unit. During the course of preparing and revising its 2021-2029 Housing Element, the City had originally identified impact fees associated with street, parkway, and water improvements based on outdated information. The City no longer charges these fees and they were removed from the list of expected permits/development impact fees.

The cost of construction for a typical 1,000 sf multifamily project is approximately \$300,000 (note that this will vary widely based on the location of the project). As a percentage of overall construction, fees for multifamily units represent approximately 9.5% of construction costs. The cost of construction for a typical 1,200 sf single-family house is approximately \$200,000. As a percentage of overall construction, fees for single-family units represent approximately 12.7% of construction costs. While the City recognizes that these fees could have an impact on the cost and supply of housing, the City has experienced significant demand and development during the past planning period for housing at all income levels and has determined that these fees are not an undue constraint to development of future residential projects.

Table 54: Typical Development Fees for High Density Residential Project

| Expected Permits/Development Impact Fees for 45-Unit Apartment Project | |
|--|--------------------|
| Planning | |
| Design Review | \$8,343 |
| Environmental Review (CEQA) | \$2,604 |
| Building | |
| Plan Check | \$87,000* |
| Building | \$105,000* |
| Electrical Service Fee | \$20,000 |
| Residential Development Impact Fees | |
| School Fees | \$208,000 |
| Sewer Connection | \$48,430 |
| Park and Library Mitigation | \$844,000* |
| Total Fees for 45-Unit Project | \$1,303,377 |
| Total Fees per Multifamily Unit | \$28,963 |

Sources: City of Glendale, 2021

*The Park and Library Mitigation Fee is \$18,751 per multifamily unit and \$21,828 per single-family unit. To determine the total fees for a single-family home, the City has assumed that Plan Check and Building fees will be approximately 20% lower.

4B. Non-Governmental Constraints

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

DEVELOPMENT COSTS

Land Prices

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

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

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

Cost of Construction

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

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

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

Cost and Availability of Financing

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

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

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

Approved and Built Densities

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

Market Conditions

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

AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

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

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

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

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

4C. Environmental Constraints

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

Geologic and Seismic Hazards

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

Wildfire

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

Aircraft Accident

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

Hillside/Slope

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

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

Indigenous Tree Ordinance

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

Ridgeline Areas and Blue-Line Streams

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

4D. Infrastructure Constraints

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

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

Water Capacity

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

The 2020 City of Glendale Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Glendale in normal, single-dry and multiple-dry years. Because of this, the projected purchases from MWD are assumed to make up differences between demand and other projected (groundwater and recycled water) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).² The GWP projects that its service population will increase during the 2021-2029 planning period, from 202,831 in 2020 to 206,908 in 2030. Despite that population increase, the City projects a surplus water supply of 18,577 acre-feet in 2030 during a normal year. Therefore, the City has adequate water supply to serve projected demand, including the City's RHNA, through the time frame of this housing element (2029).

Sewer Capacity

The Glendale Public Works Department (GPWD) provides sewer collection and treatment services in the City. Sewage from the City is treated by the City of Los Angeles Hyperion System, which includes the Los Angeles-Glendale Water Reclamation Plant (LAGWRP), located outside the Glendale City limits in Los Angeles, and the Hyperion Water Reclamation Plant (HWRP), located in Playa del Rey. The City and the City of Los Angeles jointly own and share operating capacity of the LAGWRP. LAGWRP is part of an integrated network of facilities, known as the North Outfall Sewer (NOS), which includes four wastewater treatment plants (WRPs). The upstream treatment plants (TillmanWRP, LAGWRP, and Burbank WRP) discharge solids to the HWRP. Wastewater conveyed to LAGWRP receives secondary and tertiary treatment to generate recycled water. The sludge generated at LAGWRP is sent back to the sewer, and conveyed to HWRP. The excess tertiary water is discharged to the Los Angeles River. The LAGWRP has a capacity of 80 million gallons per day (mgd) and processes an average daily flow (DWF) of 20 mgd. The plant has a remaining capacity of about 60 mgd. The HWRP has a capacity of 450 mgd (up to 800 mgd during wet weather) and processes approximately 275 mgd of wastewater.³ According to the 2020 UWMP, the GPWD collected 6,024 acre-feet (approximately 5.38 mgd) of wastewater from the UWMP service area in 2020.

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. Approximately 360 miles of underground sewer mains ranging in size from 8 inches to 36 inches in diameter are located throughout the City of Glendale.⁴ No deficiencies presently exist in the District's regional facilities that serve Glendale. Therefore, the City has adequate sewer capacity to accommodate projected demand, including the City's RHNA, through the time frame of this housing element (2029).

Dry Utilities

GWP provides electrical service and Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City of Glendale. Infrastructure to deliver electricity and natural gas throughout Glendale is currently in place. GWP and SoCalGas can generally provide these services to newer development on request.

Telecommunications services in Glendale are provided by a variety of service providers including AT&T, Spectrum, and Viasat.⁵ Infrastructure to deliver telecommunications throughout Glendale is currently in place and can generally be provided to newer development upon request.

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

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

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

⁵ "Internet Providers in Glendale," *HighSpeedInternet.com*, <https://www.highspeedinternet.com/ca/glendale> (January 2022).

5. Resources

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

5A. Regional Housing Needs Allocation (RHNA)

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

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. The City's 2021-2029 RHNA is 13,425 units, as shown in Table 55. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City's very low income RHNA of 3,439 units can be split into 1,720 extremely low income and 1,719 very low-income units.

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

Table 55: RHNA 2021-2029

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

Source: Southern California Association of Governments, 2021

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

5B. Progress Towards the RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2021 toward their RHNA obligation. **Since this date, 252 housing units have been developed, are under construction, or have received building permits in Glendale (Table 56/Table 56).**

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 1,120 units at all income levels are expected to be constructed during the planning period. These credits towards meeting the City's RHNA obligation are specified in Table 56. All units identified as being affordable to lower-income households are deed-restricted. All other units are identified as affordable to above-moderate income households.

Table 56: Credits Towards the RHNA

| Project | Extremely and Very Low Income (0-50% AMI) | Low Income (51-80% AMI) | Moderate Income (81-120% AMI) | Above Moderate Income (121%+ AMI) | Total | Status |
|---|---|-------------------------|-------------------------------|-----------------------------------|------------|--------------------|
| Units Constructed/Under Construction/Building Permits Issued since June 30, 2021 | | | | | | |
| 1407 W Glenoaks Blvd | 5 | | | 50 | 55 | COO 12/23/21 |
| 352-358 W Milford St | 4 | | | 28 | 32 | Under construction |
| 361 Myrtle St | | | | 15 | 15 | Under construction |
| 348-352 Salem St | | | | 12 | 12 | COO 10/01/2021 |
| 373 W. Doran St | | | | 5 | 5 | Under construction |
| 337 N. Cedar St | | | | 4 | 4 | Under construction |
| 600 W. Wilson Ave | | | | 3 | 3 | COO 07/19/2021 |
| 2608 Honolulu Avenue | | | | 28 | 28 | Under construction |
| 520 N Central | | | | 53 | 53 | Under construction |
| 521 N Orange | | | | 45 | 45 | Under construction |
| Subtotal | 9 | 0 | 0 | 243 | 252 | |
| Approved/Entitled Units Not Yet Under Construction | | | | | | |
| Various Single Family Residences | | | | 70 | 70 | Approved |
| 413 N. Brand Blvd | | | | 228 | 228 | Approved |
| 429-503 N. Kenwood St | 3 | | | 18 | 21 | Approved |
| 1821 S Brand Blvd | | | | 38 | 38 | Approved |

| | | | | | | |
|--------------------|------------|------------|----------|------------|--------------|----------|
| 1820 S Brand Blvd | | | | 26 | 26 | Approved |
| 722 E. Arcadia Ave | | | | 14 | 14 | Approved |
| 913 S Adams St | 2 | | | 16 | 18 | Approved |
| 3950 Foothill Blvd | 5 | | | 29 | 34 | Approved |
| 423 Oak St | 2 | | | 16 | 18 | Approved |
| 314-324 W Doran | 3 | | | 30 | 33 | Approved |
| 1838 S Brand Blvd | 5 | | | 75 | 80 | Approved |
| 1820 S Brand Blvd | | | | 28 | 28 | Approved |
| 2941 Honolulu Ave | 3 | | | 15 | 18 | Approved |
| 515 Pioneer Dr. | 116 | 221 | | | 337 | Approved |
| 900 E. Broadway | 26 | 100 | | 1 | 127 | Approved |
| 920 E. Broadway | 21 | 8 | | 1 | 30 | Approved |
| Subtotal | 186 | 329 | 0 | 605 | 1,120 | |
| Total | 195 | 329 | 0 | 848 | 1,372 | |

Source: City of Glendale, January 2022

As of December 2021, the City has achieved approximately 10% of its overall RHNA obligation with housing units constructed, under construction (252) and approved/entitled (1,120 units). With these units taken into account, the City has a remaining RHNA of 12,053 units as shown in Table 57 (3,244 extremely low/very low-income units, 1,834 low-income units, 2,249 moderate-income units, and 4,726 above moderate-income units).

Table 57: Remaining RHNA

| Project | Extremely and Very Low income (0-50% AMI) | Low income (51-80% AMI) | Moderate income (81-120% AMI) | Above Moderate income (121%+ AMI) | Total |
|---|---|-------------------------|-------------------------------|-----------------------------------|---------------|
| 2021-2029 RHNA | 3,439 | 2,163 | 2,249 | 5,574 | 13,425 |
| Completed/Under Construction/Permits Issued | 9 | 0 | 0 | 243 | 252 |
| Units Approved/ Entitled | 186 | 329 | 0 | 605 | 1,120 |
| Subtotal | 195 | 329 | 0 | 848 | 1,372 |
| Remaining Allocation | 3,244 | 1,834 | 2,249 | 4,726 | 12,053 |

Source: City of Glendale, January 2022, SCAG, 2021

5C. Residential Sites Inventory

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

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

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

A citywide parcel database, City of Glendale project data, Los Angeles County Assessor Data, aerial photos, and General Plan Geographic Information System (GIS) data were used to identify parcels for this update. Parcel acreages by land use designation referenced herein are based on Los Angeles County Tax Assessor and GIS data. The opportunity sites shown here consist of proposed developments, accessory dwelling units, vacant residential sites, underutilized residential sites, underutilized mixed-use sites, and sites within the Downtown Specific Plan to accommodate the RHNA.

SITES INVENTORY CONSIDERATIONS

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

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

Pursuant to Government Code section 65583.2, subdivision (c)(3), the housing element must include analysis of identified sites which must demonstrate how adopted densities accommodate the regional housing need for lower-income households. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.

As an option and alternative to preparing the analysis described above, Government Code section 65583.2, subdivision (c)(3)(B), allows local governments to utilize “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required, and the California Department of Housing and Community Development (HCD) must accept that density as appropriate in its review. Default densities are established using census population figures and based on methodology detailed in Government Code section 65583.2, subdivisions (b)(i)-(iv), and section 65583.2, subdivisions (d)-(f).

The default density for the City of Glendale is 30 du/ac. The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower- or moderate- income RHNA based on State law (a site assumed to be affordable for lower-income households, it would also necessarily be affordable to moderate-income households). This includes sites 0.50 acres or larger in the City’s commercial zones, mixed-use zones, and the Downtown Specific Plan and sites in the City’s mixed-use zones that are smaller than 0.50 acres but owned by the City where the City has proven that it has a history of developing similarly sized sites for affordable housing during the prior planning period. The majority of the moderate and above-moderate income need will be met by private market construction of non-subsidized rental units, conversion of market-rate units to deed-restricted affordable units, redevelopment of underutilized residential lots, development of vacant residential lots, and entry-level condominiums.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is specifically limited to parcels that are between 0.5 and 10 acres in size and thirteen city-owned parcels that are less than 0.50 acres but intended for development as affordable housing (these sites are identified as City-owned sites in Appendix A), as the State has indicated these size parameters are most adequate to accommodate lower-income housing need.

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

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the

default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. None of the sites identified to meet the City's 2021-2029 lower income RHNA have been identified in a prior planning period and are not subject to this requirement; however, the City has included Program 1G *should* a site meeting these criteria be identified as part of the City's inventory at a later date during the planning period.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. Program 1B is included in the Housing Plan to set up a process for compliance. The City has identified a range of sites with zoning that allows for residential development of at least 30 du/ac, which would allow the capacity of these sites to be allocated towards the City's lower-income RHNA (see prior discussion on default densities). However, some of these sites (those located within the City's commercial zones) have been allocated to the moderate-income level to comply with State housing law and no net loss provisions.

Realistic Capacity Assumptions

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

Vacant and Underutilized Residential Sites (Residential Recycling)

Currently, the City is processing multiple applications for intensification of existing residential properties, including several applications involving the demolition of a single-family dwelling and development of three or four units on the lot, thereby tripling or quadrupling the number of units on a parcel. These residential recycling projects are achieving maximum density capacities consistent with those defined in the Zoning Code, ranging from 14-35 dwelling units per acre. Sites identified as likely candidates for residential recycling are currently developed with residential units with capacity for at least two additional units per site (note that sites which only demonstrated the potential for one additional unit were excluded from the inventory). Vacant residential sites (for which there are only 9 sites providing for 37 total units) are expected to develop at their maximum capacities. Nearly all residential recycling sites are expected to produce units affordable to above moderate-income households. Only one residential recycling site meets the size and density criteria to be credited towards the City's lower-income RHNA; this single site can accommodate up to 103 lower-income units. This represents just 4% of all units expected to result from residential recycling and just 2% of the City's remaining lower-income RHNA. Note that all units expected to be produced through residential recycling are net new units. Adjusting for replacement of existing units, the effective capacity for sites designated exclusively for residential uses is 72% of the maximum capacity allowed.

The City's estimate of an effective density of 72% estimate considers the following capacity factors, as identified in housing element statute (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Glendale; infrastructure constraints and environmental constraints are not applicable

Table 58: Realistic Capacity Adjustment Factors – Residential Zones

| Capacity Factor | Adjustment | Reasoning |
|---|---------------|---|
| Land use controls and site improvements | 95% | For net acreage due to on-site improvements (sidewalks, easements) |
| Realistic capacity of the site | 77% | Adjustment based on past redevelopment trends in residential zones in Glendale and Los Angeles County and programs to incentivize development in infill residential areas |
| Typical densities | 100% | Based on ongoing project review, residential projects are achieving maximum density |
| Infrastructure availability | No adjustment | Not applicable, no constraint |
| Environmental constraints | No adjustment | Not applicable, no constraint |

Source: City of Glendale, 2021

Underutilized Mixed-Use Sites

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

In order to determine a realistic development capacity estimate for the mixed-use designated areas, the City assumed that these sites will only develop at 60% of their development potential. This is based on a list of projects approved or proposed in the SFMU and IMU-R zones, which are currently achieving at least 80% of maximum capacity (with most projects proposed in 2021 and 2022 at levels above maximum capacity due to potential density bonus provisions). This conservative estimate considers the following capacity factors, as identified in housing element statute (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Glendale; infrastructure constraints and environmental constraints are not applicable. While the underlying zoning currently allows for 100 percent nonresidential uses, the City has not seen any applications or had pre-application discussions for mixed-use projects where residential uses represent anything less than 80% of the site's development potential. The City finds that it is not financially feasible or desirable for developers to redevelop *any* of the sites listed in the Housing Element inventory for 100% nonresidential uses. In an abundance of caution, the City has applied a 60% reduction to the maximum site capacity, but all evidence suggests that residential uses will comprise the vast majority of new development in the City, even if the underlying zone allows for 100% non-residential uses.

Table 59 summarizes how the various factors identified in housing element statute (Gov. Code section 65583.2(c)(2)) result in an adjusted site capacity of 60 percent the maximum densities in the mixed-use districts.

Table 59: Realistic Capacity Adjustment Factors – Mixed-Use Zones

| Capacity Factor | Adjustment | Reasoning |
|---|---------------|---|
| Land use controls and site improvements | 90% | For net acreage due to on-site improvements (sidewalks, easements) |
| Realistic capacity of the site | 85% | Adjustment based on past redevelopment trends in mixed-use zones in Glendale and Los Angeles County and programs to incentivize development in mixed-use areas |
| Typical densities | 85% | Based on Table 60, market rate projects develop between 70-80% of maximum capacity but affordable housing projects are more likely to be built out to maximum or above-maximum (through density bonus provisions) density |
| Infrastructure availability | No adjustment | Not applicable, no constraint |
| Environmental constraints | No adjustment | Not applicable, no constraint |

Source: City of Glendale, 2021

Underutilized Commercial Sites

The City has identified 15 parcels zoned for commercial uses where residential development is permitted at a density of up to 43 du/ac as appropriate locations to accommodate a portion of the City's RHNA. As described in the prior section on underutilized mixed-use sites, historically, the majority of projects in Glendale utilize density bonus provisions, and as a result projects nearly always achieve their maximum allowable density (or above).

In order to determine a realistic development capacity estimate for the commercial designated areas, the City assumed that these sites will develop at 80% of their development potential. This is based on a list of projects approved or proposed in the C2 and C3 zones, which are currently achieving an average of 167% of maximum capacity due to density bonus provisions. The City has assumed an 80% capacity because this is the lowest percentage of maximum capacity developed under a C2 or C3 zone during the prior planning period. This extremely conservative estimate considers the following capacity factors, as identified in housing element statute (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Glendale; infrastructure constraints and environmental constraints are not applicable. While the underlying zoning currently allows for 100 percent nonresidential uses, the sites are currently developed with commercial uses and the City has not seen any existing commercial uses redevelop exclusively as new commercial uses in cases where residential uses are allowed. The City finds that it is not financially feasible or desirable for developers to redevelop *any* of the sites listed in the Housing Element inventory for 100% nonresidential uses. In an abundance of caution, the City has applied an 80% reduction to the maximum site capacity, but all evidence suggests that residential uses will comprise the vast majority of new development in the City, even if the underlying zone allows for 100% non-residential uses. To comply with no net loss provisions, sites located within the City's commercial zones are credit towards the City's remaining moderate-income RHNA, even though their density meets the requirements for lower-income sites.

Table 60: Realistic Capacity Adjustment Factors – Commercial Zones

| Capacity Factor | Adjustment | Reasoning |
|---|---------------|---|
| Land use controls and site improvements | 80% | For net acreage due to on-site improvements (sidewalks, easements) |
| Realistic capacity of the site | 100% | Adjustment based on past redevelopment trends in commercial zones in Glendale and programs to incentivize development in commercial areas |
| Typical densities | 100% | Based on Table 61, projects in commercial zones have developed at an average density of 167% of maximum capacity |
| Infrastructure availability | No adjustment | Not applicable, no constraint |
| Environmental constraints | No adjustment | Not applicable, no constraint |

Source: City of Glendale, 2022

Table 61: Commercial Zone Example Projects

| Project | Zoning | Previous Use | Units | Acres | Max Density | Actual Density | Percent of Maximum Density |
|------------------|---------|--------------|-------|-------|-------------|----------------|----------------------------|
| 3450 N. Verdugo | C3 (I) | Commercial | 22 | 0.48 | 43 | 45.8 | 106.50% |
| 900 E. Broadway | C3 (I) | Commercial | 127 | 0.79 | 43 | 160.8 | 374.00% |
| 920 E. Broadway | C3 (I) | Commercial | 51 | 0.79 | 43 | 64.6 | 150.20% |
| 3950 Foothill | CH | Commercial | 34 | 0.71 | 43 | 47.9 | 111.40% |
| 3510 N. Verdugo | C3 (I) | Commercial | 14 | 0.41 | 43 | 34.1 | 79.30% |
| 1407 W. Glenoaks | C2 (II) | Commercial | 55 | 0.71 | 43 | 77.5 | 180.20% |
| Total | - | - | 303 | 3.89 | - | 71.8 | 166.93% |

Source: City of Glendale, 2022

Downtown Specific Plan

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

There have been 15 projects developed in the Downtown Specific Plan area and two more entitled. Together, these projects represent the delivery of 2,440 units over 17.19 acres. Based on the combined totals of these 17 projects, the average density of development in the Downtown Specific Plan area is 142 dwelling units per acre. In some cases, the project utilized density bonus provisions to secure additional development potential through the provision of affordable and/or senior units. All projects developed and proposed in the Downtown Specific Plan area are outlined in Table 62 below.

Table 62: Downtown Specific Plan Projects

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

Source: City of Glendale, 2021

Recent changes to State density bonus law will likely increase the number of units available to be developed in the Downtown Specific Plan area and the City expects the average density of development to increase in coming years. However, for the purposes of assuming a realistic capacity for projects proposed in the Downtown Specific Plan area, the City has assumed an average density of 142 dwelling units per acre, consistent with the average density of all developed and proposed projects in the project area. It is noted that the majority of these projects were constructed prior to implementation of the City's inclusionary housing ordinance; as a result, many of these projects only include limited numbers of affordable residential units. The intent of the inclusionary ordinance is to change this pattern of development. Coupled with the City's strong programs outlined in the Housing Plan to proactively advertise development opportunities and work with the development community to develop affordable units Downtown, the City expects to see the same or higher density levels for affordable projects who are better positioned to take advantage of incentives and concessions.

Redevelopment of Sites with Affordable Units

As described in the prior sections regarding the realistic capacity for redevelopment of sites in the City's mixed-use, commercial, and Downtown Specific Plan areas, while these sites allow for non-residential development, there is no market demand to redevelopment these sites for 100% commercial uses. The City has identified 18 parcels with residential projects currently under development or with proposed projects at sites that allow for non-residential development (5 in the SFMU zone, 1 in the IMU-R zone, 5 in commercial zones, and 7 in the Downtown Specific Plan). These projects include residential development at a range of income levels, including lower-income units. Projects that include deed-restricted affordable units include:

- 1407 W Glenoaks Blvd (Commercial Zone)
- 3950 Foothill Blvd (Commercial Zone)
- 1838 S Brand Blvd (SFMU Zone)
- 900 E Broadway (Multiple Zones)

- 920 E Broadway (Commercial Zone)
- 1642 S Central Ave (SFMU Zone)
- 3450 N Verdugo (Commercial Zone)
- 444 W Cypress (IMU-R Zone)
- All sites in the Downtown Specific Plan (due to required affordability component)

The project located at 900 E Broadway is a 100% affordable project and is located partially within the City's C3 zone; existing commercial uses are being demolished to allow for the development of this deed-restricted affordable housing project. These examples further show that residential projects, including projects that are either 100% affordable or include an affordability component, can develop at sites that allow for commercial development. As previously discussed, there is no market-based evidence to indicate that existing development will be demolished and replaced with nonresidential development; residential development demand is strong in Glendale and the City's existing zoning creates sufficient incentive for sites to redevelop as residential projects even if commercial uses are allowed.

Suitability of Non-vacant Sites

Because non-vacant sites comprise more than half of Glendale's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period.

City of Glendale is essentially entirely built out with **only six vacant unentitled parcels remaining to accommodate new multifamily residential development**. In order to accommodate its fair share of regional housing growth (nearly 14,000 new units), the City must identify non-vacant sites to accommodate its remaining RHNA for all income levels (not only its lower income requirements).

Development Potential Characteristics Analysis

In order to evaluate the suitability of non-vacant sites for inclusion in the City's site inventory, the City developed a process to analyze the characteristics of projects that are currently under construction, approved/entitled but not yet under construction, or currently under review in the City. Given that these projects are extremely current, they provide the best insight into development patterns and trends in Glendale and help the City evaluate potential opportunity sites to identify those sites where redevelopment with residential uses is most likely based on shared characteristics with the current/proposed projects described above. This analysis forms the basis of the City's nonvacant sites analysis. All sites included in the inventory shared specific objective characteristics with the "evidence projects" list (i.e., the projects in various stages of construction/entitlement that provide evidence regarding the redevelopment potential of sites throughout the City) which provides the City with evidence that the identified sites, based on these shared characteristics, are likely sites to redevelop during the planning period.

There are 60 multifamily projects under construction, approved/entitled but not yet under construction, or under review in Glendale as of Fall 2022. These projects provide the City with the best insight into existing site conditions that lend themselves most favorably to redevelopment. The City analyzed these 60 projects to identify objective site characteristics that can be applied to other opportunity sites to determine their suitability. The City has analyzed 1) zoning, 2) year built, 3) existing floor area ratio, 4) existing improvement to land value ratio, and 5) existing uses. The City used these characteristics as a lens to identify sites throughout the City where redevelopment is most likely to occur during the planning period, given shared characteristics between the evidence projects and the potential sites. As described throughout this section, all sites within the City's inventory meet the objective characteristics identified through this analysis.

1. Existing Zoning. Of the 60 sites analyzed, the following zoning trends emerged:

- Residential Zoning: 38 projects
- Mixed-Use Zoning: 7 projects
- Commercial Zoning: 8 projects
- Downtown Specific Plan Zoning: 7 projects

*Finding and Response: Site should be located in the residential, mixed-use, and commercial zones and in the Downtown Specific Plan area. There are 44,120 developable parcels in the City of Glendale. Of these parcels, 31,688 are zoned residential, 699 are zoned mixed-use 1,814 are zoned commercial, and 458 are zoned Downtown Specific Plan. The City has only identified sites within these zones and has not included sites outside of these zones. As described later in this section, through a rigorous objective analysis of site characteristics and development patterns, the City has identified 843 residential parcels (2.6% of all residential parcels), 48 mixed-use parcels (6.8% of all mixed-use parcels), 15 commercial parcels (0.8% of all commercial parcels), and 20 Downtown Specific Plan parcels (4.4% of Downtown Specific Plan parcels) in its site inventory. The City was highly selective in identifying potential development sites to ensure that only sites with the highest likelihood of redevelopment are included in the inventory. Together, these sites represent only 2.1% of all developable parcels in Glendale. Future residential development is not precluded in other areas, but rather, the characteristics of **these sites** demonstrate most appropriately that they are the best and most likely sites to be redeveloped during the planning period. This non-vacant sites analysis includes a specific discussion regarding the patterns and trends associated with the redevelopment of sites within these zoning districts following the discussion of these five key indicators.*

2. Year Built. Of the 60 sites analyzed, the following year built trends emerged:

- The majority of sites (56 out of 60) were built before 1991 (meaning that the building is at least 30 years old)
- Four sites were built after 1991; three of these sites are parking lots associated with a residential use and one site (built in 1998) is an office building

Finding: Year built should be 1991 or earlier (at least 30 years old). All sites identified are at least 30 years old.

3. Floor Area Ratio. Of the 60 sites analyzed, the following floor area ratio trends emerged:

- Of the sites with a valid floor area ratio (22 sites), the floor area ratio ranged from 0.08 to 3.75
- Only one site had a floor area ratio higher than 2.0; this site had a floor area ratio of 3.75 and is an office building built in 1986

Finding and Response: Existing floor area ratio should be 2.0 or lower. The vast majority of underutilized sites have a floor area ratio of less than 2.0 Only six out of 1,071 sites in the inventory (all located within the Downtown Specific Plan) have a floor area ratio greater than 2.0. The City has specifically evaluated these six outlier sites and has determined that the higher floor area ratios are a result of the parcel's association with surrounding use (for example, the parcel has a building but the building's parking is on an adjacent parcel) is not a constraint to the redevelopment of these sites and that the other characteristics of the site including its zoning, improvement to land value ratio, and limited demand for existing uses warrant its inclusion in the inventory.

4. Improvement to Land Value Ratio. Of the 60 sites analyzed, the following improvement to land value ratio trends emerged:

- Of the sites with a valid improvement to land value ratios (48 sites), the values ranged from 0.01 to 10.36
- Of the sites with valid improvement to land value ratios, the majority of sites (43) had an improvement to land value ratio of less than 2.0
- Of the five sites with an improvement to land value ratio of greater than 2.0, all are single-family residential homes

Finding and Response. Existing improvement to land value ratio should be less than 2.0. The vast majority of underutilized sites have an improvement to land value ratio of less than 2.0. Of the 1,071 sites in the inventory, 989 (92.3%) have an improvement to land value ratio of less than 1.0; 65 sites (6.1%) have an improvement to land value ratio between 1.0 and 2.0. While the remaining 17 sites (1.6%) have an improvement to land value ratio between 2.0 and 4.94, the City has specifically evaluated these outlier sites and has determined that other site characteristics including its zoning, floor area ratio, and limited demand for existing uses warrant its inclusion in the inventory.

5. Existing Uses. Of the 60 sites analyzed, the following trends related to existing uses emerged:

- Eighteen sites are developed with residential uses with four or more units
- Seventeen are single-family homes
- Seven sites are developed with commercial uses (auto service, banks, restaurants and stores)
- Seven sites are parking lots
- Five sites are developed with public/semi-public uses (schools, churches)
- Five sites are developed with office uses
- One site is developed with industrial uses

Finding and Response. Existing uses do not typically constrain the redevelopment of a site and opportunity sites may be developed with a range of existing uses, including residential, commercial, office, and public facilities. All sites identified in the inventory are developed with one of the existing uses exemplified in the current project list. Coupled with the other site characteristics, including current zoning, year built, floor area ratio, and improvement to land value ratio, no currently developed uses are expected to prevent the redevelopment of a site.

In analyzing the 60 “evidence” project sites, there was no identifiable pattern between the site’s previous use and its redevelopment potential. Each site was individually analyzed to determine its characteristics and use prior to redevelopment. In addition to the existing residential uses described above, here is a detailed description of the existing uses of the “evidence” project sites:

- *Educational/institutional or public facility uses: a former (now vacant) private preschool and associated parking lot; a former (now vacant) church and associated parking lot; two sites, which are currently under construction as a five-story and two-story senior housing development, were occupied by two former one-story educational use buildings.*
- *Industrial uses: a former industrial use building (vacant since approx. 2010) and gated parking lot; a warehousing/distribution building with loading bay/storage area.*
- *Office uses: a two-story office building with entrance/tuck-under parking on first floor and office uses on second floor, attached to two-story parking garage on adjacent parcel; a six-story office building and financial center on northwestern quadrant of the parcel, surface parking and driving aisles, and a two-story parking garage; a one-story multi-tenant building with light industrial uses (electronics*

repair, plumbing, security systems) that shares parking lot with auto-repair and self-storage/moving truck rentals; a one-story office building and gated parking lot last occupied by private security company; an eight-story former office building that has been converted into apartments with ground-floor office/financial uses; a prior office use building that is now under construction as a mixed-use development; a vacant one-story office/retail use adjacent to a discount retail store.

- *Parking lot: three parcels developed with former parking lot are now under construction with a multi-family residential project; three parcels developed with surface parking lot; a surface parking lot.*
- *Commercial uses: a former restaurant, now developed with newly-constructed three-story residential use (Glenoaks Residences); two one-story buildings hosting restaurant/retail (Chipotle and Dollar Tree) with parking lot/driving aisle in between; a one-story auto-repair use with multiple repair bays; a used auto dealership, small one-story office, and large parking lot.*

Similarly, each proposed site was also individually analyzed. Of the sites with existing non-residential uses, 146 sites have existing commercial, industrial and/or office uses and 5 sites have educational/institutional or public facility uses that required more thorough analysis (note: some sites contained a mixture of uses). Here is a description of those proposed sites with existing commercial, industrial, and office use as noted in Appendix A (Existing Use/Vacancy):

- *Industrial uses: 19 industrial/warehouse/distribution, typically with loading bays, storage areas, and gated parking lot. Ten light-industrial (manufacturing, contractor and/or service-related), typically with loading bays, storage areas, and/or gated parking lot.*
- *Office uses: 22 office uses, including eight two-story multi-tenant office buildings with parking, eight one-story multi-tenant buildings with parking, two three-story buildings with tuck-under or ground floor parking, and four multi-story office buildings. One nursing care and one former government office (vacant).*
- *Parking lot: 18 surface parking lots (not parking structure and not part of another use).*
- *Commercial uses: 22 strip-mall type (multi-tenant with associated parking lot) service/restaurant/retail uses. 23 restaurant uses and associated surface parking. Nine medical use and associated parking. Seven automobile (repair) use and one carwash. Five financial service uses.*
- *Educational/institutional uses and public facilities: Three churches (1- and 2-stories) and associated surface parking lots; one government facility (a post office) where the government use could be maintained and integrated into redevelopment of the half-acre site; and one school district site with associated surface parking lots. This postal site is located within proximity to several other postal facilities; since 2010, numerous USPS sites have been redeveloped in communities throughout California, including in the cities of Roseville, San Diego, and Burlingame. This site is located within the City's SFMU zone in an area prioritized for redevelopment. The 3.42 acre Glendale Unified School District facility is designated for high density residential uses and zoned R-1250. Residential uses, including multiple residential dwellings and senior housing, are permitted by-right at this location. The site is surrounded by residential and commercial uses and is in proximity to goods, services, and transportation facilities. Approximately half of the site is improved with surface parking and the other half developed with buildings (some of which are 50+ years old) serving the Glendale Unified School District, with a floor area ratio of approximately 0.50. The property owner (GUSD) has shown serious past interest in discontinuing school district operations at this location and disposing of the site in accordance with all applicable requirements. Given the size of the site, its location, and current zoning for residential development, it is an especially attractive location for future residential development. In 2014 GUSD disposed of a school district property at 319 N. Central Avenue, which was previously developed with school district facilities and surface parking, similar to the site included in the City's inventory. The property at 319 N. Central Avenue was a smaller site (0.65 acres) and was redeveloped with 94 affordable units (at a density of 144 du/ac) and 1,987 square feet of commercial space.*

As shown, individual analysis shows that the “evidence” and proposed sites share a similar assortment of uses. The “evidence” project sites included a wide variety of office uses, restaurants, industrial uses, service uses, retail uses, mom-and-pop independent businesses, nationally recognized franchise/chains, and educational/institutional uses and public facilities. As stated, the “evidence” sites did not exhibit an identifiable pattern where a site’s existing use would indicate redevelopment potential. Instead, it is more likely that the site was redeveloped as housing because: a) the City permitted housing to be built on the site; and b) the property owner determined housing would be a more profitable use than the existing use, due to a high demand for housing in the region. It follows that less profitable, less in-demand uses may have a higher “upside” potential than businesses that are doing reasonably well and may be more likely to be redeveloped within the planning period; however, any analysis based on a site’s predictive profitability would be speculative. Instead, as shown by the “evidence” sites, the City can reasonably expect that a site has development potential based on development patterns and trends that indicate high demand for housing, particularly in areas served by existing infrastructure and services. As previously stated, all sites identified in the inventory are developed and served by existing infrastructure and services. No currently developed uses on the proposed sites are expected to prevent redevelopment of a site.

Increase in Development Potential in Residential Areas

The City has conducted a records search of residential projects developed in the City’s residential zones from 2014 through 2020 and analyzed the presence of existing residential units (if any) and the number of new units constructed. Year after year, the City has seen existing residential units demolished and replaced with new multifamily projects increase existing capacity by 300%-1,600%. The presence of existing residential uses is not an impediment to the development of residential uses in residentially zoned areas.

Table 63: History of Development in Residential Zones, 2014-2020

| Year | Number of Projects Surveyed | Existing Units Demolished | Units Constructed | Percent Increase |
|-------|-----------------------------|---------------------------|-------------------|------------------|
| 2014 | 4 | 4 | 26 | 550% |
| 2015 | 3 | 2 | 38 | 1800% |
| 2016 | 8 | 15 | 66 | 340% |
| 2017 | 18 | 13 | 78 | 500% |
| 2018 | 3 | 3 | 50 | 1567% |
| 2019 | 8 | 13 | 79 | 508% |
| 2020 | 3 | 3 | 17 | 467% |
| Total | 47 | 53 | 354 | 568% |

Source: City of Glendale, 2021

The City used this evidence to determine the realistic capacity of residential recycling sites (as described earlier in this section). The research provided the evidence that sites in residential zones have redeveloped even when residential uses existed on the site. The City continues to receive expressed interest from property owners in residential areas interested in redeveloping their property to achieve higher unit counts. With the forthcoming update to the City’s Land Use Element, the City expects to continue to receive as much or increased interest in this development opportunity. The City finds that based on past development trends, current interest from property owners, and State legislation (i.e., SB 9) which continues to streamline infill residential development in residential zones, these sites are suitable sites to accommodate a portion of the City’s RHNA and existing uses do not represent a constraint to development of new residential units.

Increase in Development in Mixed-Use Areas

As a built-out city, Glendale established innovative ways to provide housing opportunities for its residents. As residential land has become increasingly scarce and traffic congestion a constant battle, the mixed-use and transit-oriented development concept became a viable option for Glendale. Mixed-use development has been permitted for years in most commercial zones in Glendale, but few mixed-use projects in commercial zones were built. To facilitate mixed-use and transit-oriented development, the City adopted several mixed-use zones, which were incorporated in a new zoning chapter of the Glendale Municipal Code (Chapter 30.14 – Mixed-Use Districts). The City has found that the potential for residential development in mixed-use areas is not well known or understood by the development community, and has included programs in the Housing Plan to advertise the availability of sites and proactively engage developers in a discussion regarding opportunities along the City's mixed-use corridors. This effort dovetails with the State's objectives to locate more affordable housing closer to goods, services, and transit lines; the City expects that given the State's objectives, new funding will be available for the development of housing in this mixed-use areas, which are near transit stops, making them more attractive for investment and revitalization. Development in nearby cities including Pasadena, Burbank, and the City of Los Angeles demonstrate that the redevelopment of underutilized commercial or light industrial properties into residential or mixed-use developments is viable.

Increase in Development in Commercial Areas

As has been well-documented in various planning and commercial real estate trade publications, since the early 2000s the country has experienced a pronounced and ongoing structural shift in consumer retail preferences. Specifically, the growth of e-commerce continues to present a significant threat to brick and mortar retail expansion, particularly in categories such as consumer electronics, appliances, clothing and clothing accessories, and books and music. To combat online retail sales erosion, developers and retail operators have focused on creating services and environments that cannot be replicated online. This can be accomplished by retail environments with a strong sense of place, special programming to encourage repeat visits, and other forms of in-person experience, coupled with a mix of other uses. Americana at Brand is a prime example of this model, one that can serve not only as a regional destination for dining, entertainment, and shopping, but as a center of activity that attracts and retains residents and businesses. As demand for traditional non-experiential shopping declines, and demand for residential development in attractive markets like Glendale continues to grow, the redevelopment of dated commercial uses into new mixed-use or residential development is expected to increase.

In addition to hosting a range of retail and service uses, the majority of Glendale's office development is located within commercial zones. The COVID-19 pandemic has brought forward a reimaging of office space, especially in urban markets. While many offices emptied out in the early months of the pandemic, the companies who occupied them were generally well-positioned to adapt to remote working arrangements and continued to operate productively. While many companies are still operating completely remotely or with a hybrid arrangement, most anticipate at least a partial return to the office, suggesting that the demand for office space will come back to some degree. One potential trend, given the tight labor market, is that companies may look to locate closer to where their workers live to improve commute conditions. The impacts of the COVID-19 pandemic on commercial real estate, and office space in particular, remain to be seen but the City of Glendale expects that some additional development opportunities will emerge as a result in shifting worker location patterns.

Mixed-use development and stand-alone multifamily residential development have been allowed within the City's commercial zones for years. Over the last ten years, the City has approved six applications for multifamily projects in the commercial zones, at an average density of 167% of the maximum (43 du/ac) due to the popularity of utilizing density bonus provisions in the City, and this trend is expected to continue due to decreasing demand for dated commercial centers/strip centers. Currently, mixed-use and 100% multifamily projects in the City's commercial zones must rely on the City's R-1250 development standards. The City has determined that these standards can be a constraint on the development of multifamily uses in its commercial zones, and has included Program 9B to update the commercial zoning standards to streamline

mixed-use and residential development in commercial corridors and centers.

Demand for Development Downtown

Downtown Glendale is the most in-demand location for new multifamily development in the City. At any given time, the City is facilitating multiple discussions with property owners and/or applications regarding the potential redevelopment of sites Downtown. The sites that are most ripe for redevelopment include those that are at least 30 years old, have a floor area ratio of no more than 3, have an improvement-to-land value ratio of less than 2, and demonstrate blighted characteristics or are in need of significant repair or maintenance. The City has evaluated these metrics for all Downtown sites and has conducted a visual survey of sites to assess their quality and development potential. The City has also considered any known long term leases or other constraints that would preclude, or even hinder, the redevelopment of the site. A draft of potential sites for development Downtown was reviewed by the Glendale Association of Realtors®, based on input provided by this group, the City reviewed and substantially revised the inventory of parcels suitable for redevelopment Downtown to better reflect current development trends and additional information on potential constraints, such as long-term leases. In addition to providing further context and information as part of this Background Report, the City has included specific parcel-level detail regarding existing uses (not only for Downtown, but for all non-vacant sites) in Appendix A.

Suitability of Non-vacant Sites Findings

The City has specifically analyzed whether existing uses constitute an impediment for residential uses on the site based on development patterns and trends extrapolated from an analysis of current and proposed projects, including an analysis of the existing zoning (and patterns and trends associated with that use), the age of a building, existing floor area ratio, existing improvement to land value ratio, and existing uses. The analysis provided above demonstrates that the demand for residential development in Glendale is strong, and that the City has clear evidence based on at least 60 active projects that redevelopment is most likely to occur in residential areas, mixed-use areas, commercial zones, and in the Downtown Specific Plan, Additional information provided in Appendix A demonstrates that existing uses on the sites identified to accommodate the City's RHNA do not constitute an impediment for residential uses on the site. The City has considered each site individually and has concluded that based on the substantial evidence provided, current uses are not an impediment to the sites redevelopment for residential uses.

Environmental Constraints

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

The City is in the process of resolving litigation regarding the Environmental Impact Report for South Glendale. The City won the suit, which has been appealed, and will not be heard until the summer of 2023 (at the earliest). However, the South Glendale Community Plan does not change any density within the plan area with the exception of the site of Dignity Health Medical Center that will be up zoned to 100 units per acre and include increases in 200 feet in height. Sites in the South Glendale Community Plan (SGCP) are included in the City's list of suitable sites to accommodate its 2021-2029 RHNA since densities in this area are already provided for with the existing zoning and no changes to densities in this area are proposed as part of the SGCP. Therefore, any litigation would not impact the sites from being developed since no changes to the existing allowable densities is being proposed.

City-Owned Sites/Small Sites

The City has identified 13 parcels (totaling 2.66 acres) owned by the City of Glendale zoned for mixed-use development, where residential development is already allowed (rezoning is not required in order to develop the sites for 100% residential development) that will be made available for affordable housing development

during the planning period consistent with the requirements of the Surplus Lands Act (see Program 1C); while their size is smaller than the minimum threshold applied to privately owned sites (as discussed above, privately-owned sites are 0.50 or larger), the City's public control of these sites provides an additional level of assurance that these sites will be made available to lower-income households. These sites meet all of the development patterns and trends analyzed earlier as part of the non-vacant sites analysis (i.e., desirable zoning/densities, year built, floor area ratio, improvement to land value ratio, and declining demand for existing uses). All 13 sites are designed as Mixed-Use in the General Plan and within the SFMU zoning district which allows for residential development at a density of up to 100 du/ac. There is low demand for existing uses (the sites are currently being used for industrial uses and half of the sites have no existing structures). City ownership of these sites is reiterated in Appendix A.

The City understands that sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing. The City is currently reviewing 10 projects that include deed-restricted affordable units; eight of these projects are on sites less than 0.50 acres (sites range from 0.09 acres to 0.28 acres). Development of smaller sites in Glendale is feasible and given that these sites are city-owned and subject to the Surplus Lands Act that requires the City make them available for affordable housing, we can be confident that they will be developed with affordable units.

During the prior planning period, the City made available three small city-owned sites available for affordable development; these sites have been developed and credited towards the City's 5th Cycle RHNA. These projects include:

- Habitat for Humanity – Lomita project (6 units on 0.32 acres of city-owned land)
- Habitat for Humanity – Chestnut Homes project (3 units on 0.16 acres of city-owned land)
- Cypress Senior Living Project (18 units on 0.25 acres of city-owned land)

Numerous other small projects were developed prior to the last planning period as well, and the City is committed to continuing to make small city-owned sites available for the development of 100% affordable projects.

Glendale Housing Element Background Report | 2021-2029

Table 64: City-Owned Sites

| APN | General Plan/ Zoning | Maximum Density | Assumed Number of Lower-Income Units | Existing Use | Acres |
|--------------|-------------------------|-----------------|--------------------------------------|--|-------|
| 5640-031-902 | Mixed-Use/SFMU | 100 du/ac | 9 | Industrial/no structures | 0.15 |
| 5640-031-903 | Mixed-Use/SFMU | 100 du/ac | 8 | Industrial/no structures | 0.14 |
| 5640-031-904 | Mixed-Use/SFMU | 100 du/ac | 9 | Industrial/no structures | 0.14 |
| 5640-031-905 | Mixed-Use/SFMU | 100 du/ac | 8 | Industrial/no structures | 0.14 |
| 5640-031-906 | Mixed-Use/SFMU | 100 du/ac | 10 | Industrial/no structures | 0.17 |
| 5640-031-907 | Mixed-Use/SFMU | 100 du/ac | 10 | Industrial/no structures | 0.17 |
| 5640-031-911 | Mixed-Use/SFMU | 100 du/ac | 20 | Industrial/no structures | 0.33 |
| 5640-031-913 | Mixed-Use/SFMU | 100 du/ac | 10 | Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts (5,047 sf) | 0.16 |
| 5640-031-914 | Mixed-Use/SFMU | 100 du/ac | 20 | Commercial/no structures | 0.33 |
| 5640-031-916 | Mixed-Use/SFMU | 100 du/ac | 20 | Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts (9,860 sf) | 0.34 |
| 5640-031-917 | Mixed-Use/SFMU | 100 du/ac | 10 | Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts (4,400 sf) | 0.17 |
| 5640-031-918 | Mixed-Use/SFMU | 100 du/ac | 17 | Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts (4,658 sf) | 0.29 |
| 5640-031-919 | Mixed-Use/SFMU | 100 du/ac | 8 | Parking Lots (Commercial Use Properties) (5,750 sf) | 0.13 |
| Total | - | - | 159 | - | 2.66 |

Review and Revision of Sites Inventory

The City of Glendale initiated the update to its 2021-2029 Housing Element in early 2019. Over the multiyear course of preparing the updated Housing Element, the City has consistently considered the best available information, including information received through public comments, on the suitability of various sites identified in the Housing Element as appropriate to meet a portion of the City's RHNA. As described previously, there are over 44,000 parcels in Glendale, the vast majority of which allow for residential development and have the potential to redevelop during the planning period. As described in the forthcoming section, the City has identified approximately 860 parcels in residential zones, 50 parcels in mixed-use zones, 140 parcels in the Downtown Specific Plan, and 15 parcels in commercial zones as the best, most suitable, most viable sites to accommodate the City's remaining RHNA based on the previously described set of suitability factors. This represents approximately 2.5% of all parcels in the City and illustrates the City's high standard of proof in identifying and including viable sites to accommodate its RHNA.

Over the course of identifying these sites, the City has considered, evaluated, and ultimately *excluded* hundreds of potential sites that allow for residential development but where the characteristics of the site did not meet the City's expectations of substantial evidence for inclusion in the inventory. Moreover, the City has diligently reviewed and revised its inventory list on an ongoing basis since its original development in 2019 to maintain a list that reflects the best available site information, including information received from the public. As described in Appendix B, the City solicited public feedback on the draft site inventory at a public workshop in late 2020, on the draft housing Element in late 2021, on the revised draft in early 2022, and at a series of two public hearings with Planning Commission and City Council, first in early 2022 and then again in late 2022. At various times, members of the public have inquired about specific sites included in the inventory; upon receipt of these inquiries or through the collection of new information, the City has reexamined sites to determine whether the inquiry or information necessitate a modification to the inventory list or if the site continues to remain suitable for inclusion in the Housing Element. As shown through the various drafts reviewed by the public and shared with HCD, this diligent process has resulted in the City adding or removing proposed projects and available sites. For example, early drafts of the Element indicated the potential redevelopment of the "Armory" site at 220 E Colorado; based on updated information, including public input, this site was removed. Additionally, the City had identified the potential redevelopment of 110 N Glendale as possible during the planning period, however, due to new information regarding tenant contracts and improvements, this site was removed from the list. On the other hand, the City has added new sites to the list, such as sites in the commercial zones, which, based on updated market trends and the removal of government constraints, present new opportunities for redevelopment.

Glendale is a fully built-out city, there are no vacant developable parcels left in Glendale. The presence of existing uses on the site, including uses with leases, does not preclude development. There is a strong history of redevelopment of nonvacant parcels with residential uses, including projects with affordable units. Market demand is extremely strong for residential development and the redevelopment of nonvacant sites will continue throughout the planning period. The City has evaluated the prior existing uses at sites with redevelopment projects currently under construction, approved, and/or proposed and, as described earlier, has found that a variety of existing uses have existed at these sites, including seemingly occupied and viable commercial centers, occupied office buildings, and single-family homes; in a Class A development market like Glendale, the presence of these uses does not prevent redevelopment. The City continues to appreciate public comment on the viability of sites, but sites that continue to meet the high standards of proof as outlined in this Element continue to be included in the list and the City continues to find that substantial evidence exists to support their potential redevelopment during the planning period.

DETAILED SITES INVENTORY

The following sections provide details on the City's 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period as described in the non-vacant sites analysis described above. The sites chosen are suitable for redevelopment given their size (per direction from the State, sites between 0.50 and 10 acres may be

used to accommodate a portion of the City's lower-income RHNA unless over unique evidence is otherwise provided), density (where sites with densities of at least 30 du/ac may be used to accommodate a portion of the City's lower-income RHNA), zoning, age of structure, floor area ratio, improvement to land value ratio, and low demand for existing uses. As previously described, these factors are based on evidence provided through a robust analysis of current and proposed projects, which provide the most relevant insight into patterns and trends that support the redevelopment potential of sites throughout the City. As market forces continue to push toward higher densities, recycling of underutilized land in residential, mixed-use, and commercial zones and in the Downtown Specific Plan area is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

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

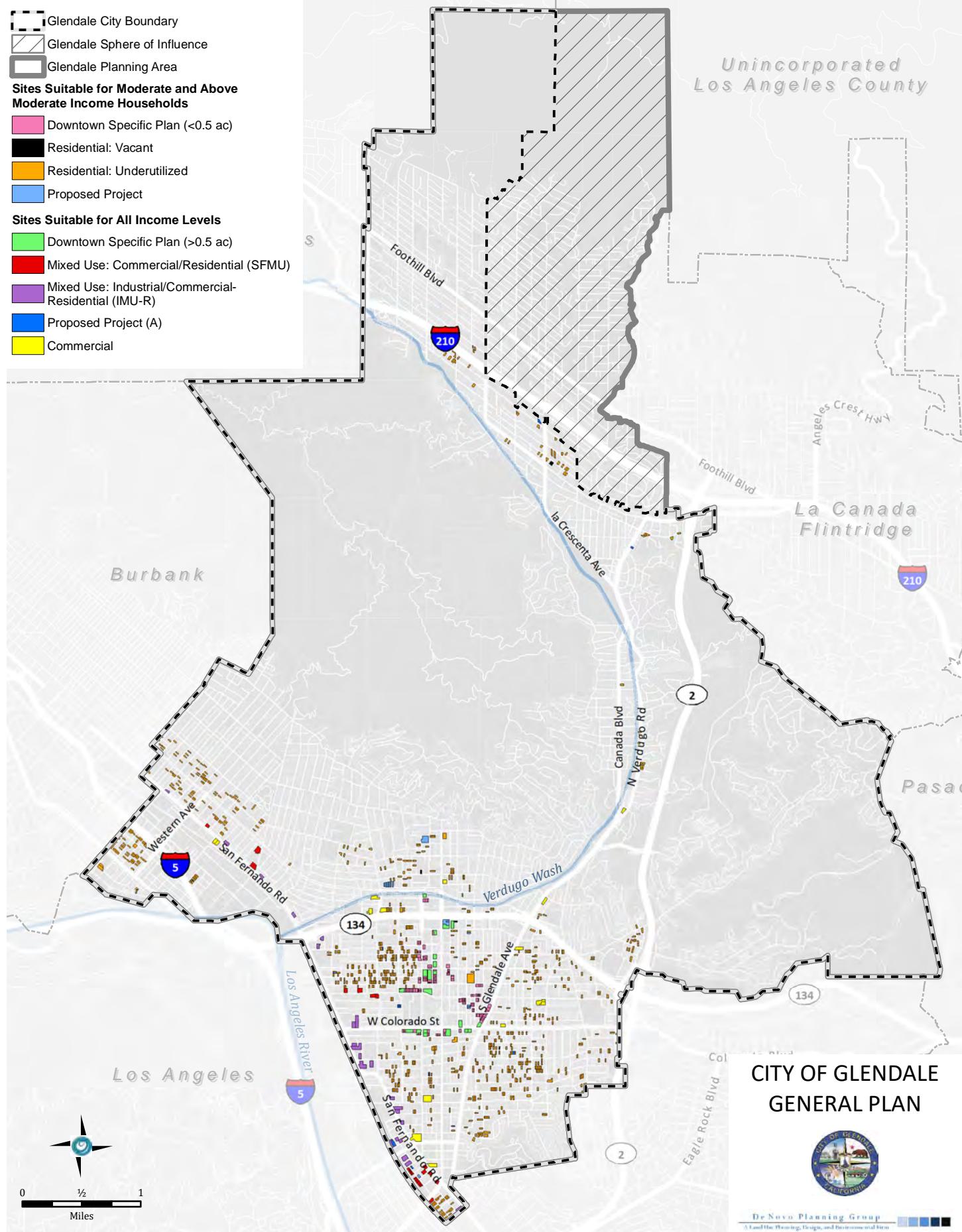
- 1) Proposed projects;
- 2) Accessory dwelling units;
- 3) Vacant residential sites;
- 4) Underutilized sites in residential areas;
- 5) Underutilized sites in mixed-use areas;
- 6) Underutilized sites in commercial areas; and
- 7) Sites in the Downtown Specific Plan area.

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

1. Proposed Projects

As of December 2021, the City is currently reviewing 18 multifamily projects and 54 single-family development applications which would result in the production of 961 new units (in total, the proposed projects include 1,029 units but there are 63 units existing at these sites for a total net increase of 961 new units), including a net of 34 new units affordable to very lower-income households (these will be deed-restricted), 27 new units affordable to lower-income households (these will be deed-restricted) and 900 new units affordable to above-moderate income households.

Figure 2. Overall Housing Sites Map



Sources: City of Glendale; Los Angeles County. Map date: February 6, 2023.

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Glendale Housing Element Background Report | 2021-2029

Table 65: Proposed Projects

| Proposed Project | Extremely and Very Low income (0-50% AMI) | Low income (51-80% AMI) | Moderate income (81-120% AMI) | Above Moderate income (121%+ AMI) | Total |
|---|---|-------------------------|-------------------------------|-----------------------------------|--------------|
| 126-132 S Kenwood St | | | | 42 | 42 |
| 620 N Brand Blvd/625 N Maryland | | | | 294 | 294 |
| 401-409 Hawthorne St | 5 | | | 20 | 25 |
| 452 W Milford | 2 | | | 15 | 17 |
| 534 N Kenwood | | | | 11 | 11 |
| 1642 S Central Ave | 3 | | | 28 | 31 |
| 822 E Chesnut St | | | | 13 | 13 |
| 1242 S Maryland | | | | 12 | 12 |
| 526 Hazel St | 2 | | | 15 | 17 |
| 3450 N Verdugo | 4 | | | 18 | 22 |
| 238 Concord | | | | 13 | 13 |
| 345 W Cerritos | | | | 44 | 44 |
| 246 N Jackson | | | | 11 | 11 |
| 441-445 W Glenoaks | | | | 27 | 27 |
| 1303 N Central | 10 | 3 | | 102 | 115 |
| 400 N Maryland | 4 | | | 24 | 28 |
| 2817 Montrose Ave | 4 | | | 38 | 42 |
| | | | | | |
| 444 W Cypress | | 24 | | 187 | 211 |
| Various Single Family Applications | | | | 54 | 54 |
| Total | 34 | 27 | 0 | 968 | 1,029 |
| Existing Units at Proposed Project Locations | 0 | 0 | 0 | 68 | 68 |
| Net Increase in Units | 34 | 27 | 0 | 900 | 961 |

Source: City of Glendale, February 2023

2. Accessory Dwelling Units

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

The City permitted 110 ADUs in 2019, 146 ADUs in 2020, and 265 ADUs in 2021. The City has taken significant proactive steps to advertise the opportunity for residents to construct ADUs, including information on the City's website, hosting presentations to the, community, Planning Commission and City Council, and answering questions from the public in-person at City Hall and over the telephone. The City is also exploring the opportunity to prepare pre-approved plans to further streamline the ADU review and approval process.

During preparation of this updated Housing Element, it came to the City's attention that the California Department of Housing and Community Development Online Annual Progress Report – Data Dashboard and Downloads was depicting the number of ADUs permitted annually in Glendale incorrectly. This Dashboard utilizes information from each jurisdiction's Housing Element Annual Progress Report and summarizes the information in various formats. City Staff worked proactively with representatives from HCD to successfully resolve HCD's software issue and to ensure that the permit numbers reflected on the dashboard accurately match the City's correct permit reports.

Glendale made a conservative estimate of the number of ADUs that will meet a portion of the City's RHNA obligation. The City used the average annual number of ADUs permitted over the past three years multiplied by 8 (the number of years in the planning period), to estimate the number of ADUs (at a minimum) to be constructed during the planning period. While there is a slight difference between the number of units permitted and the number constructed in any given year, the City of Glendale, specifically, has observed that permitted ADUs are constructed and occupied within approximately 12 months. Currently, there is a small lag between units permitted and constructed due to changes in ADU requirements at the State-level which have caused homeowners to pause and refine their plans, but the City has received no indication that permitted units will not be constructed within the planning period. For example, in 2021, the City issued 265 new permits for ADUs or JADUs and realized construction of 257 new units. The number of ADUs and JADUs constructed in 2021 is a 36% increase over the City's projected assumption for the development of ADUs and JADUs during the planning period, further supporting the City's estimates outlined in this section.

The City fully expects that based on the trends seen in 2020, 2021, and 2022, ADU production will outpace assumptions during the planning period. The City has included Program 1F to monitor the production of this housing type, including affordability levels served, and City make adjustments to the City's inventory if production lags behind projections.

The average annual number of ADUs permitted from 2019-2021 was 173, multiplied by 8, yields the estimate of 1,384 ADUs to be permitted between 2021 and 2029 (if the City was to use the average of 2020-2022 estimates, the annual average for ADU permits would actually be 224 units for a total potential of 1,792 permits during the planning period). **However, in recognition that a *small portion* of these units may be permitted but for some reason not developed during the planning period (although the City finds this to be unlikely and not consistent with past experience), the City has only credited 1,272 (92%) of the expected permitted ADU units towards meeting a portion of its RHNA (approximately 159 annually, only 60% of the more recent 2021 and 2022 ADU permit numbers).** This is a conservative assumption and production will likely outpace this target during the planning period, either due to increasing interest in developing ADUs and/or a higher proportion of permitted units being constructed. As previously discussed, it is the City's expectation that while there is a small lag between permitted and constructing an ADU, the vast majority of permitted units are constructed within 12 months and, given the increasing number of permits, the average number of ADUs actually constructed year over year is expected to increase. Additionally, the affordability level of these ADUs is assumed to be consistent with the findings of SCAG's ADU affordability

study and the findings for Los Angeles County.⁶

3. Vacant Residential Sites

The City has identified four vacant parcels designated for residential development. **In total, these sites can accommodate 21 new units.** As previously stated, vacant residential sites are not anticipated to accommodate any portion of the City's lower-income RHNA. All of these sites were identified in the City's 2014-2021 Housing Element. It is noted that the 2014-2021 Housing Element identified a total of 12 vacant sites, six of which were developed during the past planning period. The City continues to support the development of its very limited existing vacant property, and this history demonstrates the development of these sites is feasible and reasonably expected as vacant property in the City gets even more limited.

Table 66: Vacant Residential Sites

| Zoning Designation | Number of Parcels | Acres | Assumed Density | Total Capacity (Above Moderate-Income Capacity) |
|--|-------------------|------------|-----------------|---|
| R 1250 | 1 | 0.16 | 35 | 6 |
| R 1650 | 1 | 0.20 | 26 | 5 |
| R 2250 | 1 | 0.14 | 19 | 3 |
| R 3050 | 1 | .50 | 14 | 7 |
| Total Vacant Residential Site Potential | 4 | 1.0 | - | 21 |

Source: City of Glendale, 2021

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

4. Underutilized Residential Sites (Residential Recycling)

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

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

The City completed several rezoning programs over the past several decades to accommodate increased development potential throughout the City. In 1986, the City performed a comprehensive rezoning program in which all residential land use categories were reevaluated. This resulted in both changes of zones and the development of new standards. A further rezoning strategy also occurred in 1991, resulting in the refinement of the City’s multiple family zoning standards. As a result of these two programs, the zoning distribution represents an accurate portrayal of the land use patterns in the City. Areas with a concentration of economically viable single family units were zoned either single family or in the lowest category of multiple family zoning. Also, as a result of these zoning efforts, the underutilized properties in the multiple family zones are generally those that do not have a high economic value as a single family or duplex use. Therefore, the total development potential expressed in Table 67 is an accurate representation of viable development potential of this type of property.

The City has identified 844 parcels (totaling 159.1 acres) designated for higher density residential development suitable for residential recycling during the planning period, where each identified parcel can accommodate at least two additional units (there are many more underutilized parcels with capacity for at least one additional unit each, but those have not been included in the inventory). **In total, these sites can accommodate a minimum of 2,562 new units.** All properties are underutilized, having potential for at least two additional units, and all existing uses were developed before 1990 (making them over 31 years old). As previously stated, all except for one of the underutilized residential sites anticipated to accommodate the City’s above-moderate income RHNA. The City has identified one site zoned for R-1250 (which allows for at least 35 du/ac) that is 2.95 acres as appropriate to accommodate a portion of the City’s lower-income RHNA. All other net new residential units (2,459) expected to be developed as a result of residential recycling have been credited towards the City’s above moderate-income RHNA. The net capacity of each site has been calculated by multiplying the site acreage times the maximum density and subtracting the existing number of units at the site (i.e., the capacity for each underutilized residential site is the site’s net capacity, after subtracting for existing development). The average net additional units across all 159.1 acres identified as underutilized is 5 new units per acre.

Table 67: Underutilized Residential Sites

| Zoning Designation | Number of Parcels | Acres | Assumed Density | Total Capacity | |
|---|-------------------|--------------|-----------------|----------------|-----------------------|
| | | | | Lower Income | Above Moderate Income |
| R 1250 (larger than 0.50 acres) | 1 | 2.95 | 35 | 103 | 0 |
| R 1250 (smaller than 0.50 acres) | 131 | 23.45 | 35 | 0 | 611 |
| R 1650 | 196 | 36.49 | 26 | 0 | 673 |
| R 2250 | 392 | 69.76 | 19 | 0 | 895 |
| R 3050 | 124 | 26.44 | 14 | 0 | 280 |
| Total Underutilized Residential Site Potential | 844 | 159.1 | - | 103 | 2,459 |

Source: City of Glendale, 2021

5. Underutilized Mixed-Use Sites

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

The City has identified 48 parcels (totaling 31.69 acres) designated for mixed-use development that are between 0.50 acres and 2 acres in size (there are no feasible parcels available for redevelopment larger than 2 acres) that are suitable for redevelopment during the planning period. All sites allow for a density of at least 35 dwelling units per acre and provide appropriate zoning to accommodate a portion of the City's lower-income RHNA. **In total, these sites can accommodate a minimum of 1,659 units.** All sites are developed with uses at least 30 years old and are characterized by blighted conditions, inefficient site design/low lot coverage, low utilization (an FAR of less than 1) or high vacancies or other market conditions rendering them likely for redevelopment during the planning period. These sites share characteristics with those sites recently constructed and/or approved for development, where the proposed densities are at or above the maximum density established by the Zoning Code based on density bonus provisions. See the City's non-vacant sites analysis earlier in this section. In recognition of the potential for mixed-use development at these locations, the capacity of each site is based on 60% of the maximum allowable density, *excluding* potential increases in density allowed through density bonus. In other words, a 0.75 acre site which allows for 70 dwelling units per acre has a maximum capacity of 52 units, however, this inventory only assumes 31 units for the site (60% of the maximum capacity).

Table 68: Underutilized Mixed-Use Sites

| Zoning Designation | Number of Parcels | Acres | Assumed Density | Assumed Capacity (Lower Income) | Percent of Remaining Lower Income RHNA |
|---|-------------------|--------------|-----------------|---------------------------------|--|
| Commercial/Residential Mixed Use (adjacent to R1, R1R or ROS) | 1 | 1.32 | 35 | 33 | 0.65% |
| Commercial/Residential Mixed Use (adjacent to R-3050, R-2250, R-1650 and R-1250) | 6 | 4.13 | 70 | 173 | 3% |
| Commercial/Residential Mixed Use (<u>not</u> adjacent to R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250) | 18 | 6.41 | 100 | 391 | 8% |
| Industrial/Commercial Residential Mixed Use (adjacent to R1, R1R or ROS) | 3 | 1.78 | 35 | 37 | 0.7% |
| Industrial/Commercial Residential Mixed Use (adjacent to R-3050, R-2250, R-1650 and R-1250) | 4 | 3.32 | 70 | 140 | 3% |
| Industrial/Commercial Residential Mixed Use (<u>not</u> adjacent to R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250) | 17 | 14.73 | 100 | 885 | 17% |
| Total Underutilized Mixed-Use Site Potential | 48 | 31.69 | - | 1,659 | 32.6% |

Source: City of Glendale, December 2021

6. Underutilized Commercial Sites

The City has identified 15 commercially-zoned parcels (totaling 17.07 acres) that are between 0.50 acres and 3.15 acres in size and that are suitable for redevelopment during the planning period. All sites allow for a density of at least 43 dwelling units per acre and provide appropriate zoning to accommodate a portion of the City's remaining RHNA. While these sites meet requirements indicating they are suitable to accommodate a portion of the City's lower-income RHNA, these sites have been designated to accommodate the City's remaining moderate-income RHNA to comply with State housing law and no net loss requirements (if the sites are suitable for lower-income RHNA, as has been demonstrated, they are necessarily also affordable to moderate-income households). **In total, these sites can accommodate a minimum of 586 units.** In recognition of the potential for mixed-use development at these locations, the capacity of each site is based on 80% of the maximum allowable density, *excluding* potential increases in density allowed through density bonus. In other words, a 0.75 acre site which allows for 43 dwelling units per acre has a maximum capacity of 32 units, however, this inventory only assumes 25 units for the site (80% of the maximum capacity). See the City's discussion of capacity adjustments earlier in this section.

The City considered numerous factors in identifying sites feasible for development during the planning period and relied on a variety of information, including present development patterns, commercial real estate performance data, information on existing uses provided by the Los Angeles County Assessor, the City's

own recent land use inventory update, interest from the development community, existing lot coverage/floor area ratio, and among others. See the City's non-vacant sites analysis earlier in this section. All underutilized commercial sites identified to accommodate a portion of the City's lower income RHNA meet the following specific criteria (note that while numerous other sites were considered but ultimately excluded from the inventory for not meeting these criteria):

- Between 0.50 acres and 3.5 acres in size
- Built in 1998 or earlier (over 25 years old)
- No existing residential uses
- An existing floor area ratio of less than 1.0
- An existing improvement to land value ratio of less than 2.0
- No known leases that would preclude development of residential uses at the site

The City has included Program 9B to update the mixed-use and residential development standards in commercial zones to streamline the development of residential uses in commercial areas.

Table 69: Underutilized Commercial Sites

| Zoning Designation | Number of Parcels | Acres | Assumed Density | Assumed Capacity (Moderate Income) | Percent of Remaining Moderate Income RHNA |
|--|-------------------|--------------|-----------------|------------------------------------|---|
| C2 I | 3 | 2.35 | 43 | 80 | 3.5% |
| C2 II | 3 | 3.24 | 43 | 112 | 5.0% |
| C3 I | 7 | 9.52 | 43 | 327 | 14.5% |
| C3 III | 2 | 1.96 | 43 | 67 | 3.0% |
| Total Underutilized Commercial Site Potential | 15 | 17.07 | - | 586 | 26% |

Source: City of Glendale, February 2023

7. Downtown Specific Plan Sites

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

There are 458 parcels in the Downtown Specific Plan area. Of these 458 parcels, the City has identified 20 parcels (totaling 18.24 acres) as suitable to accommodate a portion of the City's lower-income RHNA and extremely feasible for redevelopment during the planning period. The 20 parcels identified in the inventory to accommodate a portion of the City's lower-income RHNA represent only 4.4% of the total number of parcels in the Downtown Specific Plan area and only 8% of the total developable project area; these sites are all between 0.50 acres to 3.5 acres in size (there are no feasible parcels suitable for redevelopment in the Downtown Specific Plan area larger than 3.5 acres). These sites have the capacity to accommodate a minimum of 2,590 units at densities determined to be suitable to accommodate a portion of the City's lower income RHNA.

The City has also identified smaller sites (less than 0.50 acres) in the Downtown Specific Plan which are suitable to accommodate a portion of the City's moderate and above-moderate income RHNA. The City has identified 122 parcels (totaling 24.96 acres) as being extremely feasible for redevelopment during the planning period. The average lot size is 0.20 acres which can support a development 25-30 units at the average Downtown density of 142 du/ac. These sites have the capacity to accommodate a minimum of 3,462 units affordable to moderate- and above-moderate income households. The City is focused on promoting the development of new projects Downtown affordable to moderate-income households and converting market-rate units to deed-restricted units affordable to moderate-income households, which is a priority for the City for the duration of the planning period.

The City considered numerous factors in identifying sites feasible for development during the planning period and relied on a variety of information, including present development patterns, commercial real estate performance data, information on existing uses provided by the Los Angeles County Assessor, the City's own recent land use inventory update, guidance from the Downtown Specific Plan, interest from the development community, existing lot coverage/floor area ratio, and among others. Most sites in the Downtown Specific Plan identified to accommodate a portion of the City's lower income RHNA meet the following specific criteria (note that while numerous other sites were considered but ultimately excluded from the inventory for not meeting these criteria):

- Between 0.50 acres and 3.5 acres in size
- Built in 1991 or earlier (over 30 years old)
- No existing residential uses
- An existing floor area ratio of less than 2.0
- No known leases that would preclude development of residential uses at the site
- Showing signs of physical deterioration

In identifying those parcels feasible for development during the planning period, the City took a conservative approach to the development potential Downtown. There is significant development capacity available at locations beyond those identified in the inventory, and it is possible that growth in this area may exceed these projections. Moreover, changes to State density bonus law will very likely increase the realized density for projects in the Downtown area, all of which can utilize density bonus provisions.

Table 70: Downtown Specific Plan Sites

| Zoning Designation | Number of Parcels | Acres | Assumed Density | Assumed Capacity | Income Level | Percent of Lower Income RHNA |
|-----------------------------------|-------------------|-------|-----------------|------------------|--------------------------|------------------------------|
| Downtown Specific Plan (>0.50 ac) | 20 | 18.24 | 142 | 2,590 | Very Low/Low | 51% |
| Downtown Specific Plan (<0.50 ac) | 121 | 24.96 | 142 | 3,462 | Moderate/ Above Moderate | - |
| Total | 141 | 43.2 | 142 | 6,052 | All | - |

Source: City of Glendale, 2021

ADEQUACY OF SITES TOWARD THE RHNA

Including all proposed projects (961 net new units), ADU projections (1,272 units), vacant residential sites (21 new units), underutilized residential sites (2,562 net new units), underutilized mixed-use sites (1,659 units), underutilized commercial sites (586 units), and sites in the Downtown Specific Plan (6,052 units), the sites inventory identifies capacity for at least 13,113 units, 5,281 of which have been identified as being able to meet the City's remaining lower-income RHNA of 5,078 units and 2,343 of which have been identified as being able to meet the City's remaining moderate-income RHNA of 2,249. Together with projects under construction, the conversion of existing multifamily units to deed-restricted affordable units, and projects approved/entitled but not yet built, the City has demonstrated the ability to exceed its RHNA by 1,060 units, an 8% overall surplus. Overall, the City has the ability to adequately accommodate the remaining RHNA at all income levels (Table 71). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for several key reasons: 1) the high demand for more affordable housing throughout the Southern California region, 2) the City's proactive support for affordable housing production through its inclusionary housing ordinance and density bonus provisions, and 3) the success of recent affordable and market-rate developments in and around Glendale at densities high enough to stimulate redevelopment of existing uses.

Glendale Housing Element Background Report | 2021-2029

Table 71: RHNA Site Inventory

| | Lower Income (0-80% AMI) | Moderate Income (81- 120% AMI) | Above Moderate income (121%+ AMI) | Total |
|---|-----------------------------|--------------------------------------|---|--------------------------|
| RHNA | 5,602 | 2,249 | 5,574 | 13,425 |
| Credits | 524 | 0 | 848 | 1,372 |
| Remaining RHNA after Credits Applied | 5,078 | 2,249 | 4,726 | 12,053 |
| Proposed Projects | 61 | 0 | 900* | 961* |
| ADUs | 868 | 26 | 378 | 1,272 |
| Vacant Residential Sites | 0 | 0 | 21 | 21 |
| Underutilized Residential Sites | 103 | 0 | 2,459 | 2,562 |
| Underutilized Mixed- Use Sites | 1,659 | 0 | 0 | 1,659 |
| Underutilized Commercial Sites | 0 | 586 | 0 | 586 |
| Sites in the Downtown Specific Plan | 2,590 | 1,731 | 1,731 | 6,052 |
| Remaining RHNA after Sites Applied | + 203 (surplus) | + 94 (surplus) | +763 (surplus) | + 1,060 (surplus) |

Source: City of Glendale, 2022

**Net increase in units resulting from Proposed Projects*

5D. Financial, Housing, and Administrative Resources

FINANCIAL RESOURCES

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities. However, there are several State, federal, and regional funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. Several programs available to fund affordable housing opportunities are summarized below.

Community Development Block Grant Program (CDBG)

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

HOME Investment Partnership

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

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

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

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

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

California Housing Finance Agency (CalHFA) Multifamily Programs

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

CalHOME Program

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

California Housing Finance Agency (CHFA)

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

Emergency Housing and Assistance Program (EHAP)

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

Federal Home Loan Bank System

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

Housing for a Healthy California (HHC)

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

Infill Infrastructure Grant Program (IIG)

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

Low-Income Housing Tax Credit Program

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

units remain rent-restricted, based upon median income, for a term of 15 years.

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

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

National Housing Trust Fund

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

SB 2 Planning Grants Program

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

California Community Reinvestment Corporation (CCRC)

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

Supplement Security Income (SSI)

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

ADMINISTRATIVE RESOURCES

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

Community Development Department

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

Non-Profit Developers

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

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

5E. Energy Conservation Opportunities

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

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

The City of Glendale enforces energy efficiency requirements through the building permit process. As previously described, the City adopted the 2019 California Building Code (Ordinance 5937). All new construction must comply with the standards in effect on the date a building permit application is made. The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient

materials and equipment. CALGreen Requirements for new residential buildings include:

- Water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20-30 percent; and
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

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

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

As previously discussed, GWP provides electricity services to the City of Glendale. Glendale currently promotes various programs for residential efficiency and income-qualified electric discounts, including the City's Solar Solutions Program and In-Home Display and Thermostat Program. The City has also introduced the My Connect app so all residents can monitor energy use on their cell phones. Program 2B in the Housing Plan is included to promote energy conservation by funding investments such as: cost-effective services to promote energy-efficiency and energy conservation; new investment in renewable energy resource and technologies; research, development and demonstration programs; and services provided for low-income electricity customers, including but not limited to, targeted energy efficiency service and rate discounts.

5F. General Plan Consistency

State law requires that the Housing Element be consistent with other elements of the City of Glendale's General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the City of Glendale's Land Use Element in the General Plan because the Land Use Element specifies the lands within the city that may be utilized for residential development. Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use maps and tables, and the land use definitions in the Land Use Element. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy, such as the amount and variety of open space; the preservation of natural, historic, and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or humanmade disaster.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained.

The City is aware of Government Code Section 65302(h) requirements related to environmental justice and Senate Bill 244 requirements related to disadvantaged unincorporated areas. The City conducted an analysis to determine if any Disadvantaged Communities (DACS) exist within the City. Initial analysis revealed that there are areas of the City that are considered disadvantaged communities and the City will be required to prepare and adopt an Environmental Justice Element. As required by State law, the future Environmental Justice Element is required to be consistent with the goals, policies, and programs of other General Plan Elements, including the Housing Element.

6. Affirmatively Furthering Fair Housing (AFFH)

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

The AFFH analysis must contain the following:

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

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

6A. Outreach

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

PROJECT WEBPAGE

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

HOUSING ELEMENT SURVEY

The City hosted an online Housing Element survey which was available from April 5, 2021 through May 2, 2021. The survey asked for input on the community's housing priorities and strategies to address Glendale's future housing growth needs. Over 300 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions, and community priorities related to housing. The Survey also included a specific section to understanding fair housing issues facing the Glendale community. A summary of the key survey results related to fair housing is provided below, with the complete results included in Appendix B. The City values the input community members provided via the online survey and has included an action as part of Program 7C to conduct a similar survey, by neighborhood, biennially and then target outreach efforts, in coordination with fair housing service providers, to neighborhoods based on identified issues.

When asked, "How important are the following factors in your housing choice?"⁷ respondents were most likely to identify the following factors as being very important or somewhat important:

Resident responses:

- Housing I can afford (95%)
- Housing was available in the neighborhood I chose at the time I needed it (89%)
- Housing large enough for my household (84%)
- The amount of money I have/had for deposit (77%)
- My credit history and/or credit score (59%)

Worker responses:

- Housing I can afford (94%)
- Housing was available in the neighborhood I chose at the time I needed it (87%)
- Housing large enough for my household (78%)
- The amount of money I have/had for deposit (77%)
- My credit history and/or credit score (46%)

Other responses:

- Housing I can afford (100%)
- Housing large enough for my household (100%)
- Housing was available in the neighborhood I chose at the time I needed it (80%)
- The amount of money I have/had for deposit (60%)
- My credit history and/or credit score (60%)

While still important for some individuals, respondents of all groups were less likely to identify the following

⁷ Question 14: How important are the following factors in your housing choice?

factors as being very important or somewhat important:

- Concern that I would not be welcome in that neighborhood
- Housing that accommodates disability of household member

When asked, "How important are the following housing priorities to you and your household?"⁸ respondents were most likely to identify the following factors as being very important or somewhat important:

Resident responses:

- Rehabilitate existing housing (88%)
- Promote affordable housing for working families (87%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (86%)
- Support fair/equitable housing opportunities (82%)
- Support programs to help neighborhoods that have suffered foreclosures (76%)
- Providing more housing for all income levels (76%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (74%)
- Encourage more senior housing (67%)
- Build more single-family housing (67%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (66%)
- Provide housing for persons experiencing homelessness (66%)
- Build more multi-family housing such as apartments and condos (63%)
- Provide ADA-accessible housing (61%)

While still important for some individuals, resident respondents were less likely to identify the following factor as being very important or somewhat important:

- Create mixed-use projects to bring different land uses closer together (56%)

Worker responses:

- Support fair/equitable housing opportunities (91%)
- Support programs to help neighborhoods that have suffered foreclosures (91%)
- Rehabilitate existing housing (90%)
- Promote affordable housing for working families (90%)
- Providing more housing for all income levels (84%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (84%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (81%)
- Build more single-family housing (78%)
- Provide housing for persons experiencing homelessness (77%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (74%)

⁸ Question 15: How important are the following housing priorities to you and your household?

- Encourage more senior housing (68%)
- Build more multi-family housing such as apartments and condos (67%)
- Provide ADA-accessible housing (67%)

While still important for some individuals, worker respondents were less likely to identify the following factor as being very important or somewhat important:

- Create mixed-use projects to bring different land uses closer together (43%)

Other responses:

- Rehabilitate existing housing (100%)
- Promote affordable housing for working families (100%)
- Build more single-family housing (100%)
- Encourage more senior housing (100%)
- Support programs to help neighborhoods that have suffered foreclosures (80%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (80%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (80%)
- Provide housing for persons experiencing homelessness (80%)
- Provide ADA-accessible housing (80%)
- Support fair/equitable housing opportunities (60%)
- Provide more housing for all income levels (60%)
- Build more multi-family housing such as apartments and condos (60%)
- Create mixed-use projects to bring different land uses closer together (60%)

While still important for some individuals, other respondents were less likely to identify the following factor as being very important or somewhat important:

- Integrate affordable housing throughout the community to create mixed-income neighborhoods (40%)

When asked to indicate their level of agreement or disagreement with a series of affirmative statements⁹ respondents were most likely to strongly agree or somewhat agree with the following statements:

Resident responses:

- There are grocery stores close to my neighborhood (92%)
- There are banks and credit unions near where I live (84%)
- There is a public library close to my house (84%)
- There is a pharmacy close to my house (82%)
- The condition of the homes in my neighborhood are acceptable (82%)
- The streets and sidewalks near my home are well kept (72%)
- There are plenty of parks, playgrounds, or green space near me (68%)
- The streets and sidewalks in my neighborhood have adequate lighting (65%)
- There is access to public transit close to my neighborhood (63%)

⁹ Question 16: Please respond to each statement

- I am satisfied with the schools in my area (61%)

Resident respondents were less likely to agree with the following statements:

- There are plenty of other public spaces near my home (56%)
- There is enough parking in my area of town (50%)
- There are quality jobs in my neighborhood (47%)

Worker responses:

- There are grocery stores close to my neighborhood (87%)
- There are banks and credit unions near where I live (87%)
- There is a pharmacy close to my house (87%)
- There is a public library close to my house (87%)
- The condition of the homes in my neighborhood are acceptable (81%)
- There are plenty of parks, playgrounds, or green space near me (68%)
- There is enough parking in my area of town (65%)
- The streets and sidewalks near my home are well kept (61%)
- The streets and sidewalks in my neighborhood have adequate lighting (61%)

Worker respondents were less likely to agree with the following statements:

- There are plenty of other public spaces near my home (58%)
- There is access to public transit close to my neighborhood (57%)
- There are quality jobs in my neighborhood (55%)
- I am satisfied with the schools in my area (52%)

Other responses:

- There is a pharmacy close to my house (100%)
- The streets and sidewalks near my home are well kept (100%)
- There are quality jobs in my neighborhood (100%)
- There are grocery stores close to my neighborhood (80%)
- There are banks and credit unions near where I live (80%)
- There is a public library close to my house (80%)
- The condition of the homes in my neighborhood are acceptable (80%)
- The streets and sidewalks in my neighborhood have adequate lighting (80%)
- There are plenty of parks, playgrounds, or green space near me (80%)
- I am satisfied with the schools in my area (80%)
- There are plenty of other public spaces near my home (60%)
- There is enough parking in my area of town (60%)
- There is access to public transit close to my neighborhood (60%)

When asked to identify what they thought the biggest problem with housing discrimination is in Glendale and the surrounding area,¹⁰ the majority of all respondents identified race as the most prevalent factor. The responses broken down by group were:

Resident responses:

- Race/Ethnicity (39%)
- Other (please specify) (21%)
- National Origin (15%)
- Familial status (9%)
- Color (physical appearance) (8%)
- Disability (6%)
- Sex (2%)
- Religion (0%)

Worker responses:

- Race/Ethnicity (42%)
- National Origin (23%)
- Other (please specify) (10%)
- Familial status (10%)
- Color (physical appearance) (10%)
- Disability (6%)
- Sex (0%)
- Religion (0%)

Other responses:

- Race/Ethnicity (60%)
- Other (please specify) (20%)
- Color (physical appearance) (20%)

Of other responses, nobody indicated housing discrimination was due to national origin, religion, sex, familial status, or disability.

Of all respondents who selected “Other (please specify)” about half specified that no problems with housing discrimination existed or that they are unaware of any problem. Other common responses included discrimination based on financial factors or sexual preference/gender expression.

When asked whether they had experienced or witnessed housing discrimination in Glendale¹¹ the majority of respondents answered “No.” The responses broken down by group were:

Resident responses:

- Yes (20% or 39 responses)
- No (56% or 110 responses)

¹⁰ Question 17: The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the most prevalent factor in housing discrimination in our region?

¹¹ Question 18: Have you ever experienced or witnessed housing discrimination in the City of Glendale?

- I don't know (24% or 46 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified¹² (in order of affirmative responses) were:

- Race/Ethnicity (43%)
- Color (physical appearance) (10%)
- Level/source of Income (8%)
- Sex/gender/gender identity (5%)
- National Origin (5%)
- Language spoken (5%)
- Not applicable (N/A) (3%)
- Age (3%)
- Marital status (3%)
- Religion (3%)
- Familial status (3%)
- Disability (3%)
- Political Ideas (3%)
- Citizenship status (3%)
- Use of Housing Choice Voucher or other assistance (3%)
- Other (3%)

Worker responses:

- Yes (13% or 4 responses)
- No (66% or 21 responses)
- I don't know (22% or 7 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified (in order of affirmative responses) were:

- Race/Ethnicity (25%)
- National origin (25%)
- Marital status (25%)
- Religion (25%)

Other responses:

- Yes (20% or 1 response)
- No (60% or 4 responses)
- I don't know (0% or no responses)

Of other responses for the prior question, the only discriminatory factor identified was race/ethnicity (100%).

¹² Question 19: On what grounds do you believe you witnessed housing discrimination?

When asked whether they knew of anyone in Glendale who experienced unfair real estate or lending practices¹³ respondents provided the following responses:

Resident responses:

- The majority (74%) didn't know of anyone who had encountered these unfair practices
- 13% knew of someone who was unfairly refused a rental or sale agreement
- 10% reported knowing someone who was not shown all housing options
- 9% reported knowing someone who was falsely denied available housing options
- 7% knew of someone who was unfairly directed to a certain neighborhood or location
- 5% (each) indicated they knew of someone who was offered unfair terms when buying or selling, or was not given reasonable accommodation for a disability
- 4% reported knowing someone who was unfairly denied a mortgage

Worker responses:

- The majority (62%) didn't know of anyone who had encountered these unfair practices
- 10% (each) knew of someone who was unfairly refused a rental or sale agreement, was not shown all housing options, was not given reasonable accommodation for a disability, or was unfairly denied a mortgage
- 7% (each) reported knowing someone who was falsely denied available housing options, or was offered unfair terms when buying or selling

Other responses:

- The majority (80%) didn't know of anyone who had encountered these unfair practices
- 20% knew of someone who was unfairly refused a rental or sales agreement

Many respondents (37% of residents, 23% of workers, and 40% of other) would not know where to refer someone (or themselves) if they felt that their fair housing rights were violated¹⁴. Of those who responded that they might know where to go, most would refer someone to the local, state or federal government or the California Department of Housing and Community Development. Familiarity with Fair Housing Laws varied amongst and between groups. A large proportion (43% of residents, 32% of workers, and 60% of other) were not familiar with Fair Housing Laws¹⁵. Workers were more likely than other groups to be somewhat familiar or very familiar with fair housing laws (68%), while just over half (56%) of residents and only 40% of workers felt the same. Additionally, the majority of all groups (74% of residents, 81% of workers, and 60% of other) responded "Yes" or "I don't know" when asked if Federal and/or State Fair Housing Laws are difficult to understand or follow¹⁶.

CITY COUNCIL PRESENTATIONS

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

¹³ Question 20: Do you know of anyone in Glendale who has faced the following: (select all that apply)

¹⁴ Question 21: Where would you refer someone if they felt their fair housing rights had been violated?

¹⁵ Question 22: How familiar are you with Fair Housing Laws?

¹⁶ Question 23: Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

PLANNING OPEN HOUSE (IN-PERSON)

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

COMMUNITY HOUSING OPEN HOUSE #1

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

COMMUNITY HOUSING OPEN HOUSE #2

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

ADVERTISEMENTS

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

EMAILS

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

6B. Assessment of Fair Housing

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

KEY DATA AND BACKGROUND INFORMATION

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

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report.

Barriers to fair housing choice specific to the City of Glendale that were identified in the 2020-2025 AI and the commitments of the City to address identified barriers were incorporated into this AFH. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. Glendale is comprised of 46 census tracts, although several are only partially located in Glendale. Figure 4 shows the tract boundaries.

ACKNOWLEDGEMENT OF THE CITY OF GLENDALE'S HISTORICAL CONTRIBUTIONS TO RACISM

On July 21, 2020 in response to the nationwide dialogue on race and equity, and as part of a long-term effort to foster diversity, equity, and inclusion, City Council approved the City's membership in the local and regional Government Alliance on Race & Equity (GARE). GARE is a national network of governments working to achieve racial equity and advance opportunities for all. Joining GARE provides staff with access to the organization's resources, network, and staff to develop and present an action plan for consideration and discussion by City Council. Concurrently, the Police Department is reviewing its use of policies based on recommendations that were made by Attorney General Xavier Becerra, and will bring a report back to Council at some point.

Part of the request from Council on this topic included an acknowledgement of Glendale's past with regard to race. As such, staff has been reviewing available historic documents to identify and understand Glendale's history as it pertains to its racist past.

The City of Glendale was incorporated as a charter city in 1906. In 1920, the U.S. Census reported that the African American population of Glendale was 0.16%, and that population was likely comprised of live-in domestic workers. In 2019, the U.S. Census reported that the African American population of Glendale was 1.6%. Comparatively, the African American population for Los Angeles County was 9.0% in 2019, according to the U.S. Census. This disparity in racial makeup warrants an exploration of the history of Glendale.¹⁷

James Loewen, sociologist, professor, and author of *Sundown Towns: A Hidden Dimension of American Racism*, defines sundown towns as "any organized jurisdiction that for decades kept African Americans or other groups from living in it and was thus 'all-white' on purpose," through formal and informal methods. Loewen identified over 100 sundown towns in California in his research, including Glendale.

Informal methods to exclude Black people and other people of color from Glendale included intimidation and violence. Harassment of Black people who moved into Glendale, or who were visiting Glendale, is well documented with hate crimes reported in newspapers from the 1900s through the 1990s.^{18, 19, 20} Contemporaneous accounts and oral histories from Black people who worked in or lived near Glendale consistently note hostility and discrimination.^{21 22 23 24 25 26} Additionally, individuals who were not white were prohibited from being buried in Glendale's Forest Lawn Memorial Park until the 1960s.²⁷

¹⁷ Loewen, James W. *Sundown Towns: A Hidden Dimension of American Racism*. New York: Simon & Schuster, 2006.

¹⁸ "Threat in Glendale: Negro Family is Ordered in Anonymous Communication to Leave Town." Los Angeles Times (1886-1922); Apr 2, 1907; ProQuest Historical Newspapers: Los Angeles Times. P 1110.

¹⁹ Alexander, Pat. "Postscript." Los Angeles Sentinel (1934-2005); Dec 11, 1947; ProQuest Historical Newspapers: Los Angeles Sentinel. P 7

²⁰ Man Admits Racist Action Against Black: [IHome Edition]. Los Angeles Times (pre-1997 Fulltext); Mar 26, 1987; Global Newsstream. P 15.

²¹ Negro Leader Assails Conditions in Glendale." Los Angeles Times (1923-1995); Jul 16, 1963; ProQuest Historical Newspapers: Los Angeles Times. P 2.

²² Merritt, Bruce G. Faith and Fair Housing: An Episcopal Parish Church in the 1964 Debate over Proposition 14. *Southern California Quarterly* (2013) 95 (3): 284--316. <https://doi.org/10.15251scq.2013.95.3.284>

²³ Central Avenue Sounds: Lee Young. Interviewed by Stephen L. Isoardi, 1990. UCLA Library Center for Oral History Research, University of California, Los Angeles.

²⁴ Central Avenue Sounds: Clora Bryant. Interviewed by Stephen L. Isoardi, 1990. UCLA Library Center for Oral History Research, University of California, Los Angeles.

²⁵ Central Avenue Sounds: William Douglass. 1990. UCLA Library Center for Oral History Research, University of California, Los Angeles.

²⁶ "Local relations group to reform" Richard Swearinger, R. 1986, Sept. 12, Glendale News Press.

²⁷ Integrating the City of the Dead: The Integration of Cemeteries and the Evolution of Property Law, 1900-1969." Vol. 56:4. Alabama Law Review. P 1153. August 7, 2005.

Formal methods that kept Glendale all white are most clearly represented by racially restrictive covenants in housing. In the 1910s and 1920s, racially restricted housing was noted in advertisements for Glendale homes,^{28 29} and by the 1940s, Glendale was noted as a model for other communities that wanted to racially restrict housing.^{30, 31, 32} In 1940, Glendale was cited by the California Real Estate Association (CREA) "as being worthy of singular praise in its utilization of measures to keep it a '100% Caucasian Race Community'" due to the promotion of a pledge by homeowners which read, "I will not sell or rent to any person or groups other than the Caucasian Race." In 1942, the Glendale CREA chapter formed Race Restriction Committee "to establish perpetual race restrictions on all parcels of property in Glendale."³³ As late as 1949, Glendale Realtors proudly declared their city a "100% Caucasian Race Community" in the CREA's annual directory.³⁴ Debate continued on the issue of "open housing" through the 1960s,^{35 36} and controversy ensued when Black people did move into Glendale.³⁷

Although no official record of a Glendale sundown law has been found to date, there is ample documentary evidence that Glendale was a "sundown town." For example, in 1938, Los Angeles City Park Commissioners refused to allow the Civilian Conservation Corps to house a company of African American workers at Griffith Park because the bordering cities of Glendale and Burbank had ordinances which prohibited Black people from remaining after sun down.³⁸

Additionally, Glendale has a history as home to white supremacist organizations that alone would have made the city hostile to African Americans. It is well documented that the Ku Klux Klan (KKK) was active in Glendale as early as the 1920s^{39, 40} when it was noted to be a "strong" organization including many of the business' men of the suburban city [as] members of the masked brotherhood.⁴¹ The KKK was active in Glendale into the 1960s.⁴² Other white supremacist organizations established themselves in Glendale, including the American Nazi Party in the 1960s and 1970s,^{43, 44} the League of Pace Amendment Advocates in the 1980s,⁴⁵ and various Aryan nationalist groups in the 1980s and 1990s.^{46, 47}

Another method of racial exclusion existed in the form of redlining. The term comes from federal government maps from the New Deal period, in which maps of every metropolitan area in the country were color-coded to indicate where it was considered safe to insure mortgages. Anywhere African Americans lived were colored red to indicate to appraisers that these neighborhoods were too risky to insure mortgages.⁴⁸

Redlining was a means to classify neighborhoods worthy of investment or lending. The Home Owner's Loan

²⁸ ADVERTISEMENT. Los Angeles Herald, Volume XXXIX, Number 116, 13 February 1913. P 24.

²⁹ Display Ad 220 -- No Title. Los Angeles Times (1886-1922); Apr 3, 1921; ProQuest Historical Newspapers: Los Angeles Times. P V4

³⁰ "Ask Sign-up on Restrictions of Property Use." La Habra Star, Volume XXIX, Number 51, 27 July 1945. P 1.

³¹ "Start Plan to Make Race Restrictions," La Habra Star, April 20, 1945, 1.

³² "Would Limit Residents to Caucasian Race," La Habra Star, December 22, 1944, 1

³³ Goodman, George. "Bigotry of Fair Housing Act Opponents Rooted in Past." Los Angeles Sentinel (1934-2005); Aug 27, 1964; ProQuest Historical Newspapers: Los Angeles Sentinel. pg. A12.

³⁴ Hosang, D. (2010). Racial Propositions: Ballot Initiatives and the Making of Postwar California. University of California Press.

³⁵ Goodman, George. "Bigotry of Fair Housing Act Opponents Rooted in Past." Los Angeles Sentinel (1934-2005);

Aug 27, 1964; ProQuest Historical Newspapers: Los Angeles Sentinel. P A12

³⁶ Barber, Mary. "Pasadenan Warns Glendale League: Open Housing Not Easy." Los Angeles Times (1923-1995); May 1, 1969; ProQuest Historical Newspapers: Los Angeles Times. P SG5

³⁷ "Mixed Marriage Eviction Halted." Los Angeles Sentinel (1934-2005), May 04 1967, p. 2. ProQuest. Web. 14 Aug. 2020.

³⁸ Cole, Jr., Olen. *The African-American Experience in the Civilian Conservation Corps*. Gainesville: University Press of Florida, 1999.

³⁹ "Ku Klux Klan Will Be Seen on Glendale Streets." Glendale News-Press, June 30, 1921. P 1.

⁴⁰ "Klan Handbills Distributed." San Pedro News Pilot, Volume 12, Number 250, 23 December 1939. P 11.

⁴¹ "LOS ANGELES SEEKS HIGHER-UPS IN INGLEWOOD NIGHT RIDERS OUTRAGES." Hanford Sentinel, Volume 70, Number 41, 29 April 1922. P 1.

⁴² "Interracial Couple Gets KKK Warning," Glendale News Press, April 28, 1967.

⁴³ "Hahn Opposes Nazi Hdqtrs." Los Angeles Sentinel (1934-2005); Dec 17, 1964; ProQuest Historical Newspapers: Los Angeles Sentinel. P A4

⁴⁴ "Documentation of Nazi Activity Vowed at Rally," Glendale News Press, May 6, 1965.

⁴⁵ O'Donnell, Santiago. "Glendale Group of White Supremacists May Move." Los Angeles Times (1923-1995); Apr 14, 1989. ProQuest Historical Newspapers: Los Angeles Times. P VY10.

⁴⁶ Romney, Lee. "Police Investigating Source of Leaflets with Racist Messages." Los Angeles Times (1923-1995), Jan 28 1993, p. 2.

⁴⁷ Brian Lewis, "Racist Groups May Rally at Library," Glendale News Press, July 30, 1987.

⁴⁸ Gross, Terry. "A 'Forgotten History' of How the U.S. Government Segregated America." Fresh Air. National Public Radio. May 3, 2017.

Corporation (HOLC) developed redline maps in the 1930s to determine the level of risk associated with neighborhoods. As part of this initiative, the HOLC created maps using local real estate agents to determine that level of risk. These maps factored in proximity to noxious uses, such as industrial development, but the primary determining factor for classification was racial composition. The more minorities that lived in a neighborhood the lower the grade it was given, decreasing the likelihood that a finance company would lend to a prospective home buyer or builder. Maps were color coded into four classes: green (best), blue (desirable), yellow (declining), and red (hazardous). Yellow areas were seen as declining based on what was described as a "subversive racial element" which was labeled as a threat. Redlined communities were seen as rapidly declining due to a high presence of minorities. Both yellow and red communities were deemed as high risk lending areas. Areas deemed as "best" and "desirable" earned this rating based on the presence of racially restrictive deeds and covenants. This essentially created two official barriers to entry for minorities into more wealthy neighborhoods: redlining maps and covenants.⁴⁹

In combination with the HOLC redlining maps, the Federal Housing Administration (FHA) also used subjective criteria based on race. Yellow and red areas were often not eligible for loans, which stifled development and encouraged urban decay. This was particularly damaging to older neighborhoods where even loans for repairs were difficult to obtain. The FHA would not provide insurance backing for mortgages in redlined and some yellow classified neighborhoods. Without FHA backing, most could not afford the alternative of high down payment, high interest rate, short term loans. Ultimately this led to redlined, and some yellow classified communities, unable to acquire loans for new purchases or even home improvements. This was further reinforced by the FHA's own Underwriting Manual, which stated "If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes." The Underwriting Manual served as a field guide when determining if a loan was FHA eligible.^{50, 51}

Staff has found evidence of original redlined maps of Glendale that indicate risk of lending to particular neighborhoods in south Glendale based on the presence of minorities. A redlining map, "Redlining Security Map," was issued by the Federal Home Loan Bank Board in 1939. It should be noted that the green (best) and blue (desirable) communities were favored for lending based on their ability to restrict access to these neighborhoods. These neighborhoods were most prevalent in north Glendale, where their racially restrictive deeds were deemed as a positive tool to restrict opportunities for minorities, based on review by the HOLC. These maps and racially restrictive covenants were legal to use until 1968, cementing over three decades of economic and housing inequality. During this period, favored neighborhoods and ethnicities were able to build and accumulate wealth through property ownership, while minorities were restricted in access to neighborhoods and the ability to build wealth. Restricted access to neighborhoods made finding employment more difficult, as well as restricted opportunities to higher quality education.

Furthermore, redlined communities based upon race were often located closest to industrial uses and other noxious uses, creating disparity in public health as well as economic disparity.

Today, redlining maps are no longer used, but racial compositions and segregation in cities deeply follow the boundaries of these maps. Research has shown that most neighborhoods that were classified as green (best) and blue (desirable) typically have a racial composition of over 75% white today. Neighborhoods classified as yellow (declining) and red (hazardous) were majority-minority communities. While outlawed in the mid-20th century, redline maps created racial and economic division lines that have lasted through today.

Given the recent national tragedies that have sparked open, honest, and uncomfortable conversations surrounding race, it is appropriate and timely for the City of Glendale to understand, acknowledge, and

⁴⁹ Ryan Reft, "Segregation in the City of Angels: A 1939 Map of Housing Inequality in L.A.," KCET, Los LA. <https://www.kcet.org/shows/lost-la/segregation-in-the-city-of-angels-a-1939-map-of-housing-inequality-in-la>.

⁵⁰ United States. Federal Housing Administration. Underwriting Manual. Underwriting and Valuation Procedure Under Title II of the National Housing Act, 1938. <https://books.google.com/books?id=GOnVAAAQAJ&pg=PA970&lpg=PA970&dq#v=onepage&q&f=false>.

⁵¹ William H. Brown, Jr. "Access to Housing: The Role of the Real Estate Industry," *Economic Geography*, 48, no. 1 (January 1972): 66-78.

confront its racial past in order to have conversations about race today. In an effort to fully explore and understand Glendale's history, the City Council has directed staff to draft and release a request for proposals (RFP) to complete a historical context statement for the City of Glendale. Many cities utilize historic context statements as an organizing structure for grouping information about historic properties that share a common theme, place, and time. A historic context statement is not intended to be a comprehensive history, but rather, it focuses on describing those historical development patterns within which the significance of resources can be understood. There can be differing themes for historic context statements, including race/ethnicity; the City of Glendale has requested that the historical context statement focus on the theme of race/ethnicity, with the following subsections: African American, Latinx, Eastern Asian, and Western Asian. This is so as to not dilute the history and understanding of each group.

As the City works towards understanding and acknowledging its past, it has also launched a year-long series of educational programming through the Library, Arts & Culture Department. This series seeks to enhance and elevate culturally diverse artistic voices and bring additional focus on systematic racism by amplifying cultural voices through a lens of diversity, equity, and inclusion. These programs will occur in conjunction with such commemorations as Hispanic Heritage Month, Black History Month, Armenian Genocide Remembrance, Asian American and Pacific Islander Heritage Month, and the one-year anniversary of the 2020 racial justice protests. The series will feature authors, curators, historians, panelists, and speakers presenting exhibits and programming.

By understanding and acknowledging the past and confronting the present, the City of Glendale will be better equipped to move forward towards a future that is an antiracist Glendale, and work alongside the community to gain a better understanding of what a safe, just, and inclusive community looks like for everyone who does (and does not) live in Glendale.

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

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

To ensure the AI accurately reflected the community's needs, the community outreach program included two community meetings, one for the general public on October 3, 2019 and one for social service and housing service providers on December 5, 2019. Seventeen residents and 15 representatives of service provider agencies attended these meetings. To encourage attendance and participation, the general public meeting was publicized through distributed flyers at various public locations, mailings to 226 service providers, email sent to participating organizations with CDBG, housing, and homeless programs and City department heads, advertisements on the City's cable channel, and posted flyers on the City's, community services and parks, and CDBG webpages. The general public workshop featured citizen focus groups who were asked to identify community needs and priorities concerning housing, community development, homeless, economic development, transportation and citizen participation. The social service and housing providers meeting provided a general overview of the AI and the outreach process. Copies of the survey were made available to them to fill out and share with their clients in the community.

In addition to the meetings, the City also created a Fair Housing Survey. The Fair Housing Survey sought to gain knowledge about the nature and extent of fair housing issues experienced by Glendale residents. The survey consisted of questions designed to gather information on a person's experience with fair housing issues and perception of fair housing issues in their own neighborhood. The survey was made available in English, Spanish, and Armenian and distributed via distribution at various community locations and public counters, posted on the City's webpage, and solicited the participation of service providers to also post the survey link on their websites and to help distribute surveys to their clients. The survey was also provided to the participants at the general public meeting on October 3, 2019. A total of 752 Glendale residents

responded to the Fair Housing Survey.⁵²

A vast majority of survey recipients felt that housing discrimination was not an issue in their neighborhoods. Of the 752 responses, approximately 73% (548 persons) had not experienced housing discrimination. About 77% of the survey respondents (579 persons) stated that they were renters, with only 23% of the respondents stating that they owned their homes. Among the persons indicating that they had experienced housing discrimination, 103 of those persons responded to the housing discrimination questions. 80% (83 persons) indicated that a landlord or property manager had discriminated against them, while 18% (18 persons) of respondents identified a city/county staff person as the source of discrimination. Among the persons indicating that they had experienced housing discrimination, 74% (76 persons) indicated that the discrimination they experienced occurred in an apartment complex. About 11% (11 persons) indicated that the discrimination occurred in a single-family neighborhood (most likely renters renting homes), 9% (nine persons) indicated that it took place in a public or subsidized housing project, and 18% (18 persons) indicated it occurred when applying for City and or County housing programs. Of the 103 people who felt they were discriminated against, 50% (51 persons) indicated that they believed the discrimination was based on race, 29% (30 persons) believed it was based on source of income, 24% (25 persons) believed it was based on familial status, and 17% (18 persons) believed it was based on age. Other responses included discrimination based on marital status, disability, gender, and national origin. Among the persons indicating that they had experienced housing discrimination, 8% (8 persons) indicated that they had been denied "reasonable accommodation" in rules, policies, or practices for their disability. Typical requests that were denied included modifications for wheelchair use and the addition of a service animal. However, based on the written narratives from the respondents, there is also evidence that many do not fully understand the modifications/flexibility covered under reasonable accommodation. Of the survey respondents who felt they were discriminated against, only 9% reported the discrimination incident. Many of the respondents who did not report the incident indicated that they did not know where to report the incident (20%, or 19 persons), or they did not believe reporting would make a difference (54%, or 50 persons); 4% (four persons) felt it was too much trouble. Another 16% (15 persons) were afraid of retaliation.

The Draft AI was made available for a 30-day public review from September 30, 2021 to October 29, 2021, accessible online on the City's website.

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

The HRC provides free services to Glendale residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact HRC to get information on different fair housing services such as just cause protection, right to lease, and relocation assistance to better understand their rights as a tenant. Information and counseling appointments are accessible via phone or online. HRC also provides a monthly rental listing publication that provides an updated list of affordable housing developers and companies that provide information on current and future affordable housing opportunities; contact information for properties with available affordable units; contact information for housing that is reserved for seniors and/or veterans, or offers services targeted to seniors and/or veterans; and information about financial assistance, temporary shelters, transitional programs, and other housing resources. According to the AI, between Fiscal Year (FY) 2014-15 and FY 2018-19, HRC provided fair housing services to a total of 3,215 clients in Glendale. Whites represented approximately 53 percent of clients, followed by Other (35 percent); Asians (five percent); Black (four percent); and Pacific Islander (two percent). Approximately 23 percent of clients identified themselves as ethnically Hispanic. The racial/ethnic

⁵² City of Glendale Analysis of Impediments to Fair Housing Choice 2020-2025, Prepared by the City of Glendale, September 29, 2021.

distribution of HRC's clients is not consistent with the City's demographics, indicating that non-whites and Hispanics may be disproportionately impacted by housing discrimination. Approximately nine percent of all inquiries/complaints during this period came from persons with disabilities, three percent from female-headed households, almost 10 percent from seniors, and two percent from households who received government subsidies for housing. During this same period, 238 complaints of housing discrimination were reported. Most allegations were related to physical disability (52 percent), but a significant number of complaints involved mental disability (18 percent), familial status (10 percent), and general discrimination (nine percent). It is important to note that not all allegations of discrimination evolve into actual fair housing cases. Of the 238 complaints of discrimination received between 2014 and 2018, 43 (18 percent) were deemed significant enough to turn into fair housing cases, and 72 percent of the cases opened had enough evidence to sustain the allegation of discrimination.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by County for the 2006 to 2020 period and also identifies fair housing inquiries by City based on federal HUD data. The AFFH Viewer indicates that there were 291 cases filed in Los Angeles County in the 2006-2010 period, of which 80 had a racial bias, 106 had a disability bias, and 58 had a familial status bias. In the 2020 period (which is indicated to reflect 2006-2020, but does not appear to include the 2010 period cases), there were 130 cases filed in Los Angeles County, including 27 with a racial bias, 86 with a disability bias, and nine with a familial status bias. While data are not available for cases filed related to Glendale, the AFFH Viewer indicates that 66 FHEO inquiries for Glendale were received from 2013 to 2021, of which five inquiries were based on disability, one was based on race, four were based on familial status, two were based on national origin, one was based on sex, and 53 were based on "none." In 32 of these inquiries, complainants failed to respond; six were found to have no valid basis; 25 were found to have no valid issue for the inquiry; and two resulted in other disposition. Glendale has similar rates of inquiry as surrounding jurisdictions, in which the number of inquiries per thousand residents is generally below 0.5. For Glendale, the total inquiries per thousand residents was 0.32; for the City of Los Angeles, this number was 0.31; for Pasadena, 0.35; and for Burbank, 0.24. La Cañada Flintridge had a much lower rate of inquiry at 0.10 per thousand residents, as did South Pasadena (0.19) and San Marino (0.0); West Hollywood had a higher rate of inquiry (0.82), as did Culver City (0.65), Santa Monica (0.58) and Irwindale (0.69).

According to the California Department of Fair Employment and Housing 2020 Annual Report, 880 housing complaints were filed in 2020, with the top bases for housing complaints surrounding disability (73.9 percent), race (20.1 percent), requested or used a disability-related accommodation (12.7 percent), sex/gender (12.7 percent), and familial status (12.0 percent) (note that the total number of bases exceeds the total number of cases because a complaint may be filed on more than one basis).⁵³ Of the total housing complaints filed in 2020, the majority (294) were from Los Angeles County residents.

The Glendale Rental Rights Program is available to City of Glendale residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact City housing staff to get information on different fair housing services such as Just Cause Eviction, Right to Lease, and Relocation Assistance provided under the Rental Rights Program to better understand their rights as a tenant. These three provisions work to create stability and to mitigate the impacts of displacement for Glendale residents. According to Community Development Department records, the City received 2,271 housing-related inquiries between September 1, 2021 and September 20, 2022. Of these, 1,094 (48%) were related to Covid-19 (rent freeze and eviction moratorium); 667 (30%) were rent increase/AB 1482 inquiries; 188 (9%) were related to Lead Renovation, Repair, and Painting (RRP) Rule; 158 were Just Cause Eviction inquiries; and 164 were other inquiries, including questions about security deposits and lease terms, issues within units, rental insurance requirements, and on-site manager requirements. For each inquiry, the Community Development Department Housing Division staff provides answers to housing-related questions, directs the

⁵³ California Department of Fair Employment and Housing. 2021. 2020 Annual Report. Available at: <https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2022/01/2020-DFEH-Annual-Report.pdf>.

inquirer to the appropriate resources, or attempts to resolve the housing issue through informal mediation, informing the sides of their rights, and/or dispatching City resources where appropriate. Housing staff may also make a referral to the City Attorney's office to investigate allegations of retaliation. The City's prosecutor may file criminal charges where appropriate. There have been a limited number of such cases since 2013 and no prosecutions; typically, the City Attorney's office is able resolve the issue between the parties and maintain compliance with fair housing laws, including the Glendale Rental Rights Program.

The City enforces the Just Cause Eviction Ordinance contained in Chapter 9.30 of the Glendale Municipal Code. The City takes all reports of violations seriously and conducts an investigation to verify if a violation has occurred. If warranted, staff refers the violation to its City Attorney's Office for enforcement, or takes other appropriate enforcement actions. If there is insufficient evidence of a violation, staff nonetheless attempts to negotiate a resolution on behalf of the affected tenant.

Pursuant to Section 9.30.055 of the Code, it is within the City's discretion to choose the method by which to enforce Chapter 9.30, whether through administrative fines, administrative citations, or other means such as criminal prosecution; however, section 9.30.055 does not mean that enforcement is not mandatory or that the City does not enforce Chapter 9.30.

While there appears to be adequate capacity to respond to fair housing inquiries and complaints, based on the wide diversity of groups affected and diversity of fair housing inquiries as described above, fair housing programs and outreach should be broadly based, with a targeted focus on renters, low and extremely low income, and special needs groups. Programs 7A, 7B, and 7C have been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the City, continue to implement the recommendations presented in the 2020-2025 AI, and evaluate displacement risk in the City, particularly as it impacts black, indigenous, and persons of color (BIPOC) individuals and families and special needs groups in the community, such as persons with disabilities.

The City of Glendale complies with fair housing laws and regulations as described in Table 72.

Table 72: Compliance with Fair Housing Laws

| Law | Description | Compliance |
|---|---|---|
| California Fair Employment and Housing Act (FEHA) | The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. It is illegal for employers of 5 or more employees to discriminate against job applicants and employees because of a protected category or retaliate against them because they have asserted their rights under the law. The FEHA prohibits harassment based on a protected category against an employee, an applicant, an unpaid intern or volunteer, or a contractor. Harassment is prohibited in all workplaces, even those with fewer than five employees. | Compliance is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff. |
| Government Code Section 65008 | Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a | Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings. |

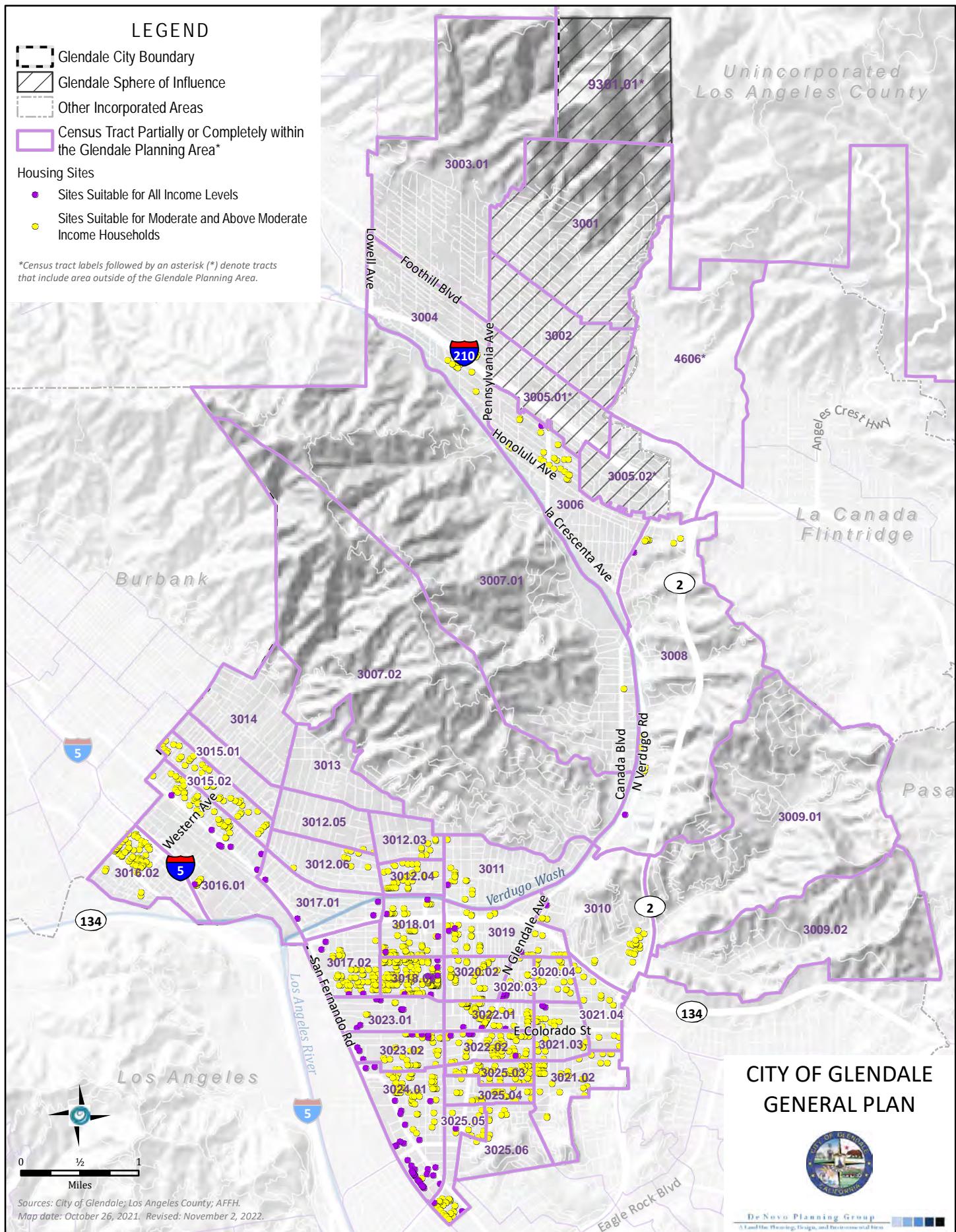
Glendale Housing Element Background Report | 2021-2029

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| | protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes. | |
| Government Code Section 8899.50 | Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. | Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors. |
| Government Code Section 11135 et seq. | Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. | Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities. |
| Density Bonus Law (Gov. Code, § 65915.) | Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible. | Compliance is achieved by administration of Glendale Municipal Code Chapter 30.36 – Density Bonus Incentives, which provides for compliance with Government Code Section 65915 et seq. |
| Housing Accountability Act (Gov. Code, § 65589.5.) | Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record. | Compliance is achieved through the development review process with is completed consistent with the Housing Accountability Act. Additionally, the Housing Plan includes Program 9B, Zoning Code Amendments, which requires the City to update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. This includes allowing supportive housing by right, and updating the Zoning Code to ensure eligible multi-family projects with an affordable component are provided streamlined review. |

Glendale Housing Element Background Report | 2021-2029

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| No-Net-Loss Law (Gov. Code, § 65863) | Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate-income households. | The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary. |
| Least Cost Zoning Law (Gov. Code, § 65913.1) | Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan. | Compliance is achieved through the implementation of Housing Element Housing Plan Program 1 which ensures that the City has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period. This includes maintaining an inventory of the available sites for residential development. |
| Excessive Subdivision Standards (Gov. Code, § 65913.2.) | Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: <ul style="list-style-type: none"> (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county. | Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act. |

Figure 4. Census Tract Boundaries



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PROGRESS SINCE PREVIOUS AI

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

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

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

Integration and Segregation Patterns and Trends

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

Dissimilarity Index

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

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

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

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

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

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

Figure 5: Dissimilarity Index



Source: CensusScope, Social Science Data Analysis Network, 2021

* Not Hispanic or Latino

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As illustrated in Figure 6, there generally appears to be higher diversity index scores in the neighborhoods south of Colorado Street, such as Pacific-Edison, Mariposa, and Tropico, and along San Fernando Road north of the 134 Freeway, including the Grand Central, Pelanconi, and Fremont Park neighborhoods. The lowest diversity index scores include areas in the Verdugo Mountains where census tract populations are low and in certain neighborhoods at the base of the Verdugo Mountains. Figure 7 shows the diversity index scores for the City of Glendale in 2010. Comparing Figures 6 and 7, many census tracts across the City have higher density index scores in 2018 compared to 2010, although the diversity index in the areas in and around the Verdugo Mountains do not show any significant change from 2010 to 2018. As shown in Figure 8, the City of Los Angeles to the south of the City tends to be more diverse, while the other smaller cities in the surrounding area, such as the City of Burbank, follow a similar pattern of diversity.

Table 73 shows the demographic trends over time for the City and the larger region. Since 1990, the percentage of population that are Hispanic residents has decreased in the City from 21.22% to 17.48% compared to the region which has increased from 34.74% to 44.44%. In comparison, percentage of Asian or Pacific Islander residents has increased in the City at a similar rate when compared to the larger region, increasing from 13.71% to 16.07% in the City and from 10.18% to 14.72% in the region.

Table 73: Demographic Trends

| Racial/Ethnic | 1990 | 2000 | 2010 | Current |
|--|--------|--------|--------|---------|
| Glendale | | | | |
| White | 63.40% | 54.18% | 61.65% | 61.65% |
| Black | 1.16% | 1.38% | 1.53% | 1.22% |
| Hispanic | 21.22% | 19.78% | 17.48% | 17.48% |
| Asian or Pacific Islander | 13.71% | 17.20% | 18.77% | 16.07% |
| Native American | 0.25% | 0.34% | 0.26% | 0.10% |
| Los Angeles-Long Beach-Anaheim, CA Region | | | | |
| White | 45.86% | 35.72% | 31.62% | 31.62% |
| Black | 8.62% | 8.10% | 7.27% | 6.70% |
| Hispanic | 34.74% | 41.38% | 44.44% | 44.44% |
| Asian or Pacific Islander | 10.18% | 13.35% | 15.95% | 14.72% |
| Native American | 0.32% | 0.53% | 0.42% | 0.20% |

Source: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

According to the AI, the growing ethnic diversity of Glendale is reflective of the overall changes occurring in Los Angeles County and Southern California as a whole. Until 1980, Glendale had a predominately White population (91.7%), however, the ethnic composition of the City has changed significantly since that time. The proportion of White residents in Glendale decreased to 63.4% in 1990 and again to 54.18% in 2000. By 2010 however, the City's proportion of White residents increased to 61.65%. Immigrants are an important part of Glendale's ethnic and cultural diversity. Glendale is home to a substantial number of Armenian immigrants of Middle Eastern and Russian ancestry. Although only a dozen Armenian families resided in Glendale in the 1950s, by the late 1970s, many Armenian businesses and families from Iran, Iraq and Lebanon had settled in Glendale. During the 1980s, a new wave of Armenians from various countries settled in the community. By the 1990s, Armenians formed an important core of residents in most parts of Glendale and in the adjacent valleys that includes La Cañada Flintridge and Tujunga. According to the 2015-2019 American Community Survey, of those reporting their ancestry, 72,060 persons are Armenian, which represents 36 percent of the City's population. The most common countries of origin for residents in the City is Iran (16.92%), other Western Asia (14.35%), the Philippines (5.68%), and Mexico (4.23%). Compared to the Los Angeles-Long Beach-Anaheim region, 13.95% of residents are from Mexico.⁵⁴

⁵⁴ HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Mapped Patterns of Integration and Segregation

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

As shown in Figure 9, persons with disabilities are present throughout the Glendale community, with higher concentrations in areas near transit and major activity centers. The highest concentrations of persons with disabilities exist along both sides of San Fernando Road north of the 134 Freeway, the Adams Hill neighborhood south of Chevy Chase Drive, and an area Downtown, north of Colorado Street. Housing that accommodates persons with disabilities is more likely to be located near transit and activity centers, as reflected on Figure 9. Persons with disabilities often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. More geographically isolated areas or areas with steep topography, like the City's northern neighborhoods are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. As shown in Figure 10, this pattern of higher concentrations of persons with disabilities near transit and major activity centers in Glendale follows the pattern in Los Angeles County. Generally, along the I-5 freeway throughout the County there are higher concentrations of persons with disabilities. Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Glendale.

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female headed households can provide insight into potential segregation issues in the community. As shown in Figure 11, there is a higher concentration of population in married couples in east Glendale compared to west Glendale. Overall, as shown in Figure 12, the communities in east and north Los Angeles County have a much higher concentration of married households compared to the City of Los Angeles. As seen in Figures 13 and 14, this pattern continues for married couples with children. Glendale is also home to a number of female-headed households located throughout the community with limited discernible patterns of segregation, as illustrated on Figure 15. Although ratios are still low, census tracts with higher concentrations of female-headed households are primarily located south of the 134 Fwy in neighborhoods with multifamily housing. However, as shown on Figure 15, female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels. Countywide, there are higher concentrations of female-headed households in census tracts, particularly in the City of Los Angeles, that have lower median incomes and higher diversity scores, as illustrated in Figure 16.

The community's older residents, persons 65 years of age or older, tend to be more highly concentrated in only one census tract in the City, in a neighborhood of single-family homes specifically within the Glenwood neighborhood north of Kenneth Road, as shown in Figure 17. This is an established neighborhood with some of the City's older single-family homes, which indicates that senior residents there are aging in place. An area of moderate concentration along San Fernando Road corresponds with a concentration of lower median household incomes, which may suggest that some senior residents are choosing to live in these areas as a result of the affordable home options available there. As shown in Figure 18, the concentration of senior residents in Glendale is consistent with the surrounding communities. However, in Los Angeles County, there is far less concentration of senior residents in central and south Los Angeles.

Patterns of segregated economic wealth, as indicated by median household income, are not present in Glendale, as illustrated on Figure 19. Low and high median household incomes are dispersed throughout the community, with lower and higher levels generally coexisting. Block groups with lower median household incomes are found in three different parts of Glendale. One of the lower median household income block groups is located along the western edge of the City, north and south of San Fernando Road in an area with a concentration of commercial and manufacturing uses. Another is located between Glendale Avenue and San Fernando Road, north and south of Chevy Chase Drive where there is a mix of multifamily residential and single-family residential along with a concentration of commercial uses in the southern portion of the block group. A third group is in the Downtown, north of the intersection of Glendale Avenue and Colorado Street, where multifamily housing is mixed with commercial and office uses. Countywide, census tracts with lower median incomes are concentrated in central Los Angeles, including Downtown Los Angeles.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, familial status, seniors, and median household income. In some cases, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. Moreover, when considering patterns of integration and segregation compared to its neighbors (including the cities of Burbank, Los Angeles, Pasadena, and La Canada Flintridge –which are shown on the relevant Countywide figures), Glendale's patterns appear to be consistent with the region, and in some cases showing higher degrees of integration. However, patterns of racial and ethnic concentrations are present within particular areas of the City. The AI found that there are very few block groups in the City that have a higher concentration of minorities than the County's average of 72.2 percent.

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

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 American Community Survey (ACS), there are no R/ECAPs in Glendale. While there are no R/ECAPs in Glendale, there are several neighborhoods with lower median household incomes (less than \$55,000), as shown in Figure 19. While these neighborhoods exist in the northern, eastern, southern, and western areas of Glendale, the majority occur in three different parts of Glendale: along the western edge of the City, north and south of San Fernando Road in an area with a concentration of commercial and manufacturing uses; between Glendale Avenue and San Fernando Road, north and south of Chevy Chase Drive where there is a mix of multifamily residential and single-family residential along with a concentration of commercial uses in the southern portion of the block group; and in the Downtown, north of the intersection of Glendale Avenue and Colorado Street, where multifamily housing is mixed with commercial and office uses. Like Glendale,

adjacent cities and neighborhoods including those just south of Glendale in the City Los Angeles, east in Pasadena, and west in Burbank have pockets of lower median income households, as shown in Figure 20.

Comparing Figure 6 (Diversity Index) to Figure 19 (Median Household Income), it appears that, generally, areas in the City ranking higher in diversity tend to have lower median household incomes. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have the highest median household incomes in the City. Therefore, it appears that moderately segregated economic wealth exists within the City based on diversity. Figure 21 provides an ethnicity analysis identifying the majority racial concentrations in the City. As shown, the vast majority of the City contains a White majority racial concentration, with slim (<10%) Hispanic majority racial concentrations located in the western corner of the City, southwest of the 5 Freeway and at the southern tip of the City in the Tropico neighborhood. Overall, however, it appears that the City does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. In comparison, Figure 22 provides an ethnicity analysis for Los Angeles County. The City of Los Angeles has several neighborhoods with high neighborhood segregation, particularly in central and south Los Angeles. In addition, most areas immediately adjacent to Glendale have a predominately White majority racial concentration, including the adjacent cities of La Cañada Flintridge, Pasadena, and Burbank. Glendale follows a similar pattern to the surrounding communities.

While there are no identified R/ECAPs in Glendale, the HCD's AFFH mapping tool, based on the 2021 California Tax Credit Allocation Committee (TCAC) Opportunity Areas mapping data, found one census tract (3024.01) located in the southwestern portion of the City that is identified as an area of high segregation and poverty. The poverty threshold is 30 percent of the population living below the poverty line and the location quotient is essentially a measure of the concentration of race in a small area compared to a county level. This neighborhood, generally bound by the city limits, Brand Boulevard, and Maple Street, contains a mix of industrial (especially along San Fernando Road), commercial, and residential uses. The neighborhoods surrounding this census tract are identified as areas of moderate or high resources. Similar to Glendale, there are census tracts in the surrounding regional area identified by TCAC Opportunity Areas mapping data as having high segregation and poverty, including two census tracts in downtown Pasadena and one north of downtown Pasadena.

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

Racially Concentrated Areas of Affluence (RCAA)

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

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAs) metric to more fully tell the story of segregation in the United States.⁵⁵ RCAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Comparing Figure 21 (Ethnicity Analysis) with Figure 19 (Median Household Income), the majority of the City contains a White majority racial concentration, and there are census block groups with a median household income of \$125,000 or more. Table 74, looks at the median household incomes of White, non-Hispanic residents in Glendale, as well as the Los Angeles County as a whole. As shown in Table 74, there is significantly less difference in median income between White households and all households in the City when compared to the County. While the majority (approximately

⁵⁵ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

62 percent) of Glendale's residents are non-Hispanic White (White), as compared to approximately 26 percent Countywide, Whites in Glendale have roughly similar median household incomes when compared to the City as a whole (5.2 percent less), whereas Whites in the County have significantly higher median household incomes when compared to the County as a whole (25.6 percent greater).

As shown in Figure 19, areas of the City with the highest median household incomes are generally located at the foothills and within the hillside of the Verdugo Mountains and North Glendale/La Crescenta (north and east of the Verdugo Mountains). These areas generally consist of low-density, single-family housing built in the early-mid 20th Century. These areas also tend to overlap with areas containing predominant White majorities (more than 50 percent), as shown in Figure 21. This shows that predominantly White areas of the City generally have higher median household incomes when compared to the surrounding areas. While most of these areas do not meet the strict definition of RCAA given above (i.e., over 80 percent White and median household income of \$125,000 or greater), the overlap between these two indicators highlights areas of the City where racially concentrated areas of affluence exist. There is one census tract in the City where more than 80 percent of the population is White and the median household income is greater than \$125,000: census tract 3014.00, located in the foothills adjacent to the boundary with the City of Burbank, which consists of single-family neighborhoods. As discussed throughout this report, these areas face significant environmental constraints (i.e., wildfire and hillside/slope) and are generally not suitable for large-scale residential development; however, the City has included Program 1F to promote the development of ADUs throughout the City, including these areas, to develop more affordable housing options and further integrate these areas.

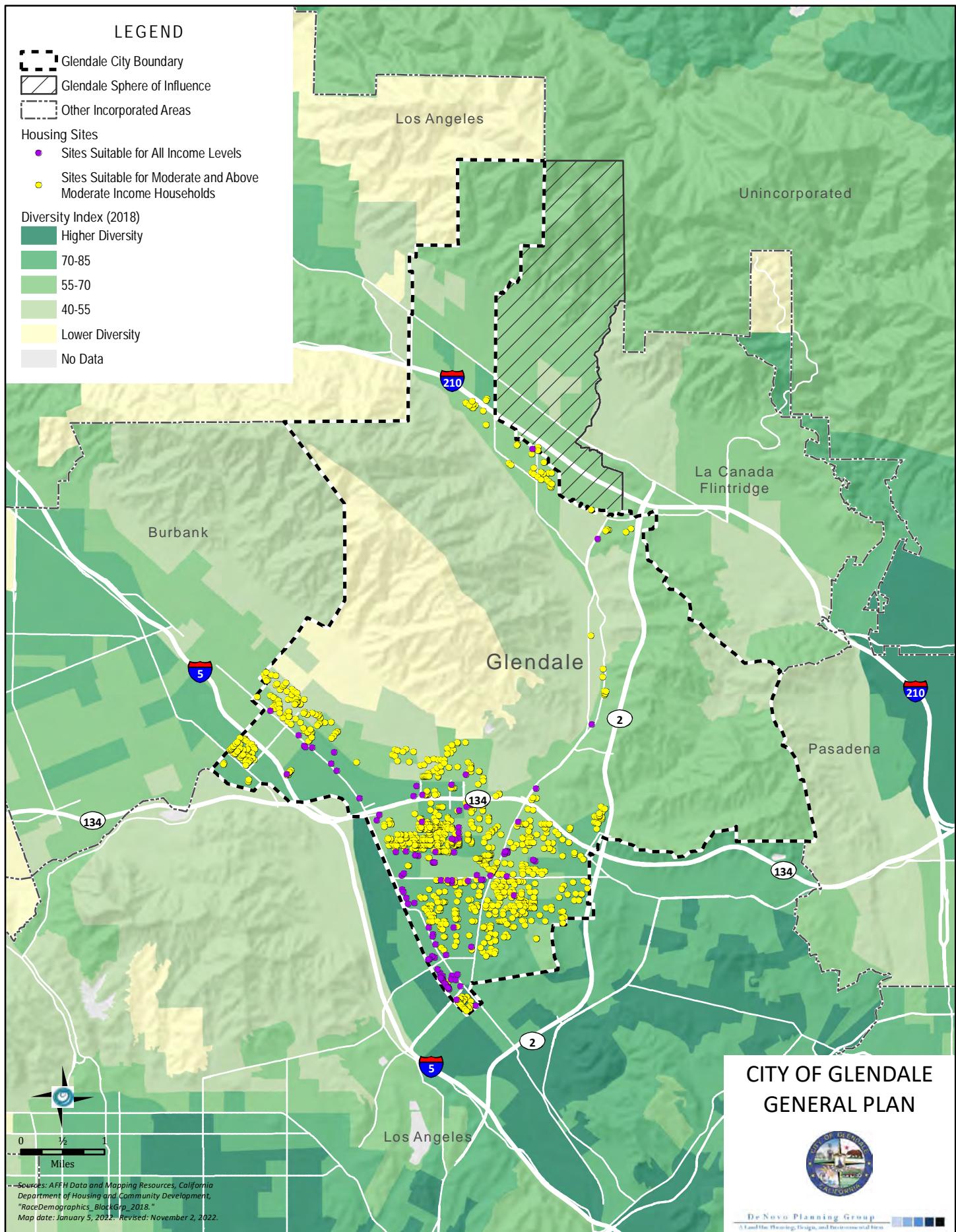
As shown in Figure 20, census block groups in Los Angeles County with incomes above \$125,000 are located primarily in areas along the coast and western Los Angeles County (Malibu, Santa Monica, Culver City, Playa Vista) and in or near the Santa Monica and San Gabriel Mountain ranges (Beverly Hills, Burbank, Glendale, La Cañada Flintridge, Pasadena), and northeastern Orange County (Yorba Linda, Brea, Anaheim Hills). When compared to Figure 22, these areas tend to overlap with areas that are majority White.

Table 74: Median Household Income

| Median Household Income | Glendale | Los Angeles County |
|-------------------------|----------|--------------------|
| White households | \$62,776 | \$88,038 |
| All households | \$66,130 | \$68,044 |
| % of white population | 61.7% | 26.2% |

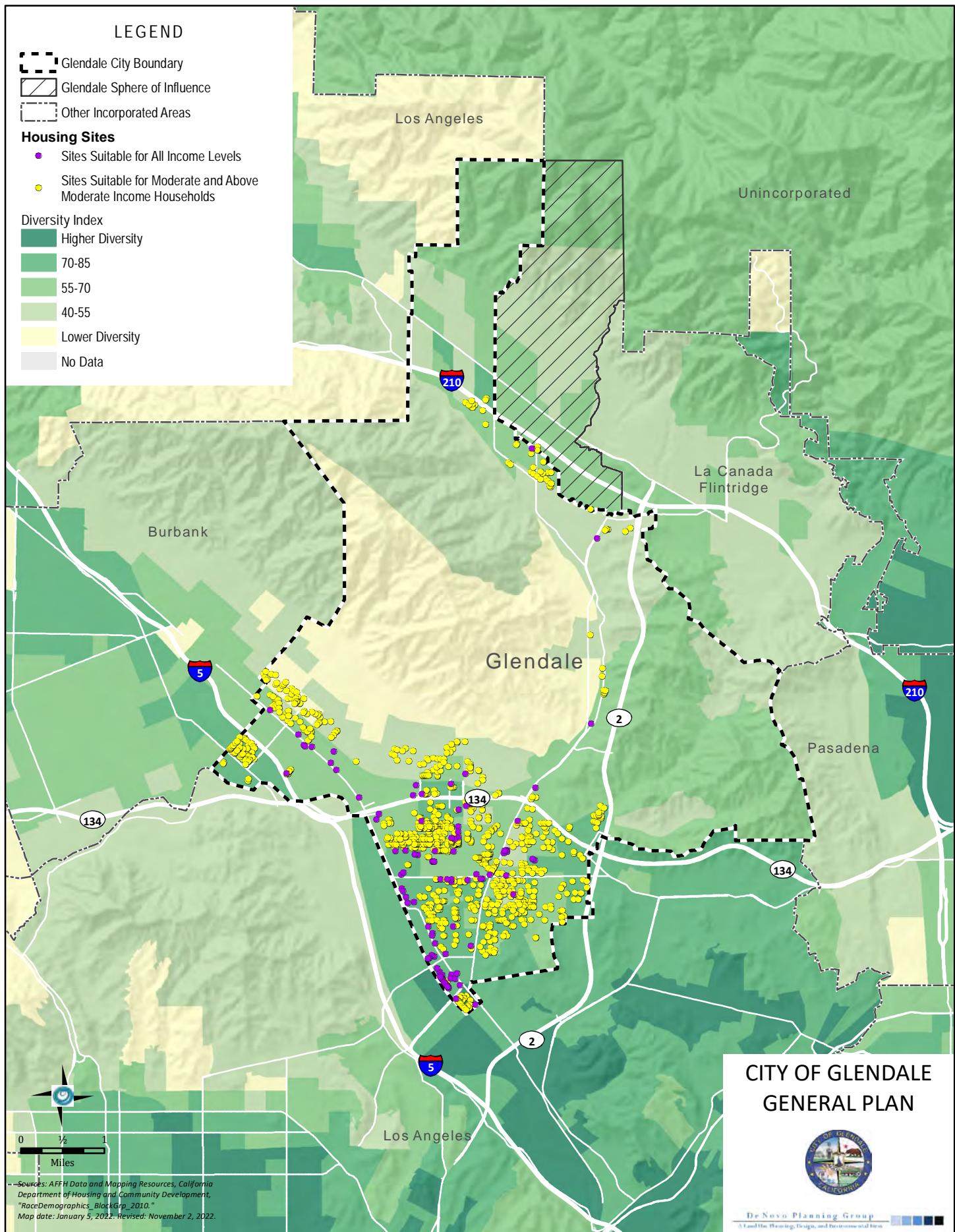
Source: US Census, 2015-2019 ACS

Figure 6. Diversity Index by Census Block Group 2018



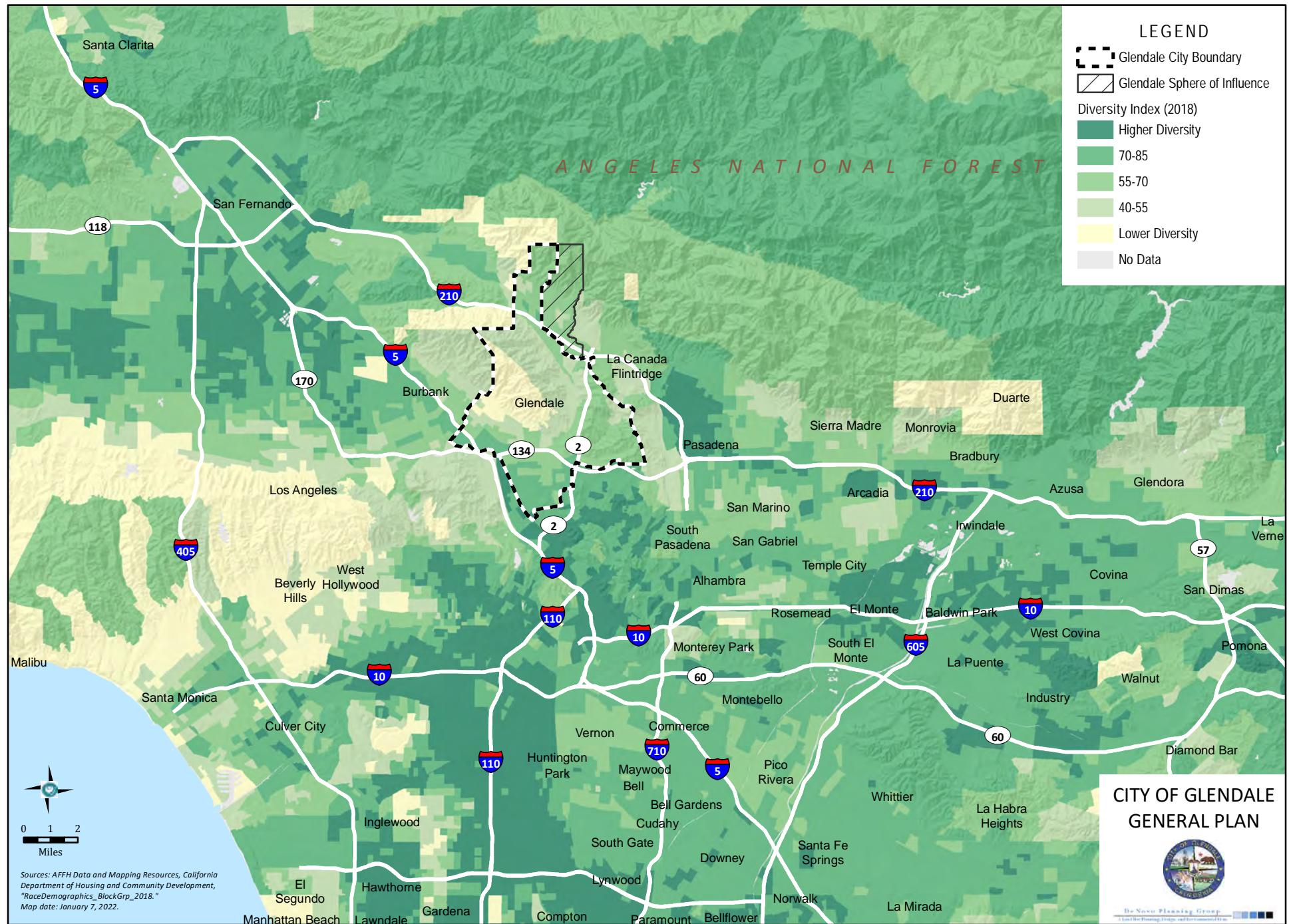
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Figure 7. Diversity Index by Census Block Group 2010



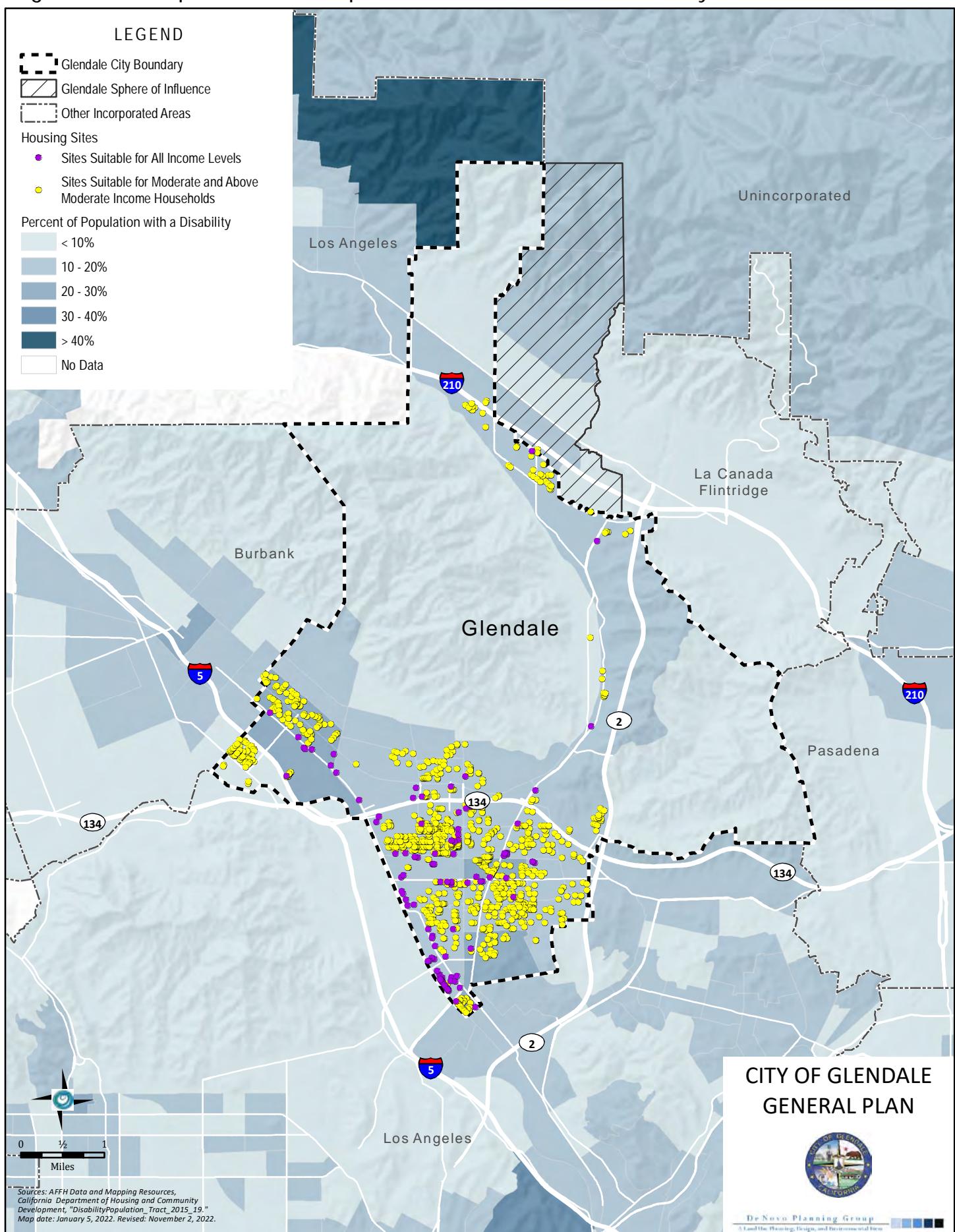
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Figure 8. Diversity Index by Census Block Group 2018 - Countywide



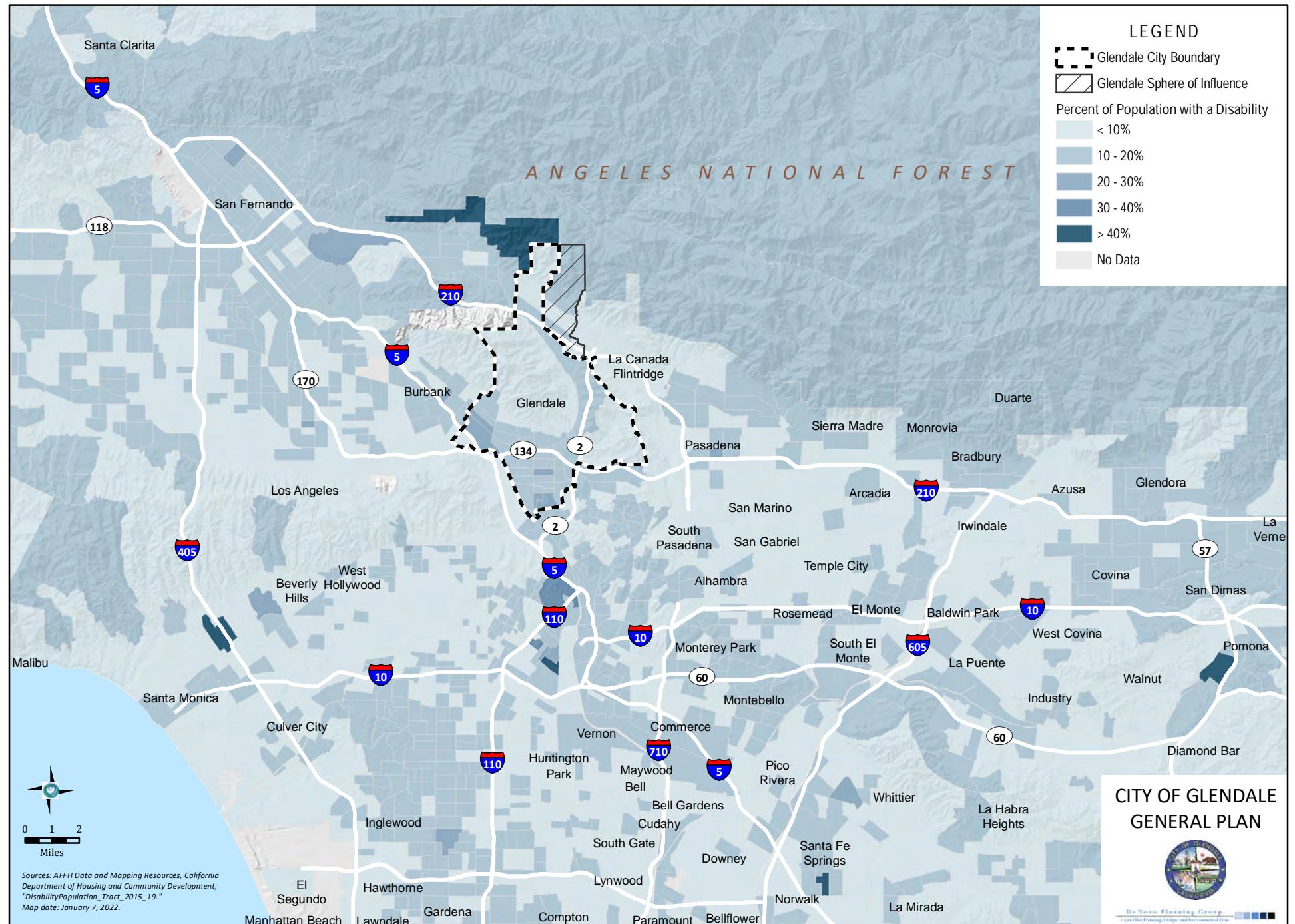
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Figure 9. Proportion of Population with Disabilities by Census Tract



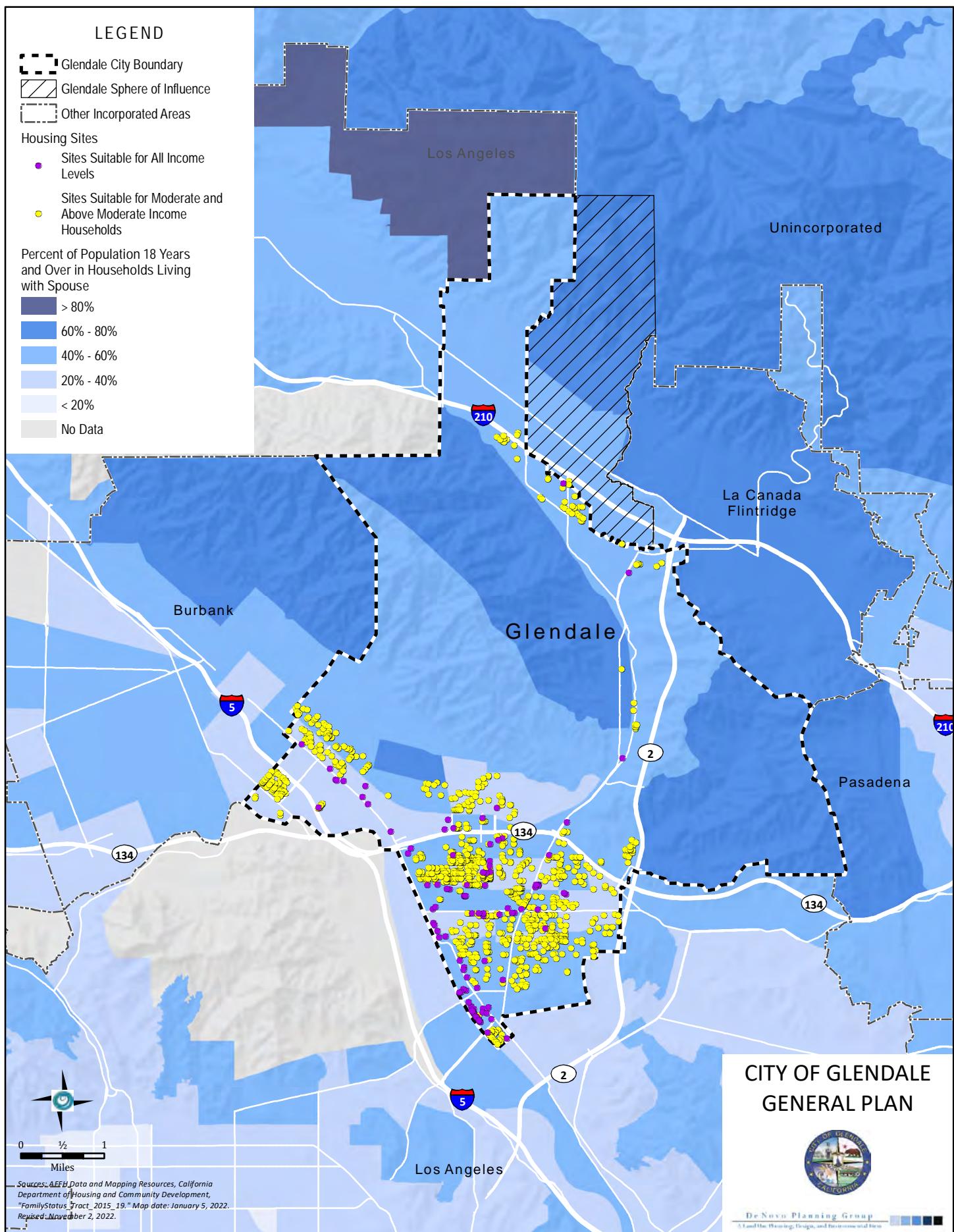
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Figure 10. Proportion of Population with Disabilities by Census Tract - Countywide



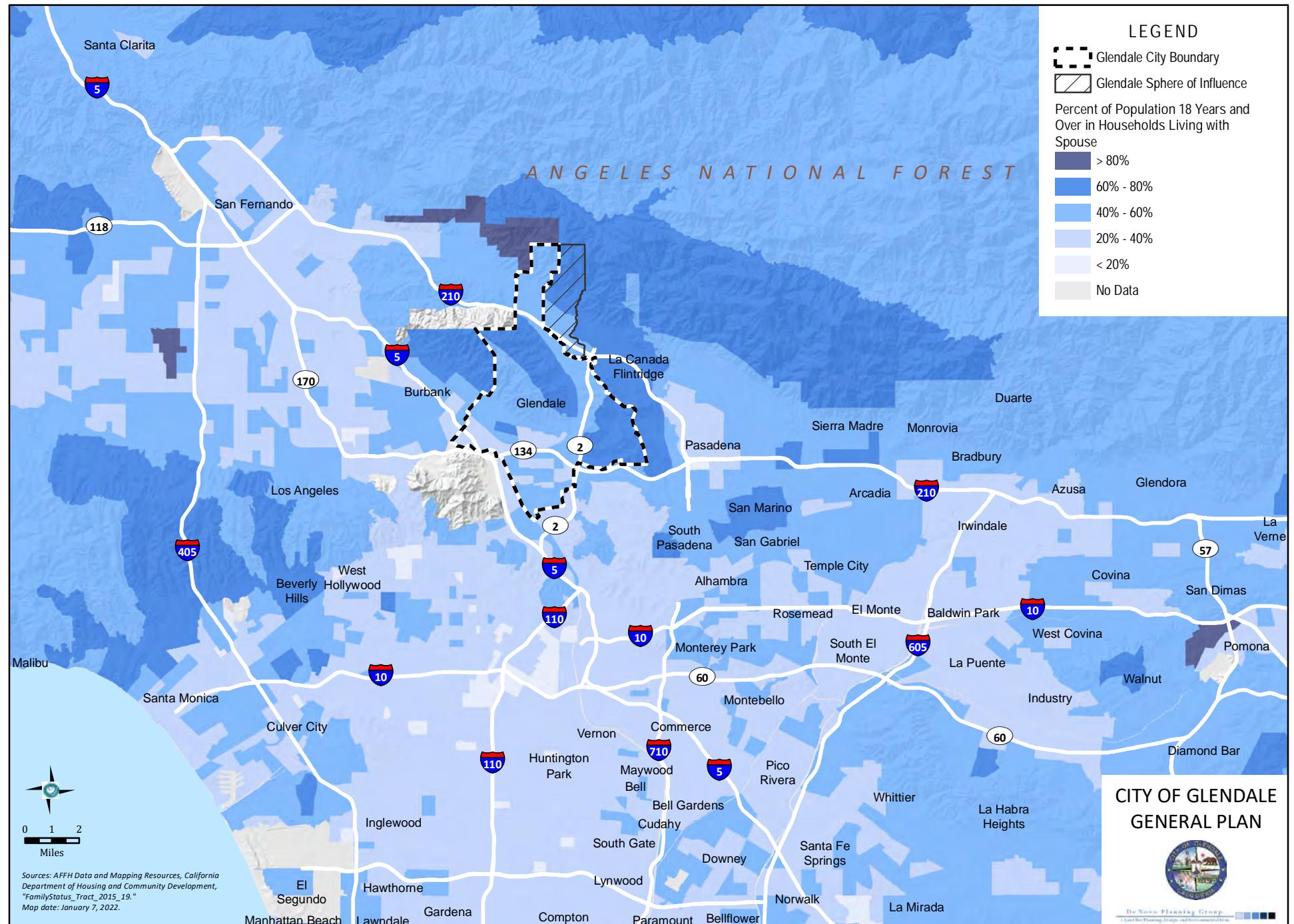
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Figure 11. Percent of Population 18 Years and Over in Households Living with Spouse



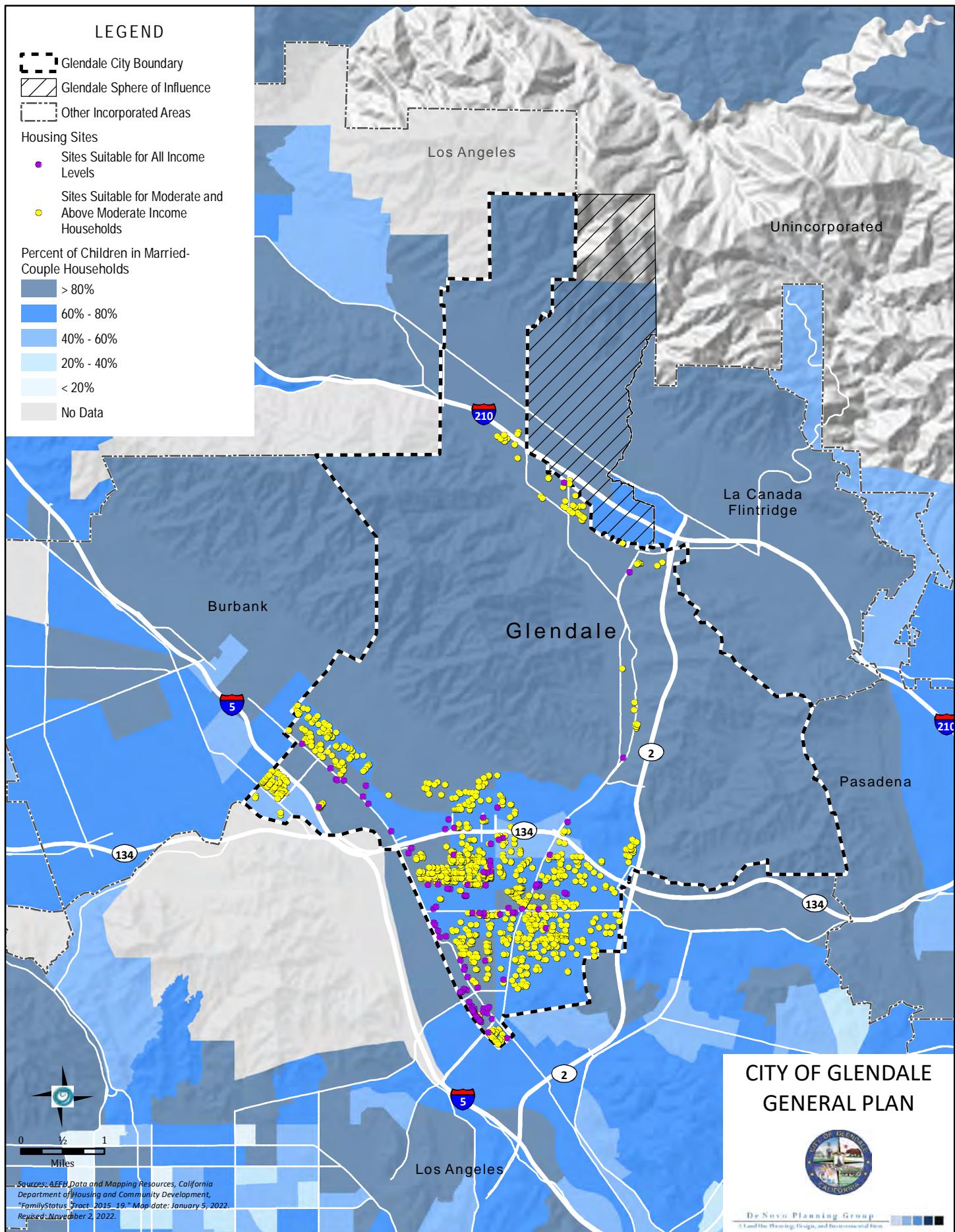
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Figure 12. Percent of Population 18 Years and Over in Households Living with Spouse - Countywide



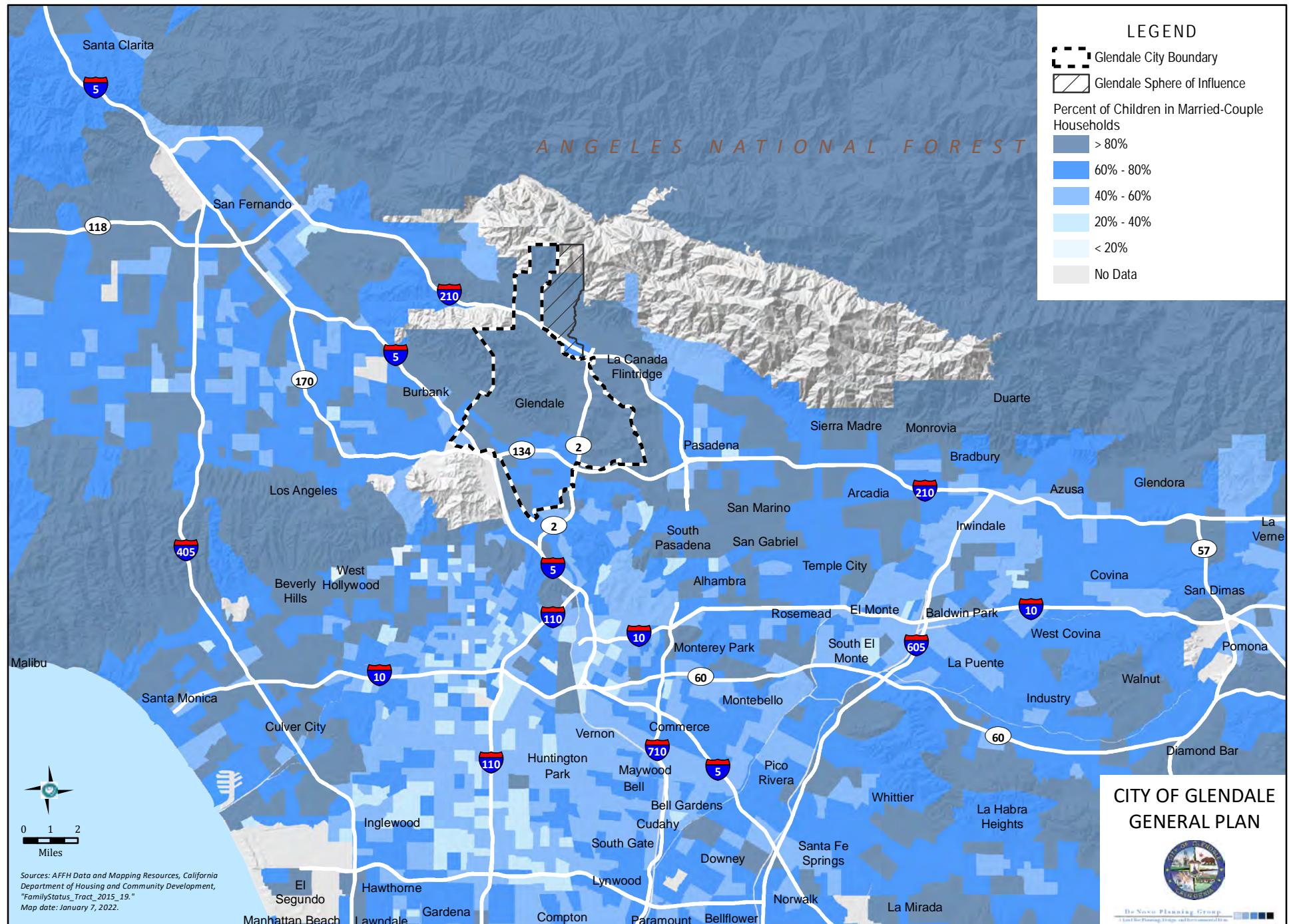
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Figure 13. Percent of Children in Married Couple Households



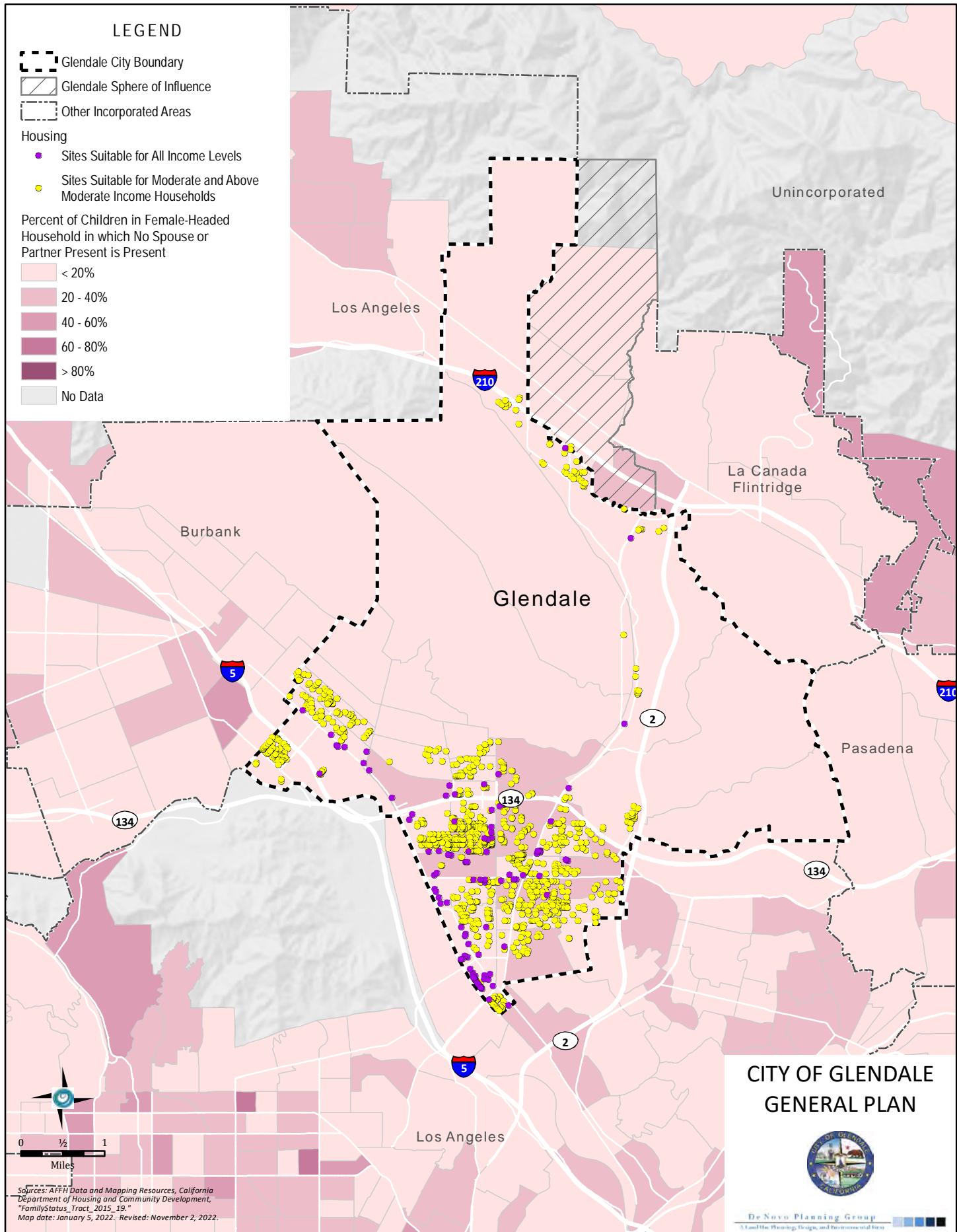
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Figure 14. Percent of Children in Married Couple Households - Countywide



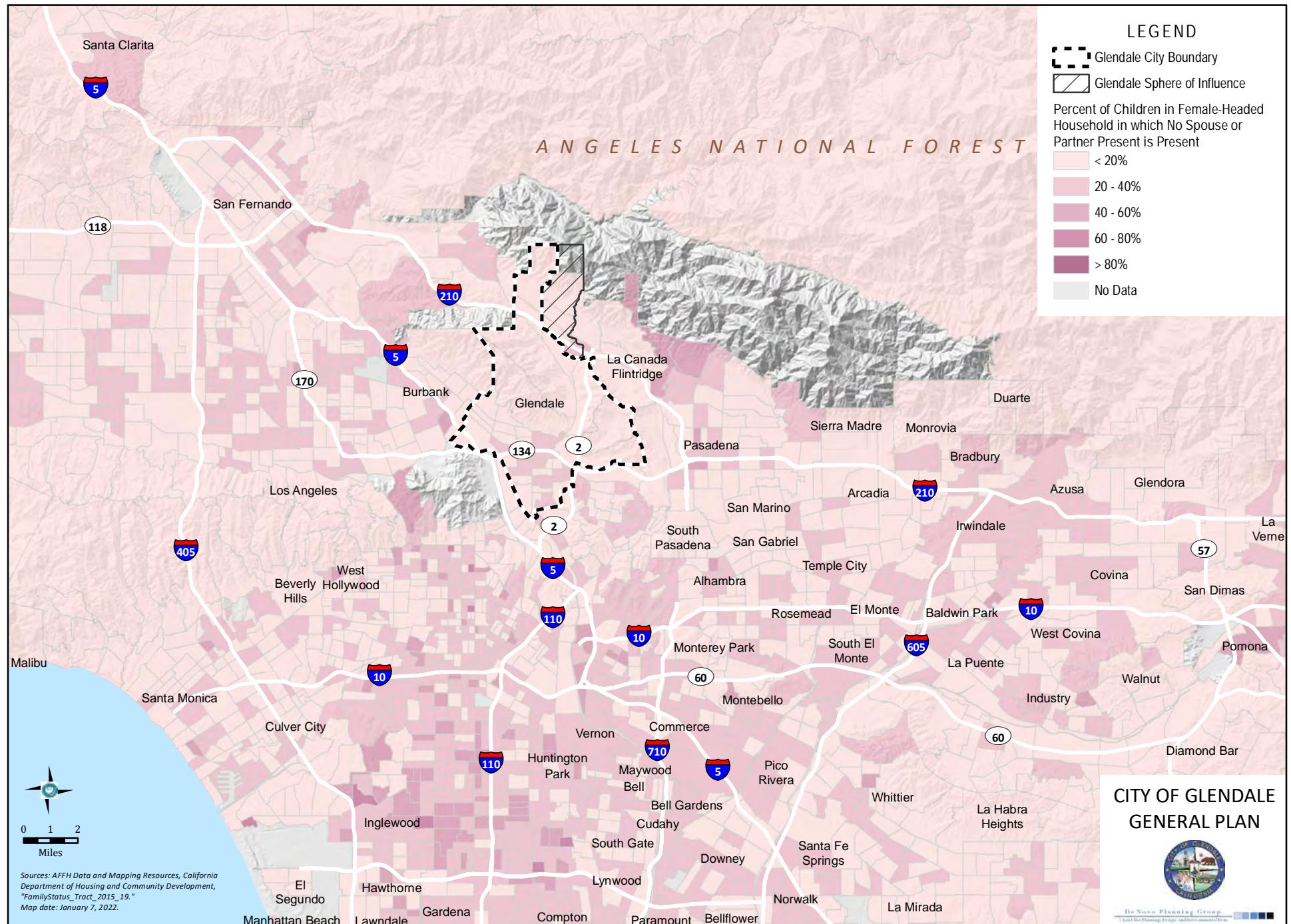
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Figure 15. Female-Headed Households by Proportion of Children Present by Census Tract



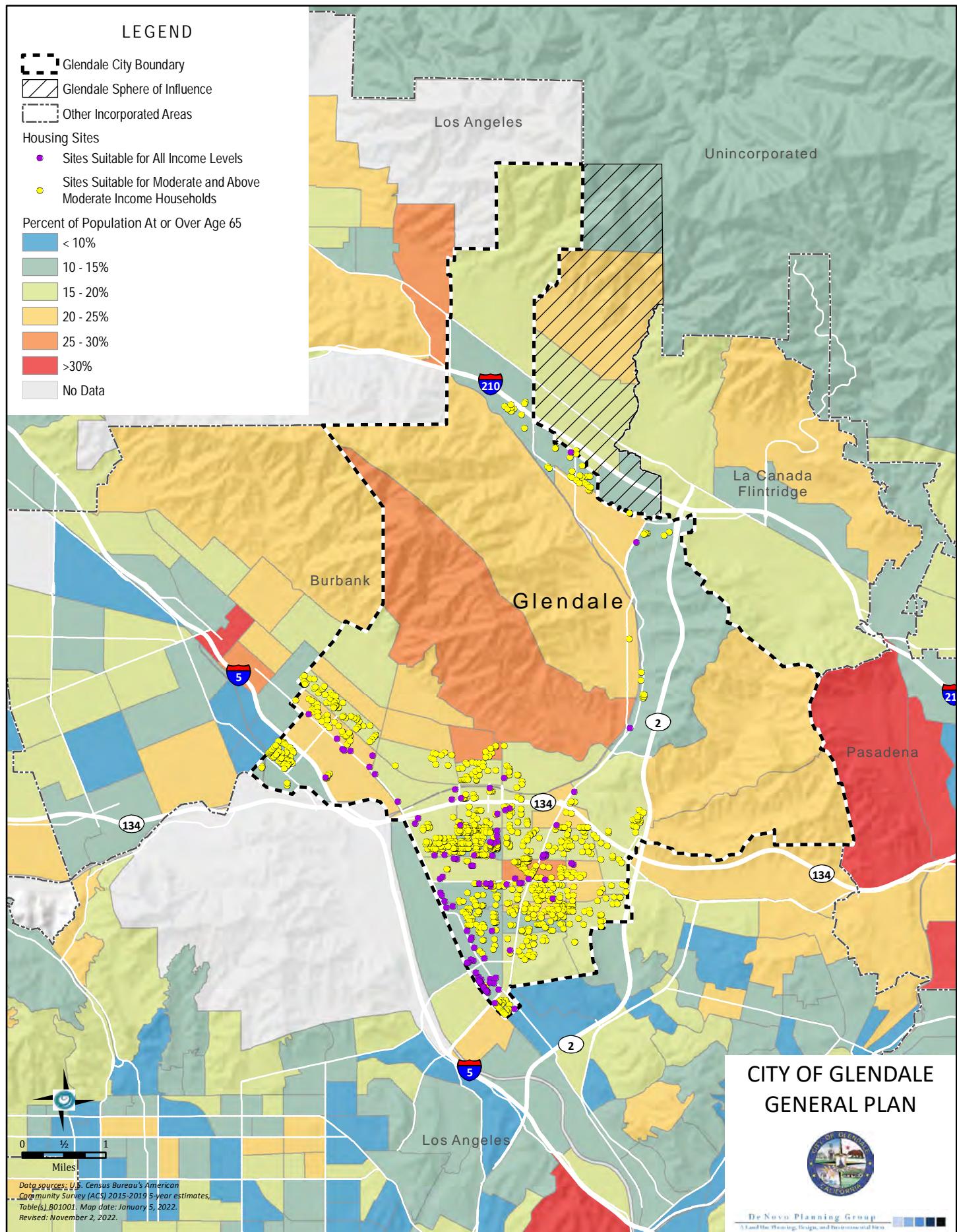
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Figure 16. Female-Headed Households by Proportion of Children Present by Census Tract - Countywide



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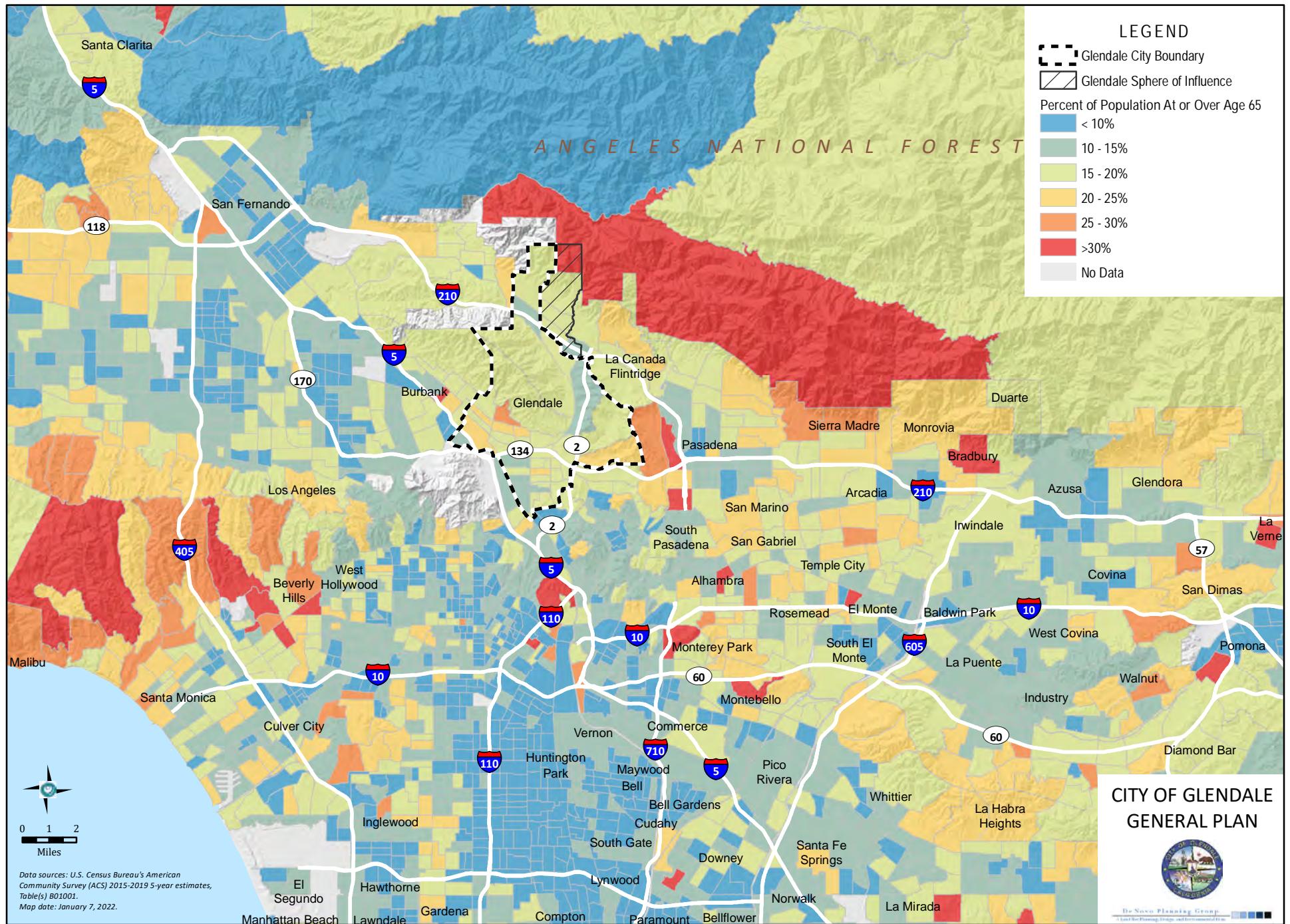
Figure 17. Proportion of Senior Residents by Census Tract



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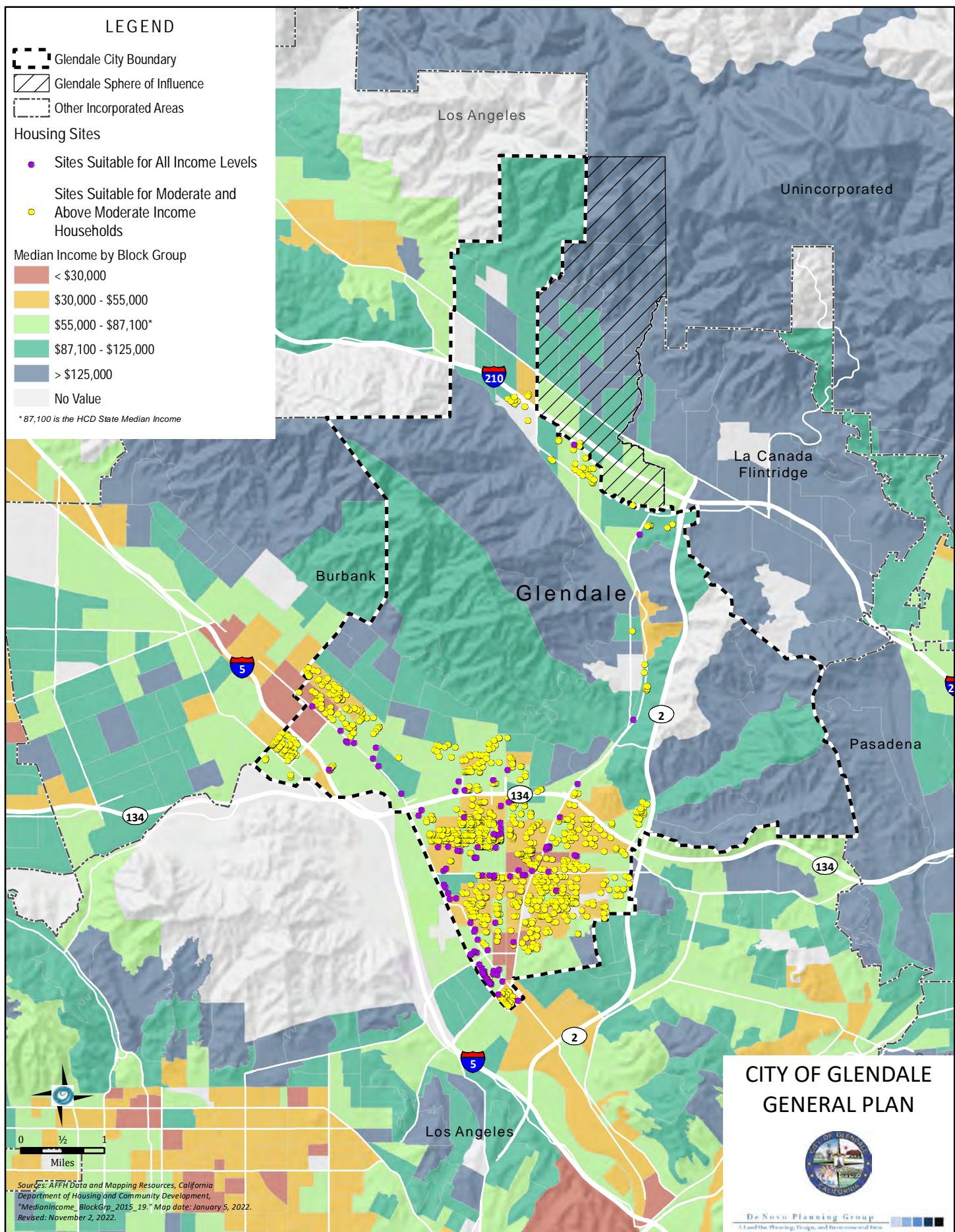
Figure 18. Proportion of Senior Residents by Census Tract - Countywide



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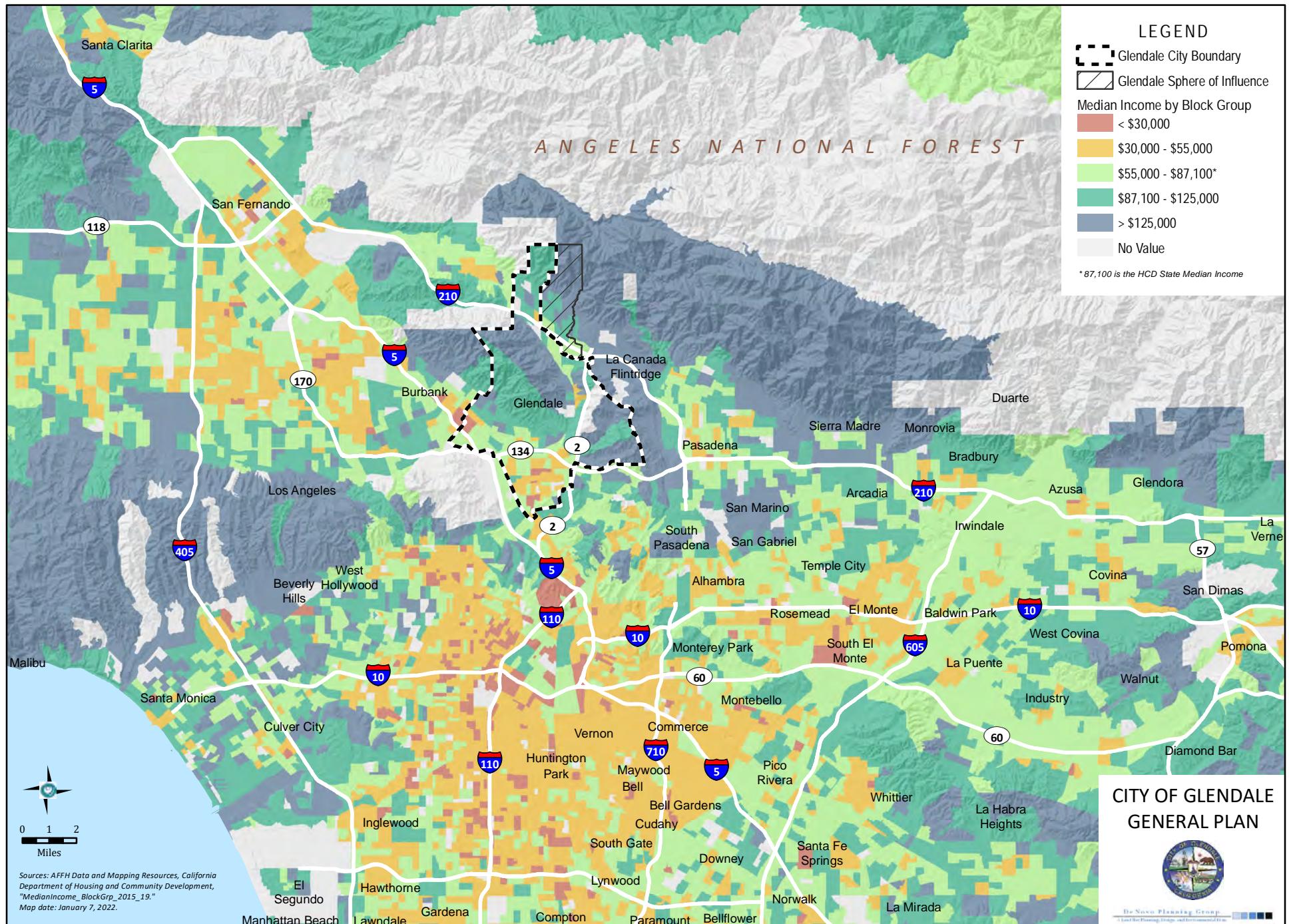
Figure 19. Median Household Income by Block Group



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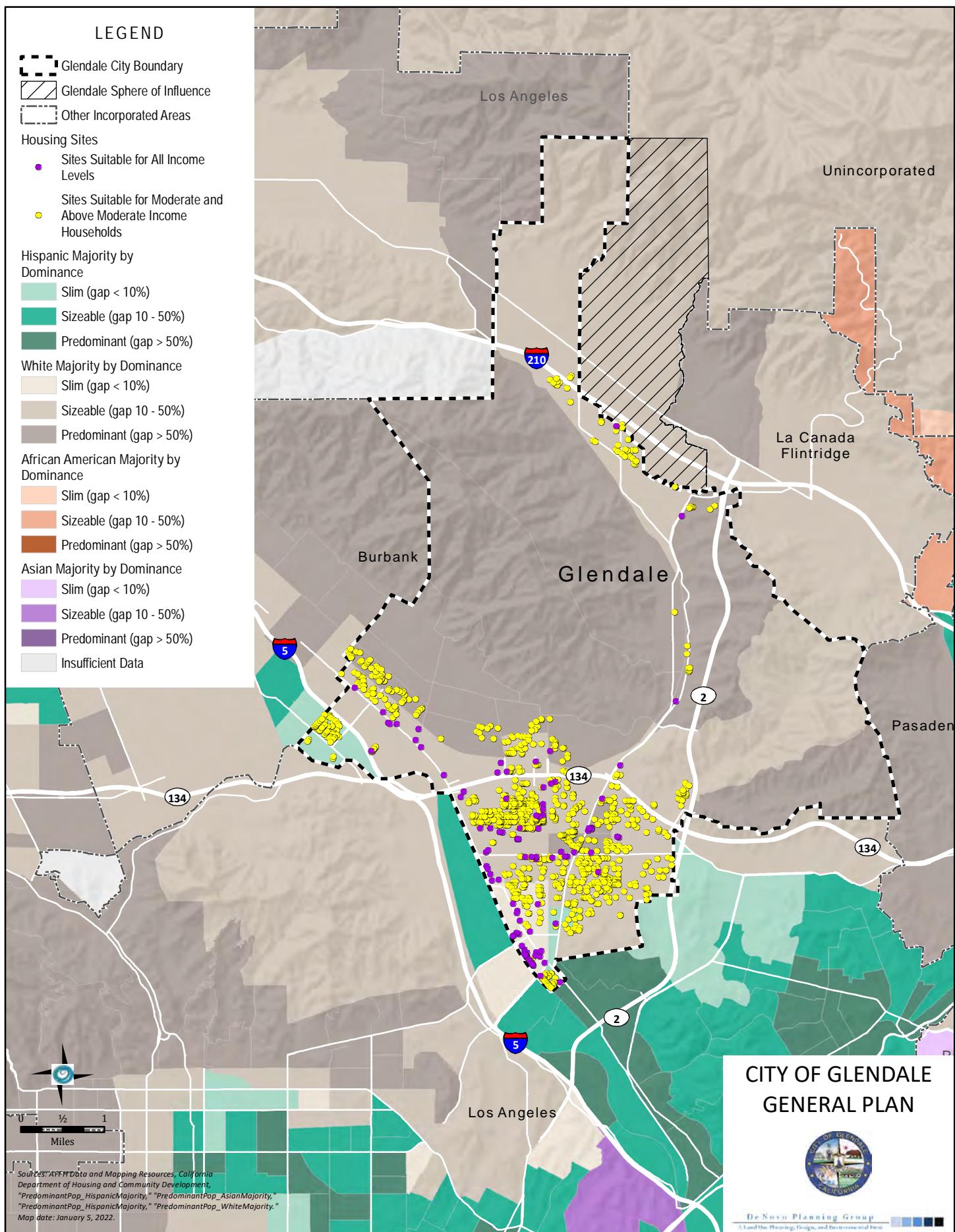
Figure 20. Median Household Income by Block Group - Countywide



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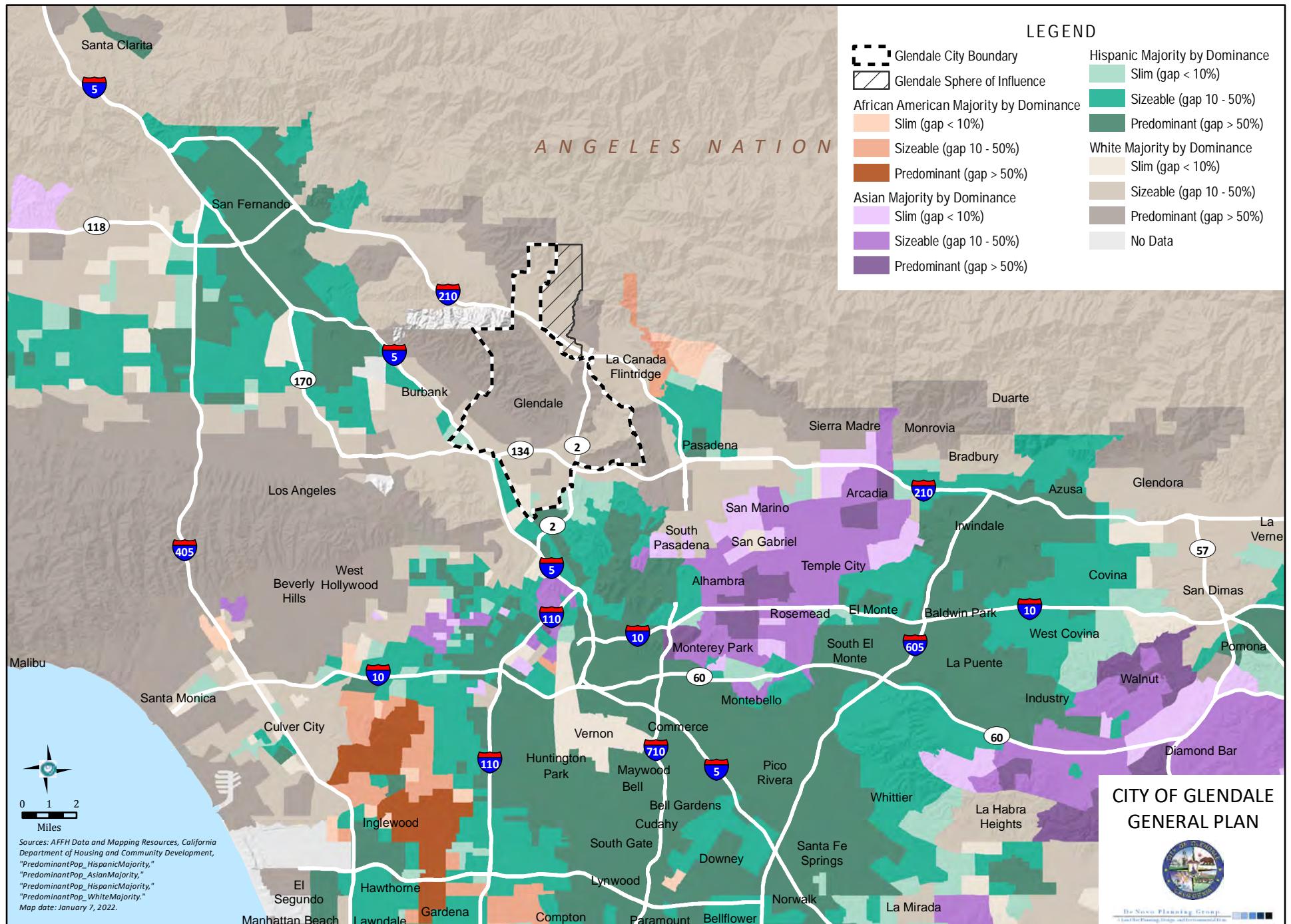
Figure 21. Ethnicity Analysis - Racial Concentrations



Glendale Housing Element Background Report | 2021-2029

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Figure 22. Ethnicity Analysis - Racial Concentrations - Countywide



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Disparities in Access to Opportunity

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess residents' access to key opportunity assets in the City. Table 75 provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

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

Opportunity indicators were obtained for Glendale from the HUD Affirmatively Furthering Fair Housing GIS tool. Table 75 identifies the opportunity indicators by race and ethnicity for the total population of Glendale and the larger region of Los Angeles-Long Beach-Anaheim.

Glendale Housing Element Background Report | 2021-2029

Table 75: Opportunity Indicators by Race/Ethnicity

| Race/ Ethnicity | Low Poverty Index | School Proficiency Index | Labor Market Index | Transit Index | Low Transportation Cost Index | Jobs Proximity Index | Environmental Health Index |
|--|-------------------|--------------------------|--------------------|---------------|-------------------------------|----------------------|----------------------------|
| Glendale | | | | | | | |
| White | 52.60 | 68.93 | 55.87 | 91.05 | 82.02 | 73.83 | 18.77 |
| Black | 45.54 | 65.81 | 50.99 | 92.64 | 86.34 | 76.24 | 15.68 |
| Hispanic | 43.98 | 64.15 | 48.14 | 92.55 | 85.99 | 75.77 | 15.25 |
| Asian or Pacific Islander | 52.61 | 68.33 | 56.58 | 90.37 | 82.40 | 70.49 | 19.76 |
| Native American | 51.91 | 67.91 | 55.93 | 90.73 | 84.00 | 73.46 | 18.70 |
| Total Average | 49.33 | 67.03 | 53.50 | 91.47 | 84.15 | 73.96 | 17.63 |
| Los Angeles-Long Beach-Anaheim, CA Region | | | | | | | |
| White | 65.19 | 68.03 | 67.43 | 77.63 | 73.13 | 54.59 | 21.35 |
| Black | 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 | 55.03 | 61.94 | 57.64 | 85.13 | 75.98 | 51.11 | 13.13 |
| Native American | 48.40 | 50.70 | 48.58 | 81.04 | 75.36 | 45.88 | 17.68 |
| Total Average | 48.04 | 50.84 | 48.94 | 83.51 | 76.25 | 47.20 | 15.29 |

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

As shown in Table 75, residents of Glendale appear to have mixed access to opportunity based on the different indices; however, access to opportunity appears only slightly tied to race/ethnicity as all residents seem to have fairly similar values. Generally, all residents have very high access to public transit and low transportation costs with average scores in the 90s and 80s, respectively. Likewise, all residents have high access to jobs (scores above 70). Conversely, all residents generally have high exposure to pollution from harmful toxins (scores less than 20), which indicates that Glendale residents are especially vulnerable to harmful toxins at the neighborhood level; these toxins are likely the result of air quality impacts resulting from vehicle GHG emissions. Scores are typically average in all other categories. As noted, no one race/ethnicity dominates the high scores, but Hispanic residents do have the lowest scores in four of the seven indices.

Regionally, White residents generally have higher levels of access to opportunity for most indicators, but not all. Throughout the region, White residents had the highest levels of opportunity related to the low poverty index, school proficiency index, labor market index, jobs proximity index, and environmental health index. The environmental health index at the regional level indicated the lowest levels of opportunity (with scores for all residents below 22). Hispanic and Black residents have the lowest scores for all indices but transportation related indices.

TCAC/HCD Opportunity Area Maps

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

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource". Table 76 shows the full list of indicators. The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 23) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 24) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 25) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA. Comparatively, Figure 26 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA.

Table 76: Domains and List of Indicators by Factors

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

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

Glendale Housing Element Background Report | 2021-2029

Table 77 identifies the resources levels by census tract and the corresponding scores for economic, educational and environmental indicators.

Table 77: Opportunity Resource Levels by Census Tract

| Census Tract | Resource Level | Economic Score | Environmental Score | Educational Score |
|--------------|--------------------------------------|----------------|---------------------|-------------------|
| 3018.01 | Moderate | 0.72 | 0.18 | 0.49 |
| 3003.01 | Highest | 0.81 | 0.66 | 0.94 |
| 3004.00 | Highest | 0.77 | 0.44 | 0.94 |
| 3006.00 | Highest | 0.72 | 0.52 | 0.90 |
| 3007.01 | Highest | 0.84 | 0.47 | 0.80 |
| 3007.02 | Highest | 0.87 | 0.52 | 0.72 |
| 3008.00 | Highest | 0.77 | 0.41 | 0.92 |
| 3009.01 | Highest | 0.85 | 0.43 | 0.82 |
| 3009.02 | Highest | 0.91 | 0.13 | 0.82 |
| 3010.00 | High | 0.73 | 0.29 | 0.65 |
| 3011.00 | High | 0.83 | 0.47 | 0.55 |
| 3012.03 | High | 0.72 | 0.38 | 0.66 |
| 3012.04 | High | 0.64 | 0.34 | 0.63 |
| 3012.05 | High | 0.85 | 0.35 | 0.71 |
| 3012.06 | Moderate | 0.46 | 0.22 | 0.66 |
| 3013.00 | Highest | 0.91 | 0.40 | 0.71 |
| 3014.00 | High | 0.83 | 0.38 | 0.73 |
| 3015.01 | High | 0.84 | 0.31 | 0.73 |
| 3015.02 | Moderate | 0.35 | 0.13 | 0.73 |
| 3016.01 | Moderate | 0.53 | 0.01 | 0.77 |
| 3016.02 | Moderate | 0.63 | 0.03 | 0.79 |
| 3017.01 | High | 0.81 | 0.06 | 0.66 |
| 3017.02 | Moderate | 0.49 | 0.04 | 0.60 |
| 3018.02 | Moderate | 0.63 | 0.23 | 0.49 |
| 3019.00 | Moderate Resource | 0.67 | 0.20 | 0.55 |
| 3020.02 | Moderate Resource (Rapidly Changing) | 0.57 | 0.33 | 0.53 |
| 3020.03 | High | 0.56 | 0.36 | 0.65 |
| 3020.04 | Moderate | 0.34 | 0.38 | 0.65 |
| 3021.02 | High | 0.81 | 0.38 | 0.66 |
| 3021.03 | Moderate | 0.45 | 0.48 | 0.64 |
| 3021.04 | High | 0.66 | 0.24 | 0.65 |

| Census Tract | Resource Level | Economic Score | Environmental Score | Educational Score |
|--------------|--------------------------------------|----------------|---------------------|-------------------|
| 3022.01 | Moderate | 0.32 | 0.38 | 0.63 |
| 3022.02 | Moderate | 0.50 | 0.30 | 0.60 |
| 3023.01 | Moderate | 0.51 | 0.08 | 0.55 |
| 3023.02 | Moderate | 0.63 | 0.08 | 0.55 |
| 3024.01 | High Segregation and Poverty | 0.35 | 0.05 | 0.60 |
| 3025.03 | Moderate Resource (Rapidly Changing) | 0.50 | 0.37 | 0.62 |
| 3025.04 | Moderate | 0.23 | 0.37 | 0.61 |
| 3025.05 | Moderate | 0.18 | 0.30 | 0.61 |
| 3025.06 | High | 0.73 | 0.40 | 0.61 |
| 4606.00 | Highest | 0.90 | 0.94 | 0.98 |

As shown in Figure 26 and Table 77, more than half of the census tracts in Glendale are classified as “High” or “Highest” resource. Most of the remaining census tracts are designated “Moderate” or “Moderate (Rapidly Changing)” resource. Opportunity scores rise from south to north as shown in Figure 26, with the western portion of the Tropico neighborhood categorized as High Segregation and Poverty, the Downtown area categorized as Moderate Resource or Moderate Resource (Rapidly Changing), the neighborhoods at the base of the Verdugo Mountains categorized as High Resource, and the northern neighborhoods categorized as Highest Resource. Sites to accommodate the City’s 6th Cycle RHNA are located throughout the City, with sites located in all resource level areas within the City. The majority of sites, including sites identified for lower, moderate, and above moderate-income levels, are located within the Downtown area, which is primarily designated as moderate resource areas.. There are sites located within the census tract designated as a High Segregation and Poverty area (Census Tract 3024.01); the sites are identified for both lower and above moderate-income levels.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map presented in Figure 23, the City largely has tracts with good to more positive economic scores. As shown in Table 77, the overall economic scores in Glendale range from 0.18 to 0.91, with a median score of 0.67. Tracts with low and less positive economic outcomes exist along Glenoaks Boulevard in the Grandview and Glenwood neighborhoods and south of the 134 Freeway starting in the Downtown and becoming less positive (<0.25) towards the southern tip of the City in the Tropico neighborhood. The wide range of economic scores in the City is consistent with the City’s heterogeneity; as indicated in the Housing Needs Assessment above, there is a wide variety of housing types in the City, housing residents in vastly different economic situations. For instance, as shown in Table 11, 22.8% of all households make under \$25,000 a year and 18.2% make over \$150,000 per year. This is much different than the more economically homogenous communities such as South Pasadena, La Cañada Flintridge, and San Marino, in which all census tracts have higher (above 0.5) economic scores, but are largely composed of single-family housing with few opportunities for lower income residents.

There is somewhat of a correlation between the economic scores and the level of resources shown on the Opportunity Areas Map (Figure 26), in that areas with higher economic scores (above 0.5) generally correspond to areas categorized as “High” or “Highest” resource, particularly in the eastern portion of the City north of the 134 Freeway, in the neighborhoods at the base of the Verdugo Mountains, and in the northern

neighborhoods. Areas with lower economic scores (below 0.5) generally correspond to “Moderate” resource areas – there are no areas in Glendale classified as “Low” resource. The three tracts with the lowest economic scores (tract 3025.05 with a score of 0.18, tract 3025.04 with a score of 0.23, and tract 3022.01 with a score of 0.32) are all located in “Moderate” resource areas. Several of the census tracts in the City do not have a high level of correlation between economic scores and level of resources; for instance, tracts 3016.02 and 3016.01 in the western portion of the City have higher economic scores (above 0.5) but are located in “Moderate” resource rather than “High” or “Higher” resource areas.

As shown in Figure 27, the Jobs Proximity index is highest in western Glendale in the census tracts around San Fernando Road, which is a high-quality transit corridor. Countywide, there are lower economic index scores in central and south Los Angeles. The City of Glendale follows a similar pattern to the surrounding communities, but as shown in Table 75, has less disparities between racial and ethnic groups compared to the larger region.

The Southern California Association of Governments (SCAG) local profile of Glendale lists 117,466 total jobs in Glendale in 2017, which was an increase of 20% from 2007. The profile also states that the mean travel time was 27.9 minutes compared to 30.9 minutes for the County. According to the AI, Glendale serves as a major employment center for the region. Major employers include the Glendale Adventist Medical Center, Glendale Unified School District, the City of Glendale, and Dreamworks Animation/NBC Universal.

Educational Opportunity

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. The City performs well with regard to education scores as shown in Figure 24. As shown in Table 77, the overall education opportunity scores in Glendale range from 0.49 to 0.98, with a median score of 0.65. Glendale mainly has tracts with higher education scores (0.50-0.75 and >0.75) although a tract between the Vineyard neighborhood and the Downtown has an education score of 0.49 (0.25-0.50). Residential uses in this area are largely multifamily dwellings. Although the score for this area falls just outside of the range of scores associated with more positive educational outcomes (0.5-0.75 and >0.75), it is important to note that the score of 0.49 would be associated with approximately average educational outcomes (the median score for the County is 0.5) and is not significantly lower than other educational scores in the City (i.e., is not an outlier). Further, the area is identified as having a Moderate Resource Level overall. Therefore, it is unlikely that residents of this area have significantly lower educational opportunities than the rest of the City.

The SCAG local profile of Glendale shows that the kindergarten through 12th grade public school enrollment in the City decreased by 15.6% between 2000 and 2018. With approximately 20,189 students enrolled in 2018, Glendale’s student population comprised of 1.4% of the County’s total. In comparison, the 2018 population of Glendale was 2.0% of the County total population.

The City of Glendale is served by the Glendale Unified School District (GUSD) for kindergarten through 12th grade. According to the California Department of Education’s California School Dashboard, in 2019 GUSD had an enrollment of 25,789 students. The ethnic/racial make-up was: 58.4% White, 20.5% Hispanic, 11.6% Asian, 5.2% Filipino, 1.1% African American, 0.2% American Indian, 0.1% Pacific Islander, and 2.9% two or more races. A total of 72.9% of the District’s students come from socioeconomically disadvantaged backgrounds, 38.8% are English learners and 10.8% are students with disabilities.

Regionally, areas with lower educational scores include the City of Los Angeles (south of Glendale), City of Pasadena (east of Glendale), and the San Fernando Valley region (northwest of Glendale). Similar to economic opportunity, Glendale follows a similar pattern of educational opportunity to the surrounding communities, but as shown on Table 75, has less disparities between racial and ethnic groups compared to the larger region.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Low scoring census tracts (less than 0.25) tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status, and high scoring census tracts (0.75 to 1.0) having more positive environmental outcomes. As shown in Table 77, the overall environmental scores in Glendale have a significant range from 0.01 to 0.94 with a median score of 0.35. Figure 25 shows that areas adjacent to the freeways have the lowest environmental scores (worst). Scores generally improve north of the 134 Freeway with the Montrose neighborhood, Crescenta Highlands neighborhood, and open space areas (Verdugo Mountains in central Glendale and northern Glendale) having some of the best scores. However, only three census tracts receive TCAC environmental scores of between 0.50 and 0.75, and two of these are in areas of predominately open space. There are no census tracts in the City with TCAC environmental scores above 0.75.

The pattern in Glendale reflects the larger pattern for the County, with areas adjacent to freeways having the least positive environmental outcomes. Given this pattern, it is unsurprising that the lowest environmental scores in the City are located near the 134 and 5 freeways. Regionally, the County generally has low (least positive) environmental outcome scores; areas with low environmental scores include the San Fernando Valley (including the adjacent City of Burbank and northern portion of the City of Los Angeles), eastern Los Angeles County (Alhambra, West Covina, Pomona), central Los Angeles County and the Gateway Cities (City of Los Angeles, Huntington Park, Bell Gardens), and southern and western Los Angeles County (Carson, San Pedro, Long Beach, El Segundo, Playa Vista). These areas are generally densely populated, associated with heavily polluting industries (e.g., oil refineries, manufacturing, and truck and rail transport), contain major regional transportation infrastructure (i.e., freeways), are built-out with limited areas of open space, and, particularly in the case of the San Fernando Valley, are exposed to elevated levels of air pollution. Areas of the County with the highest (more positive) environmental scores are generally located in less densely populated areas such as the Angeles National Forest, the Palos Verdes Peninsula, and the Santa Monica Mountains. These areas are also some of the least "affordable" in the County.

In Glendale, negative environmental scores are not always indicative of more negative indicators for other AFFH issue areas. For instance, census tract 3009.02, located along the 134 freeway in the southeastern portion of the City, scores amongst the lowest in the environmental category (environmental score 0.13), but is considered a "highest" resource area, with high economic and educational scores. Glendale's relatively low median environmental score of 0.35 indicates that most areas of the City are vulnerable to the effects of pollution from multiple sources. However, it can be said that, in general, certain areas of the City with low environmental scores tend to overlap with other AFFH issue areas. Specifically, areas along the 5 freeway and immediately adjacent to the 134 freeway, but particularly south of the 134 freeway in the City's downtown region, are generally more Hispanic and associated with overcrowding, cost-burdened renter households, and lower median incomes. They are also better served by transit, tend to be younger, are associated with higher TCAC educational scores, and most are moderate or high opportunity areas. When looking at land use patterns in these areas, they typically contain a high proportion of multi-family housing and are some of the most "affordable" areas in the City. The caveat to this is that some of these areas have been undergoing gentrification and are experiencing higher rents. As shown by Figure 35, many of these areas are susceptible to displacement, or are already undergoing gentrification. The City of Glendale recognizes the importance of improving environmental conditions throughout the City, particularly for lower-income and historically disadvantaged communities. The City has included a number of policies in the Housing Plan to improve

environmental conditions while increasing the number of affordable housing units in the City and also protecting against displacement. Programs 2B, 2D, 3D, 8A, 8B, 8C, and 8D have been included for consistency with the Greener Glendale Plan policies for increasing efficiencies in government operations and furthering green community efforts related to urban design, energy, water, urban nature and transportation. In addition, more targeted protections against displacement include: Program 4A, which provides rental assistance through the Section 8 Housing Choice Voucher program; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; and Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections.

Transportation/Transit Routes

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Figure 28 shows that Glendale has high-quality transit running north-south and east-west, including the Metro Antelope Valley Line (light rail) and 12 bus routes, all of which provide efficient and affordable access to opportunities in and around the City. As shown in Table 75, the transit index score ranges from 90.37 to 92.64 and the low transportation cost index score ranges from 82.08 to 86.34. Both the transit index scores and low transportation cost index scores for the City are higher than the region with less discrepancies between racial and ethnic groups. According to All Transit, the City of Glendale has a score of 6.9 out of 10, with a score of 10 being high connectivity, access to jobs and frequency of service.⁵⁶

According to the AI, transit services in Glendale include the Beeline local transit system and the services provided by the Los Angeles County Metropolitan Transportation Authority (MTA). These systems combine to provide frequent transit service on many key streets in downtown Glendale. Transit service is offered at least every 10 minutes on Brand Boulevard, Central Avenue, San Fernando Road, Glendale Avenue, and Broadway. The Beeline system consists of seven fixed routes serving Glendale and two express routes with service from the Glendale's train station known as the Glendale Transportation Center (GTC) to downtown Glendale as well as to Grand Central Business District. The Beeline system provides greater service frequency on the most heavily used local streets.

GTC, located at 400 West Cerritos Avenue hosts Metrolink and Amtrack train service. GTC serves as a central transportation hub for Glendale, and is within walking distance of the City's "transit-oriented" affordable housing developments. Several public transportation systems, including Amtrak, Metrolink, Greyhound, Metro, and the Glendale Beeline, utilize GTC. In addition, the City provides Dial-A-Ride service to seniors and persons with disabilities.

As described in the AI, despite this network of high frequency transit services, many residents in Glendale find transit services inadequate, or are unaware of the level of service actually provided. Many people who are likely to use public transit are concentrated in the southern part of the City. In order to serve this significant population of bus patrons, most of the bus routes in the City pass through or are concentrated in these areas. Some areas such as Chevy Chase Canyon, the La Crescenta area, and northwest Glendale are more than ¼-mile from a bus route. It is difficult to extend public transportation to these areas because of low housing densities.

Regionally, access to high-quality transit exists in much of Los Angeles County. The Central/Western Los Angeles region generally has the highest transit scores, which correspond to a dense network of MTA bus and metro rail routes. High transit scores in the San Fernando Valley are concentrated along the B and G lines, which run from Chatsworth to downtown Los Angeles. Few areas in Los Angeles County have transit scores lower than 70 (with a maximum score of 100), with the exception of Malibu, the Angeles National

⁵⁶ AllTransit, <https://alltransit.cnt.org/metrics/?addr=Glendale%2C+CA>, accessed December 22, 2021.

Forest, and northern Los Angeles County (Santa Clarita and Lancaster). This indicates that most areas regionally have access transit.

Findings

Overall, it appears that residents in Glendale have varying levels of access to opportunities, and access to opportunity is not correlated to the location of special groups, like persons with disabilities, female-headed households, or seniors. Access to opportunity does appear correlated to race/ethnicity, with White residents having higher levels of access to opportunity than non-White residents. This pattern generally mirrors the region, where overall White residents do appear to have higher levels of access to opportunity. However, compared to the region, the City of Glendale has much less discrepancy of access to opportunities between racial and ethnic groups. In Glendale, residents located in census tracts adjacent to freeways are impacted by environmental toxins, largely a result of vehicle emissions from congested roadways. The Focused General Plan Update will include an update to the City's Circulation and Land Use Element to expand multimodal connections and transportation options, which, along with regional efforts to reduce vehicular travel and improve air quality such as Southern California Association of Government's Regional Transportation Plan/Sustainable Communities Strategy, would result in improved air quality and environmental scores throughout Glendale, particularly along its freeways. In addition to improving conditions in areas of lower economic, educational, and environmental opportunity, as outlined in Program 7C, the City is committed to adopting an updated Land Use Map to accommodate residential growth in areas of high opportunity. The City has proactively planned to allow for new development and investment in the City's lower resource areas specifically to improve access to opportunities. The majority of sites at all income levels are located in the Downtown and surrounding area to provide a mix of housing options for residents of all economic backgrounds. Sites to accommodate the City's 6th Cycle RHNA, including its lower-income units, are distributed in all resource level areas within the City, including the highest resource areas. New residential development in the City is envisioned to provide new safe residential housing units. Moreover, by bringing additional residential units within high quality transit areas, the City strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Glendale evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate (of which there are 373 units). HUD requires all grantees to compare and assess the burdens for housing for different groups in the community. A disproportionately greater burden exists when the members of a particular group experience a housing problem at a greater rate (90 percent or more) than the group as a whole.

The four HUD-designated housing problems include when a 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Households are considered to have a housing problem if they experience at least one of the above. Table 78 summarizes the demographics of households with disproportionate housing needs in the City and region. As shown in Table 78, Glendale has a slightly higher percentage of residents experiencing housing problems compared to the region. For both the City and the region as a whole, non-White households are more likely to experience at least one of the housing problems than White households. However, there is less disparity between racial and ethnic groups in the City of Glendale than in the region as a whole.

Glendale Housing Element Background Report | 2021-2029

Table 78: Demographics of Households with Disproportionate Housing Needs

| Housing Needs | | Glendale | | | Los Angeles-Long Beach-Anaheim, CA Region | | |
|--|------------------------|--------------|------------------------|------------------------|---|------------------------|--|
| Households experiencing any of 4 housing problems | # with problems | # households | % with problems | # with problems | # of households | % with problems | |
| Race/Ethnicity | | | | | | | |
| White | 26,000 | 47,325 | 54.94% | 710,485 | 1,741,265 | 40.80% | |
| Black | 578 | 1,137 | 50.84% | 186,785 | 332,330 | 56.20% | |
| Hispanic | 6,740 | 11,170 | 60.34% | 924,105 | 1,458,220 | 63.37% | |
| Asian or Pacific Islander | 5,110 | 10,714 | 47.69% | 312,775 | 666,628 | 46.92% | |
| Native American | 79 | 114 | 69.30% | 4,655 | 9,535 | 48.82% | |
| Other | 659 | 1,708 | 38.58% | 44,255 | 90,895 | 48.69% | |
| Total | 39,175 | 72,185 | 54.27% | 2,183,075 | 4,298,855 | 50.78% | |
| Household Type and Size | | | | | | | |
| Family households, <5 people | 22,640 | 44,250 | 51.16% | 1,029,920 | 2,301,365 | 44.75% | |
| Family households, 5+ people | 3,990 | 5,580 | 71.51% | 434,995 | 628,630 | 69.20% | |
| Non-family households | 12,545 | 22,355 | 56.12% | 718,155 | 1,368,880 | 52.46% | |
| Households experiencing any of 4 severe housing problems | # with severe problems | # households | % with severe problems | # with severe problems | # of households | % with severe problems | |
| Race/Ethnicity | | | | | | | |
| White | 17,200 | 47,325 | 36.34% | 387,770 | 1,741,265 | 22.27% | |
| Black | 324 | 1,137 | 28.50% | 115,450 | 332,330 | 34.74% | |
| Hispanic | 4,445 | 11,170 | 39.79% | 649,345 | 1,458,220 | 44.53% | |
| Asian or Pacific Islander | 2,825 | 10,714 | 26.37% | 189,350 | 666,628 | 28.40% | |
| Native American | 49 | 114 | 42.98% | 2,645 | 9,535 | 27.74% | |
| Other | 434 | 1,708 | 25.41% | 26,215 | 90,895 | 28.84% | |
| Total | 25,285 | 72,185 | 35.03% | 1,370,770 | 4,298,855 | 31.89% | |

Source: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Future Growth Need

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

Existing Need

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

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For home owners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background Report, as with most communities, the location of the home is one of the biggest factors with regard to price.

As discussed previously in the Background Report, 57% of renters in Glendale overpay for housing (Table 24). The majority of renters that overpay are in the lower income groups, with 81% in the extremely low-income group and 55% in the very low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 29, these renters are located throughout the City, with increased concentrations in census tracts located in western Glendale. Overall, these census tracts have a higher percentage of households in renter-occupied housing units and include more multi-family housing. As shown in Table 24 of the Background Report, 37% of homeowners overpay for housing. 75% of extremely low-income owners and 48% of very low-income owners are severely overpaying. 50% of all households in Glendale overpay for housing. Figure 30 shows the concentrations of cost burden on home owners in the City of Glendale. Similar to renters that overpay, these homeowners are located throughout the City.

The average rate of residents experiencing severe housing cost burden is 22.87% across the region. Discrepancies across race/ethnicity or family type are much lower for severe cost burden than for housing problems or severe housing problems in the region.⁵⁷ However, in the region, Hispanic and Black households are most likely to experience severe housing cost burden. As shown in Table 78, Hispanic households in the City and larger regions are the most likely to experience housing problems, including cost burden. Figures 31 and 32 show the concentrations of cost burden by renter and home owners Countywide. As seen in the figures, there are concentrations of cost burdened renters and homeowners Countywide.

⁵⁷ HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As described in Table 16 in the Background Report, 3.1% of owner-occupied homes and 6.6% of renter-occupied homes are overcrowded, and a total of 5.5% of all households in Glendale are overcrowded. As shown in Table 17 of the Background Report, the average household size in Glendale was 2.90 persons in 2019. Figure 33 shows the concentration of overcrowded households in Glendale. Two census tracts, 3017.02 and 3025.05 have over 20% of households which are overcrowded. Census tract 3017.02 corresponds to the Vineyard neighborhood, which is located in southwestern Glendale, south of the 134 freeway, west of Central Avenue, north of Broadway, and east of San Fernando Road. This tract contains a mix of single- and multifamily residential uses. Census tract 3025.05 is located in south Glendale, east of Brand Boulevard and generally following Glendale Avenue, south of Chevy Chase Drive. It contains a mix of single- and multifamily residential but is mostly composed of light industrial auto and commercial uses. As shown in Figure 33, neither census tract is considered severely overcrowded. As shown in Figure 13, both are predominately occupied by married couples with children (over 80% in census tract 3017.02 and between 60% in census tract 3025.05). This data suggests that the tracts may be considered overcrowded because of married couples sharing a room and/or small children sharing a room. Both are TCAC opportunity areas of moderate resources, similar to adjacent areas in the downtown, as shown in Figure 26. Similar to the surrounding areas, Census tract 3017.02 has a sizeable (gap 10-50%) White majority, while tract 3025.05 has a slim (<10%) Hispanic majority.

As shown in Figure 34, the more racially/ethnically diverse central and south Los Angeles County has a significantly higher concentration of overcrowded households than other areas of the County. The AI concluded that while there was a high percentage of overcrowded households in Glendale, it is comparable to overcrowding in the region. In comparison, in 2017, 24 percent of occupied housing in Glendale was considered overcrowded and 23 percent of households in Los Angeles County were considered overcrowded.

Substandard Housing

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. As discussed in Section 3 of the Background Report, the 2015-2019 ACS data indicates that only a third of the housing in the City is less than 50 years old; 36.6% of units were built in 1970 or later. The majority (63.4%) of housing units were built prior to 1970, with 30.6% built prior to 1950. A citywide housing conditions survey was last performed in 2019 and indicated at the time that approximately 2% of housing units were in need of maintenance and rehabilitation while 0% of housing units were in need of replacement. The City's Building and Safety Division has estimated that 2% of housing units are currently in need of substantial rehabilitation or replacement. According to the Community Development Department, which is responsible for Neighborhood Services (Code Enforcement), there are no identifiable patterns of code violations and housing units in need of repair generally exist throughout the City. Available data does not suggest, and the City is unaware of, any significant concentrations of substandard housing in need of rehabilitation in the City. To address the deterioration of the housing stock, property rehabilitation programs are made available to property owners. Code enforcement staff works closely with housing staff to refer eligible properties and property owners to financial assistance programs. Currently, the City administers home rehabilitation programs that provide home repair grants and loans to lower and moderate income homeowners whose homes need improvement.

Housing problems can be another indicator of substandard housing conditions. As described above, households are considered to have a severe housing problem when the following is true: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. According to the AFFH mapping tool (2021), areas within the County that have the highest percentages of households with any of the four severe housing problems

include South Los Angeles (Hawthorne, Lennox, Compton, Lynwood, South Gate) as well as East Los Angeles (El Monte).

Persons Experiencing Homelessness

As discussed in Section 3 of the Background Report, the 2020 Point-In-Time Report identified 169 people in the City of Glendale experiencing homelessness, representing 0.3% of Los Angeles County's total homeless count (63,706 individuals). 75 of the homeless individuals in the City were unsheltered. There was a 30% decrease in the number of homeless individuals in the City from 2019 to 2020. From the 2016 to the 2020 Homeless Count, there was an increase of homeless individuals counted in Los Angeles County from 39,600 to 63,706, which is a 60.9% increase. Primarily, the increase from 2016 to 2021 in the County was unsheltered individuals, which increased from 30,753 individuals in 2016 to 46,090 individuals in 2020.

Of the 169 individuals experiencing homelessness identified in the 2020 Point-In-Time Report, the following information on protected classes is available:

- *Familial Status:* 65 (38%) were persons in families with children.
- *Sex/Gender:* 69 (40%) identified as female; 99 (59%) identified as male; and 1 person (1%) identified as transgender.
- *Race:* 116 (69%) identified as White; 24 (14%) identified as Black or African American; 4 (2%) identified as Asian; 8 (4%) identified as American Indian or Alaska Native; 1 (1%) person identified as Native Hawaiian or Other Pacific Islander; and 16 (9%) identified as Multiple Races.
- *Ethnicity:* 95 (56%) persons identified as Non-Hispanic/Non-Latino; 74 (44%) persons identified as Hispanic/Latino.

Based on the available data, people in Glendale experiencing homelessness were most likely to be White, non-Hispanic males without children. However, when compared with the demographic composition of Glendale's entire population, persons identifying as Hispanic/Latino and Black/African American are disproportionately affected by homelessness (as shown in Table 5, only 17.5% of the City's population are Hispanic or Latino and 1.8% are Black and African American according to the 2015-2019 ACS).

The 2020 Point-In-Time Report also identified persons with disabilities for the subpopulation of 75 unsheltered adults. Of the 75 unsheltered adults, 13 (17%) had a developmental disability and 25 (33%) had a physical disability.

According to the AI, recent reports from service providers demonstrate a large homeless at-risk population in Glendale. Households at-risk are comprised of families with children, seniors, and single adults living below the poverty level. Provision of social services is one key to addressing barriers to self-sufficiency and providing support to households who continue to need services throughout their lives. Among the following agencies, the Salvation Army, Door of Hope, Armenian Relief Society, YWCA of Glendale and Catholic Charities operates a homeless prevention case management program through which families and disabled or elderly individuals who have received an eviction or utility disconnect notice are eligible for one-time direct financial assistance. The Salvation Army Glendale Corps also provides limited food services to families in poverty.

As described in the AI, the Section 8 Housing Choice Voucher program, as well as the development of affordable rental and ownership projects, prevents homelessness through the provision of long-term affordable housing and in some cases linkages to on-going supportive services. In 2019, the Glendale Housing Authority applied for and was awarded 14 Mainstream Section 8 Vouchers from HUD. These are special vouchers designated from non-elderly, developmentally disabled clients. All 14 of the special use vouchers have been utilized for this clientele. Permanent Supportive Housing, including Shelter Plus Care, also provides affordable housing along with intensive case management to serve disabled homeless persons who would not otherwise be able to maintain housing. Fair housing education is a supplemental resource

that is provided to educate renters about their rights and responsibilities.

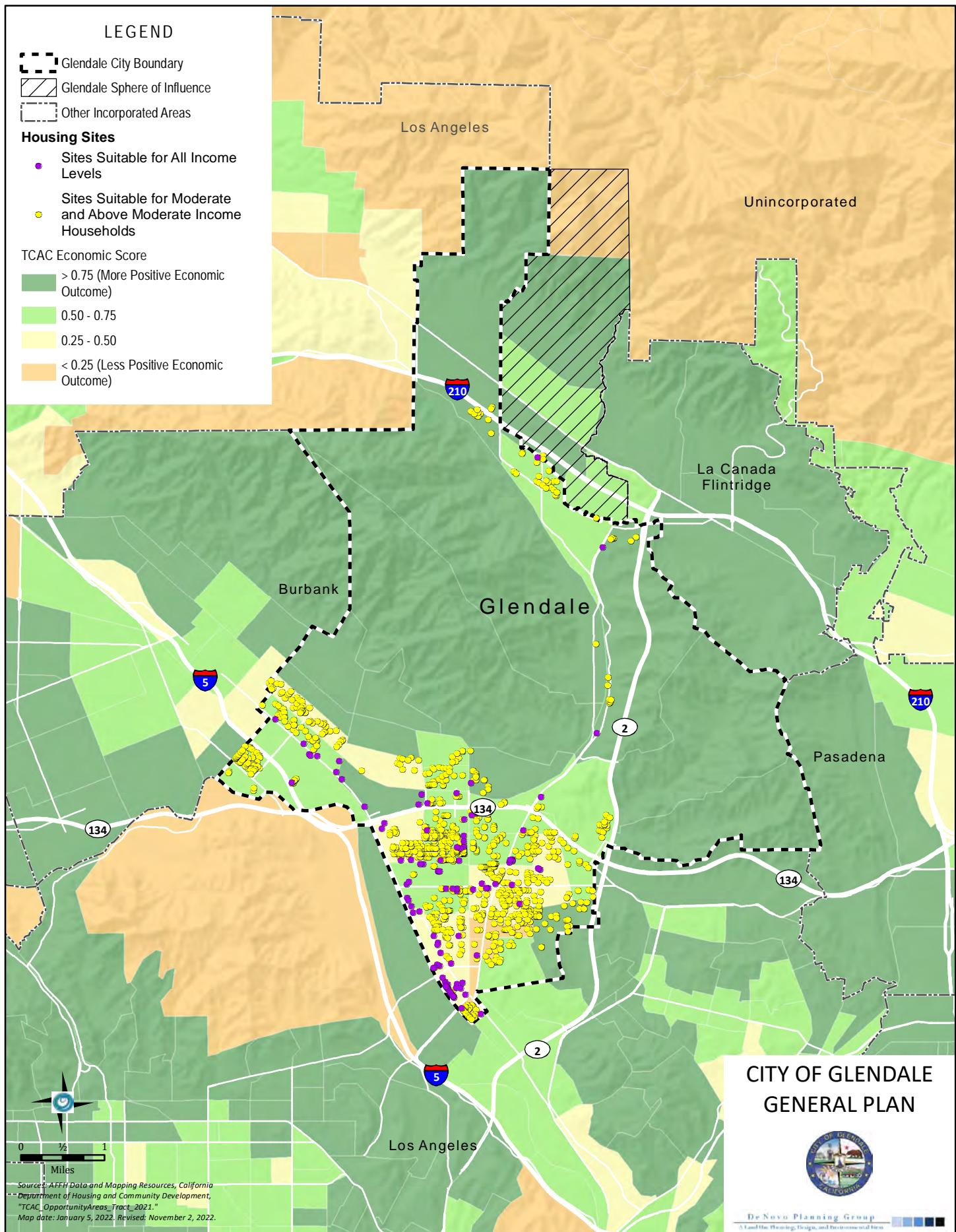
Wildfire Areas

As discussed in the Environmental Constraints section, more than half of the City lies within areas that have been designated by CAL FIRE as Very High Fire Hazard Severity Zones (VHFHSZ). VHFHSZs in Glendale are located in the Verdugo Mountains and San Rafael Hills (generally north of Kenneth Road and Glenoaks Boulevard and south of the 210 Freeway) and San Gabriel Mountains (northern tip of the City). Areas at the highest risk for wildfire are predominantly comprised of open space and low-density single-family residential land uses. They are also some of the City's most affluent (i.e., containing the highest proportion of median income households as shown in Figure 19); have a predominately non-Hispanic White majority racial concentration (Figure 21); are identified as high or highest resource areas according to TCAC opportunity area designations (Figure 26); and have some of the highest proportions of senior residents in the City (Figure 17). Residents living within VHFHSZ areas have a heightened risk of disaster-driven displacement due to wildfire; however, data suggest that residents in these areas are more likely to have a relatively high adaptive capacity to cope with and recover from the impacts of potential wildfire hazards. In other words, wildfire hazards are not likely to disproportionately displace low-income renters or BIPOC individuals and families in Glendale. While it is possible for wildfire events to have cascading effects that could raise housing costs throughout the City, these impacts would be mitigated by the City's anti-displacement programs and other actions as described below. Wildfire hazards are more likely to disproportionately affect the City's senior residents; however, risk reduction and hazard mitigation activities such as State and local City requirements for fuel modification zones, fire-safe site design principals, and other fire prevention activities, the City's Local Hazard Mitigation Plan and Safety Element, and other City services are in place to reduce risk to life and property due to hazards, including environmental hazards, and address emergency preparedness.

Findings

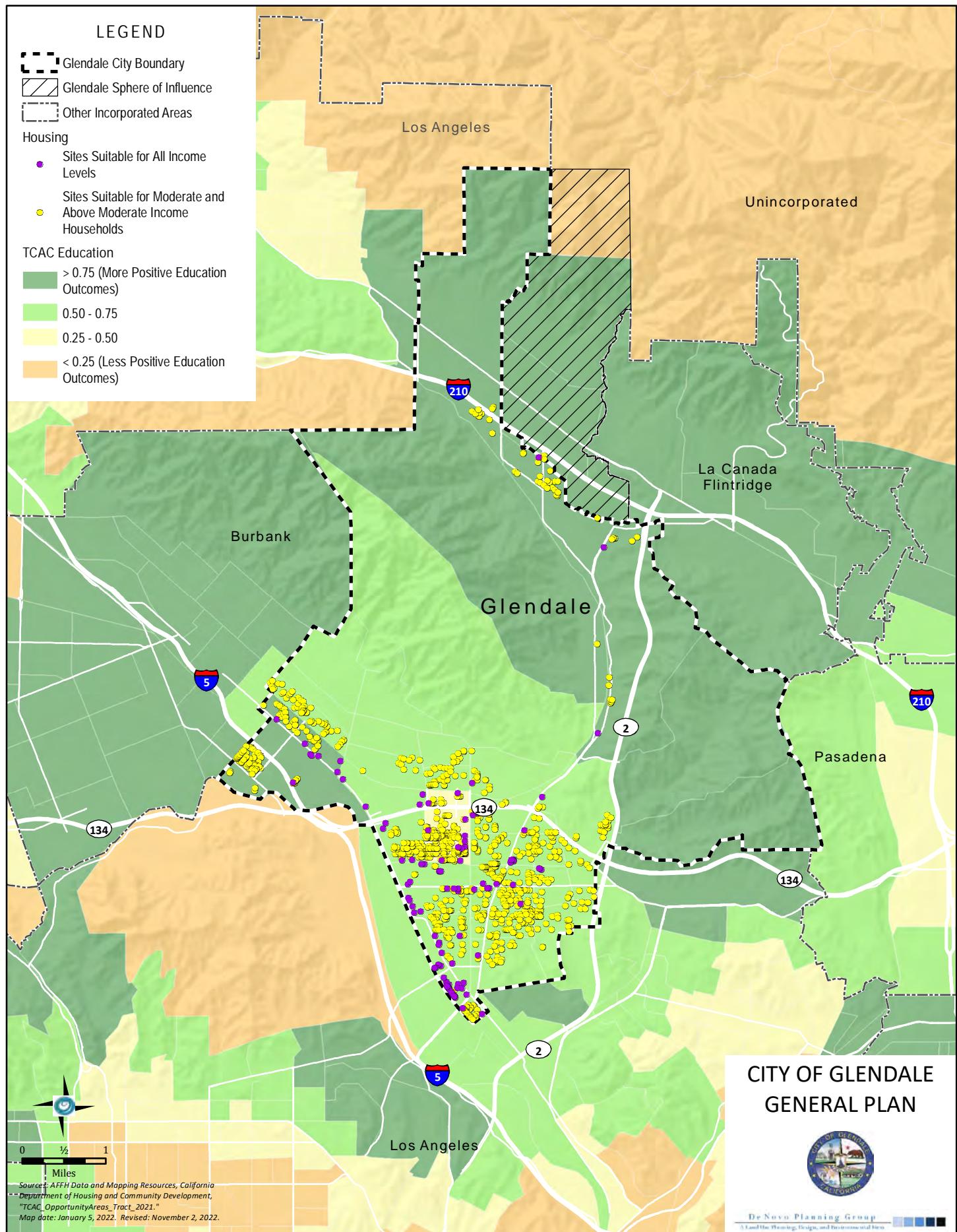
"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the Assessment of Impediments to Fair Housing Choice, the most disproportionate housing needs in Glendale include seniors, who may need additional support connecting to fair housing resources. The Housing Plan provides support to residents with disproportionate housing needs through a number of programs, including: Program 1F, which encourages the development of ADU's that can provide additional opportunities for special-needs families (particularly large family households and multi-generational housing); Program 2A, which provides for local residential rehabilitation programs, with a focus on older homes and lower-income households; Program 4A, which promotes the Section 8 Housing Choice Voucher program, with an emphasis on City's special needs populations (i.e., lower-income residents, overcrowded households, and seniors); Program 3B, which provides financial assistance to facilitate the production of affordable housing, including special needs housing; Program 3D, which engages with local nonprofit organizations, particularly CHDOs, to encourage affordable housing; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 6B, which provides support and services for person experiencing homelessness; and Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections; and Programs 9A and 9B, which monitors and updates to the Zoning Code to remove constraints to housing development.

Figure 23. TCAC Economic Score by Census Tract



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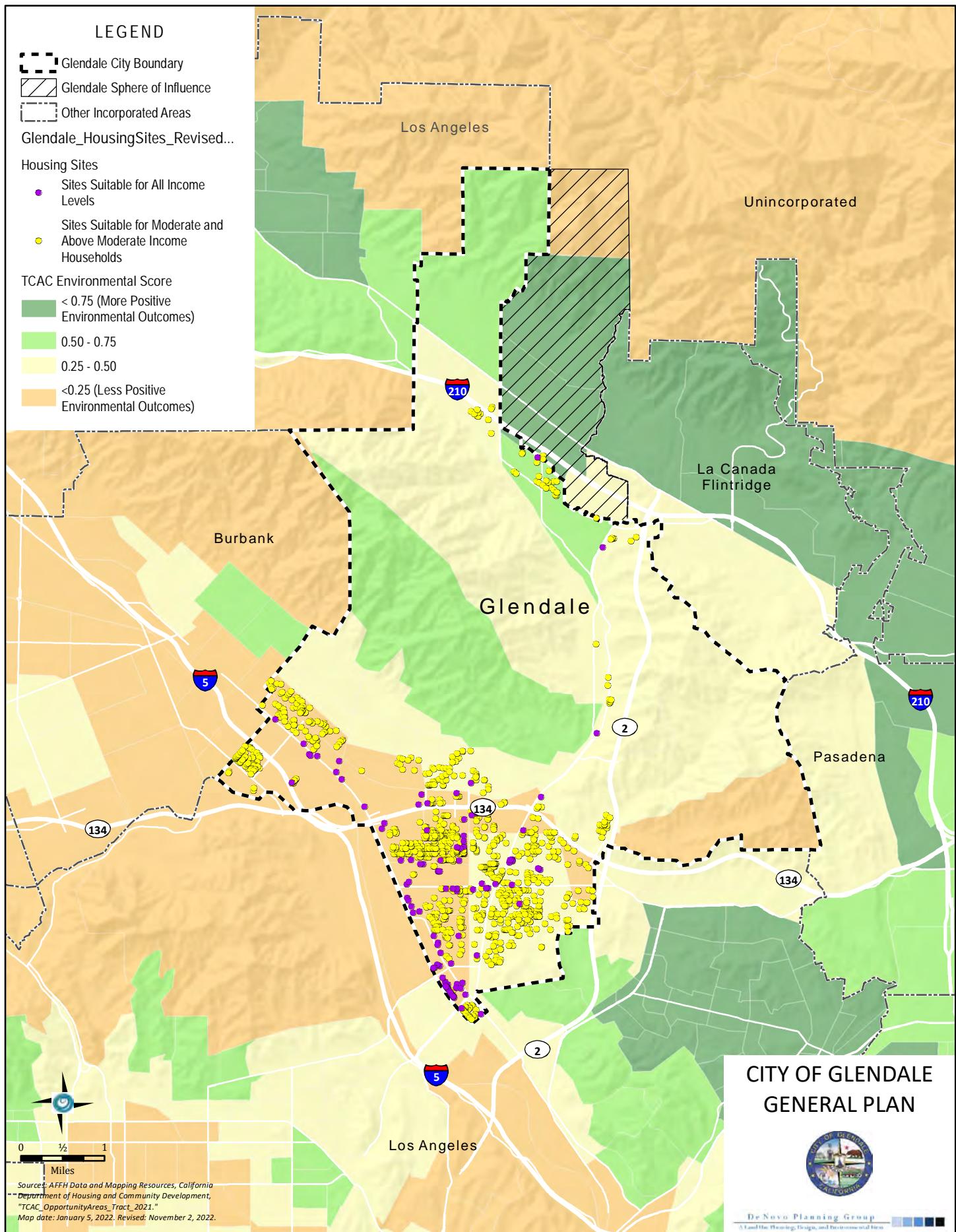
Figure 24. TCAC Educational Score by Census Tract



Glendale Housing Element Background Report | 2021-2029

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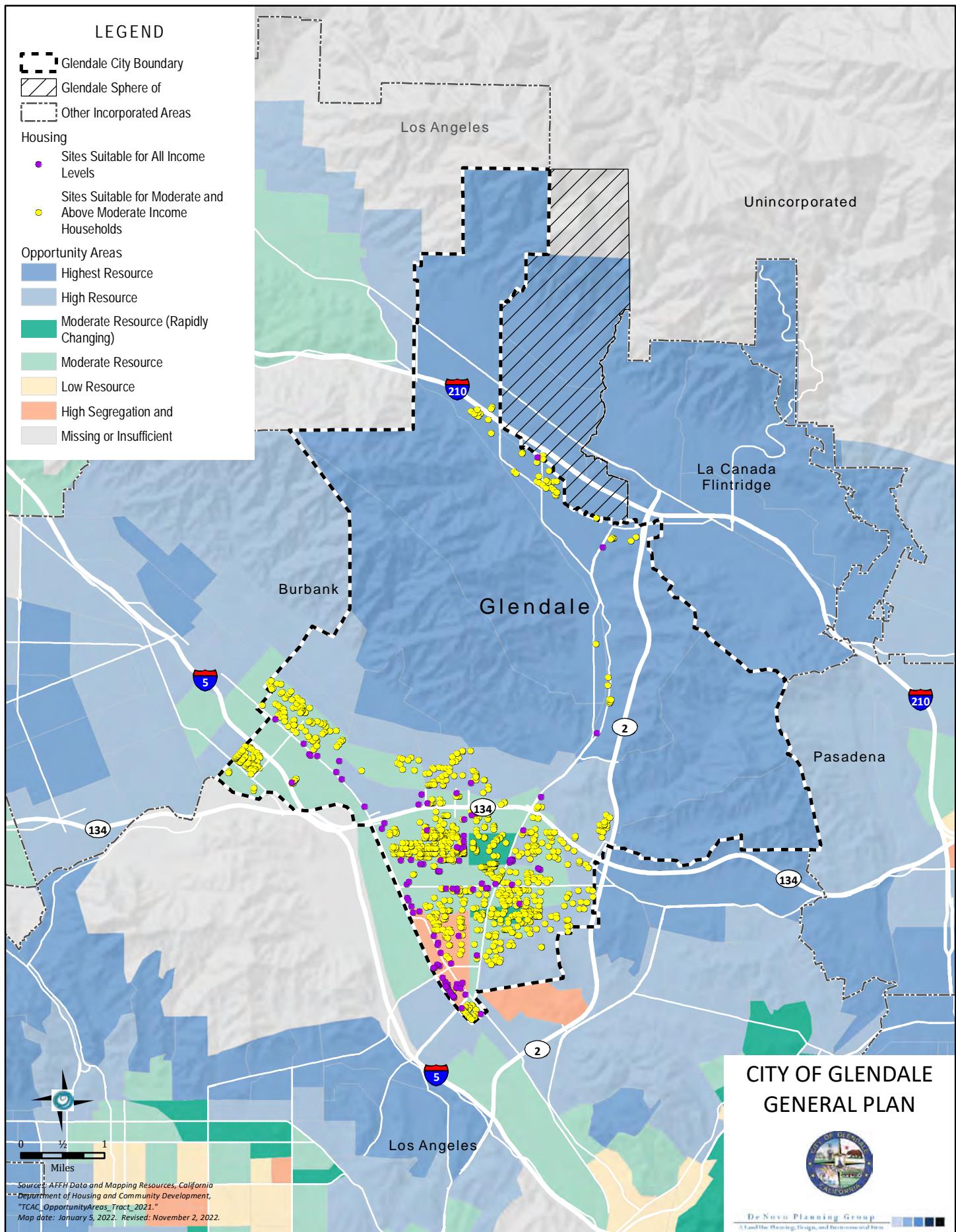
Figure 25. TCAC Environmental Score by Census Tract



Glendale Housing Element Background Report | 2021-2029

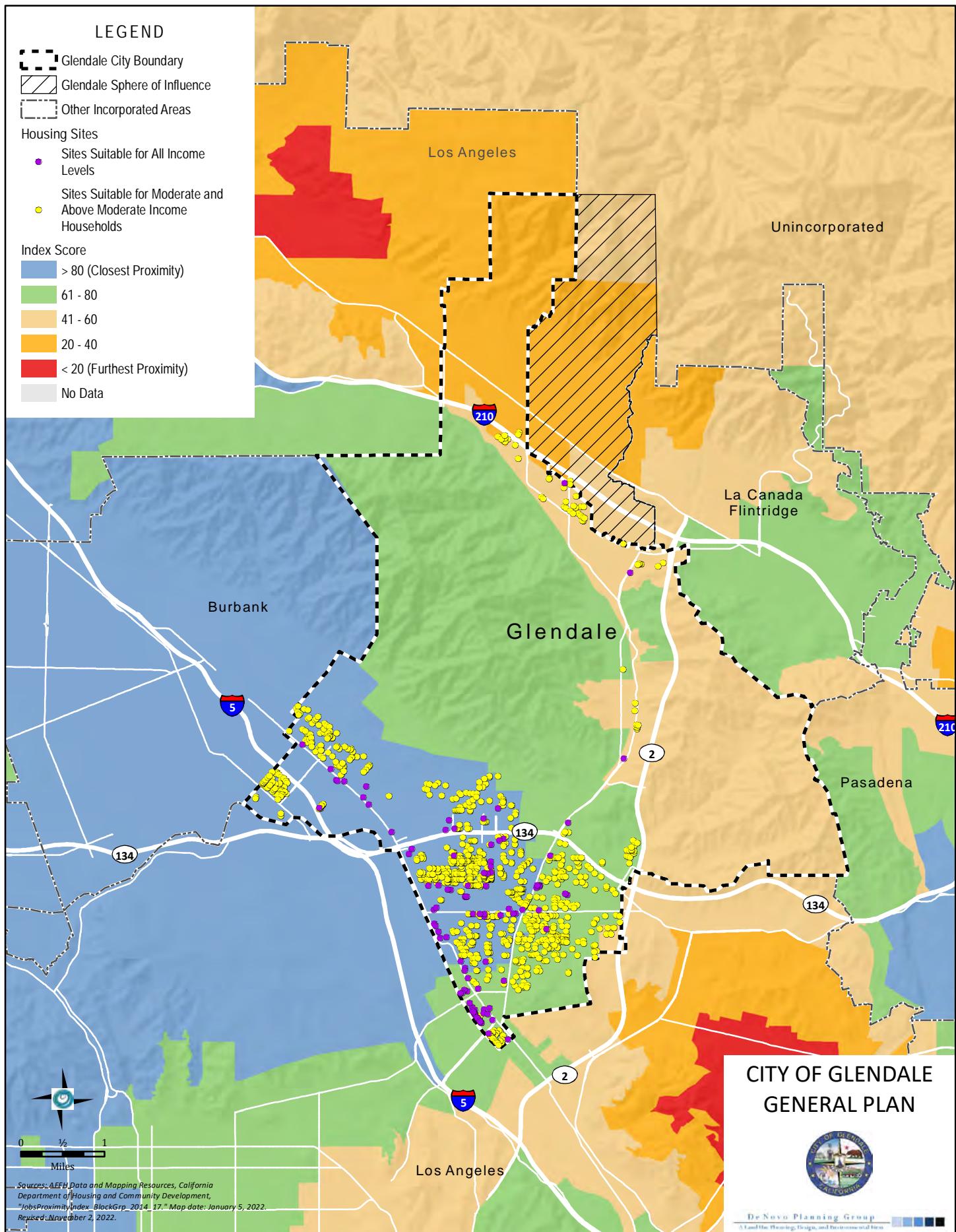
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Figure 26. TCAC Opportunity Areas by Census Tract



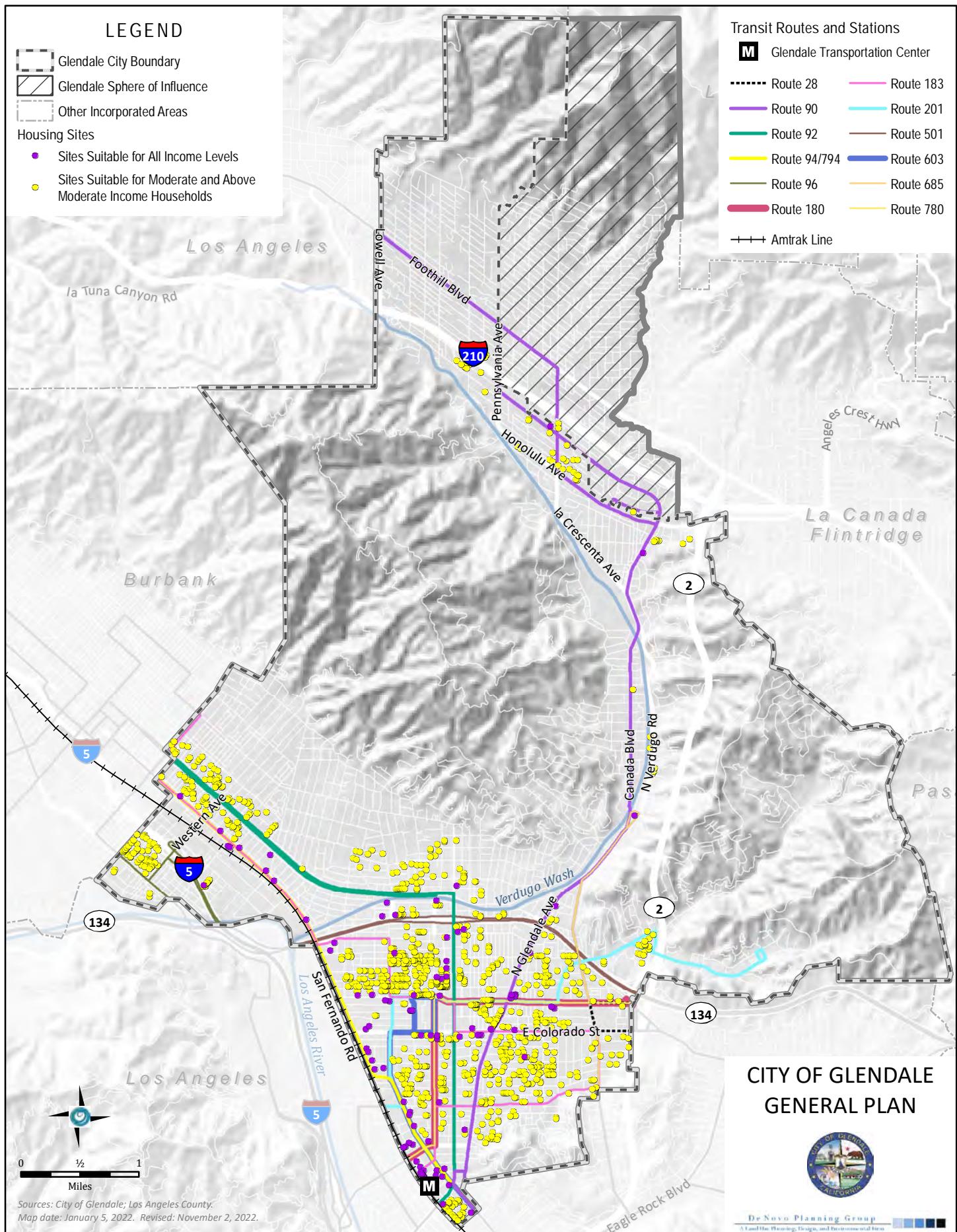
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Figure 27. Jobs Proximity Index by Block Group



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Figure 28. Transit Routes



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Displacement Risk

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

As shown in Figure 35, census tracts in the southern tip of the City, including the Tropico neighborhood are designated "Low-Income/Susceptible to Displacement". Other census tracts in west Glendale are designated as either "Early/Ongoing Gentrification" or "Advanced Gentrification". The census tracts in east Glendale are designated as either "At Risk of Becoming Exclusive" or "Stable/Advanced Exclusive". There are several census tracts in the City that are "Stable Moderate/Mixed Income" as well, particularly in the Downtown area. Figure 36 shows the census tracks in Glendale are designated as "Sensitive Communities" that would potentially displace existing residents due to redevelopment. As shown in Figure 36, census tracts in the western portion of the City are considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low-income residents is above 20% in 2017 and the tract meets one other criteria related to renters, diversity, and housing burden.

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

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

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control (AB 1482, Tenant Protection Act of 2019) to protect tenants from displacement.

There have been past community efforts to pass a rent stabilization ordinance. While these efforts have not been successful, the City Council adopted Ordinance #5922, known as the Rental Rights Program, which took effect March 14, 2019 and was created to provide housing stability and to mitigate the impact of displacement for Glendale residents. The Program is comprised of 3 components including Just Cause Eviction, Relocation Assistance and Right to Lease.

- Just Cause Eviction: Addresses the twelve (12) legal reasons for eviction and other issues relating to the termination of a tenancy.
- Relocation Assistance: Tenants are eligible for relocation assistance when a tenant elects to vacate a unit in response to a rent increase that increases the rent by more than 7% of the rent that was in place at any time during the 12 month period preceding the effective date of the rent increase.
- Right to Lease: Requires landlords to offer a lease with a minimum term of 1 year to prospective tenants and current tenants who are issued rent increases.

The Rental Rights Program expands tenant protections found in the City's Just Cause Eviction, which was established in 2002, and works to: minimize displacement of tenants by requiring a landlord to have a "just cause" in order to terminate a tenancy and prohibiting retaliation for the exercise for designated rights; mitigate the impact of tenants who have to vacate their rental unit when they are unable to afford higher rent increases, when the unit requires eviction for major rehabilitation, or similar reasons, by providing relocation assistance; and address instability and substandard living conditions and services. Enforcement is administered by the Community Development Department Housing staff, who try to resolve housing-related issues through informal mediation, informing the sides of their rights, and dispatching City resources where appropriate. Independently, or through Housing staff's referral, the City Attorney's office will investigate allegations of retaliation and the City's prosecutor may file criminal charges where appropriate. As previously stated, this has only happened in a small number of cases since 2013; mediation/education efforts are typically successful in resolving the issue and there have been no prosecutions. The Rental Rights Program works in tandem with the State's Tenant Protection Act of 2019 to provide a rent cap and evictions protections for renters. These programs support fair housing efforts to reduce the risk of displacement, particularly for lower income renters and protected classes.

As stated in the Fair Housing Enforcement and Outreach Capacity section of this report, the City enforces the Just Cause Eviction Ordinance contained in Chapter 9.30 of the Glendale Municipal Code. The City takes all reports of violations seriously and conducts an investigation to verify if a violation has occurred. If warranted, staff refers the violation to its City Attorney's Office for enforcement, or takes other appropriate enforcement actions. If there is insufficient evidence of a violation, staff nonetheless attempts to negotiate a resolution on behalf of the affected tenant.

Pursuant to Section 9.30.055, it is within the City's discretion to choose the method by which to enforce Chapter 9.30, whether through administrative fines, administrative citations, or other means such as criminal prosecution; however, section 9.30.055 does not mean that enforcement is not mandatory or that the City does not enforce Chapter 9.30.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic conditions, as well as wildfire, which provide the greatest threat to the built environment, and aircraft accident. More than half of the City lies within Very High Fire Hazard Severity Zones (VHFHSZ). VHFHSZs in Glendale are located in the Verdugo Mountains and San Rafael Hills (generally north of Kenneth Road and Glenoaks Boulevard and south of the 210 Freeway) and San Gabriel Mountains (northern tip of the City). Residents living within these VHFHSZ areas are at risk of displacement due to wildfire. In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, fire-safe site design principals, and other fire prevention activities. The Glendale Local Hazard Mitigation Plan and Glendale Safety Element contain policies and programs to reduce risk to life and property due to hazards, including environmental hazards, and address emergency preparedness and aviation disaster response. Liquefaction and other seismic-related issues are further addressed by the State Universal Building Code (UBC).

Regionally, much of Los Angeles County is designated as sensitive to displacement. Nearly every census tract in and around central (downtown) Los Angeles; along the I-110 Freeway; east Los Angeles; and in the Gateway Cities, is designated as a sensitive community. Coastal areas and western Los Angeles County (e.g., Beverly Hills, Malibu, Calabasas) are generally not designated sensitive. Most areas along I-110 between I-10 and I-405, and along I-105 receive a displacement typology of “Low-Income/Susceptible to Displacement”. Downtown Los Angeles and neighborhoods to the north and west of Downtown (including Mid-City, Echo Park, and Highland Park) are undergoing “Advanced Gentrification” or “Early/Ongoing Gentrification”. Generally, the same areas that are not designated sensitive (coastal areas and western Los Angeles County) are “Stable/Advanced Exclusive”. Glendale exhibits similar patterns to the rest of the County, where areas with high real estate values are generally exclusive and areas with lower real estate values are at risk of displacement.

Findings

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. The Housing Plan contains a number of programs aimed at protections for underrepresented and disadvantaged communities, including lower-income and renter populations, which may be disproportionately affected by displacement. Many of these programs are aimed at increasing housing supply and affordability, and are likely to reduce or mitigate the effects of economic displacement. More targeted protections against displacement include: Program 4A, which provides rental assistance through the Section 8 Housing Choice Voucher program; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; and Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections. Further, implementation of State building codes and the Glendale Local Hazard Mitigation Plan and Glendale Safety Element would reduce displacement risk due to environmental hazards.

6C. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

The location of the City's affordable housing is the result of a combination of factors, including financial feasibility and topographical considerations. Much of the land in the northern half of the City is comprised of steep hillside areas, which is also located within a Very High Fire Hazard Severity Zone. These environmental constraints preclude large-scale residential development and re-development. The topography of northern Glendale makes the area much more suitable for low density market-rate single family development. Consequently, although a small number of sites are identified in the northern half of the City, the majority of candidate RHNA sites are located in the southern half of the City. It is important to note that this sites inventory analysis does not include ADUs, which provide affordable housing options, are permitted throughout the City, and would not have a concentrated impact on any one census tract.

Table 79 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. As shown in Table 79, sites at all income levels, including the lower income RHNA sites, are distributed throughout the City, increasing the potential for mixed income communities and a variety of housing types to meet Glendale's housing needs. The Downtown and surrounding area (i.e., Tracts 3018.01, 3018.02, 3019, 3020.02, 3022.01, 3022.02, 3023.01, and 3023.02) contains the greatest number of sites at all income levels when looked at as a percentage of RHNA income category, receiving 70.7 percent of lower-income, 78.6 percent of moderate-income, and 59.6 percent of above moderate-income sites. As discussed above in the Sites Inventory Considerations, this is primarily because Downtown Glendale is the most in-demand location for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. The Downtown would provide opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Further, because the candidate sites are identified to accommodate all income levels (lower-, moderate-, and above-moderate), the sites provide an opportunity to facilitate mixed-income neighborhoods and encourage future integration in these areas.

Table 79: Distribution of RHNA Capacity by Census Tract

| Census Tract | Existing Households | RHNA Capacity ¹ | | | AFFH Indicators | | | | | | | | | |
|--------------|---------------------|----------------------------|----------|----------------|---------------------------|--------------|-------------------------------------|-----------------|-----------------|-----------------------------|-------------------|----------------------------|-------------------------|----------------------------|
| | | | | | Segregation & Integration | | | | | Access To Opportunity | Displacement Risk | | | |
| | | Lower | Moderate | Above Moderate | Median Household Income | Poverty Rate | Neighborhood Segregation Typologies | Diversity Index | Disability Rate | Resource Designation | Overcrowding Rate | Renter-Occupied Households | Renter Overpayment Rate | Homeowner Overpayment Rate |
| 3004 | 2,158 | 0 | 0 | 31 | \$97,083 | 4.5% | Asian-Latino-White | 56.6-74.8 | 10.5% | Highest | 4.3% | 28.3% | 70.9% | 45.8% |
| 3006 | 3,636 | 4 | 0 | 128 | \$69,107 | 7.6% | Asian-Latino-White | 50.6-66.5 | 10.4% | Highest | 5.7% | 63.2% | 66.7% | 28.3% |
| 3007.01 | 2,249 | 0 | 0 | 2 | \$129,025 | 3.3% | Asian-White | 42.4-48.6 | 7.5% | Highest | 2.1% | 17.3% | 66.7% | 49.2% |
| 3008 | 2,921 | 4 | 19 | 50 | \$96,157 | 10.8% | Asian-Latino-White | 49.2-63.2 | 11.8% | Highest | 4.7% | 47.3% | 56.5% | 56.6% |
| 3010 | 2,203 | 0 | 27 | 47 | \$68,967 | 15.7% | Asian-Latino-White | 42.0-76.6 | 10.3% | High | 1.6% | 65.4% | 45.0% | 59.9% |
| 3011 | 2,865 | 0 | 22 | 69 | \$74,303 | 8.7% | Asian-Latino-White | 46.9-59.2 | 13.2% | High | 4.8% | 62.0% | 59.2% | 50.8% |
| 3012.03 | 1,989 | 13 | 0 | 139 | \$66,563 | 8.8% | Asian-Latino-White | 52.6-56.3 | 18.6% | High | 4.2% | 60.2% | 57.8% | 53.5% |
| 3012.04 | 2,239 | 0 | 0 | 112 | \$58,497 | 11.9% | Asian-Latino-White | 53.8-68.7 | 16.8% | High | 9.4% | 93.0% | 49.6% | 45.3% |
| 3012.05 | 747 | 0 | 0 | 6 | \$107,159 | 4.3% | Asian-Latino-White | 42.8-59.0 | 11.8% | High | 2.3% | 20.3% | 53.3% | 48.7% |
| 3012.06 | 2,017 | 0 | 0 | 24 | \$63,715 | 18.0% | Asian-White | 51.4-58.1 | 15.9% | Moderate | 8.4% | 74.7% | 62.6% | 42.2% |
| 3015.02 | 2,589 | 0 | 0 | 111 | \$50,205 | 19.8% | Latino-White | 42.2-58.6 | 20.8% | Moderate | 8.1% | 92.0% | 62.2% | 80.0% |
| 3016.01 | 2,373 | 107 | 106 | 118 | \$39,053 | 13.7% | Latino-White | 52.9-70.9 | 22.0% | Moderate | 5.1% | 89.1% | 67.4% | 30.2% |
| 3016.02 | 1,698 | 0 | 0 | 127 | \$65,947 | 8.4% | Asian-Latino-White | 80.9-83.2 | 9.7% | Moderate | 3.3% | 78.5% | 54.6% | 55.0% |
| 3017.01 | 1,161 | 22 | 75 | 0 | \$84,688 | 7.1% | Asian-Latino-White | 70.1-70.8 | 16.7% | High | 1.9% | 56.7% | 36.4% | 41.9% |
| 3017.02 | 2,120 | 137 | 0 | 131 | \$56,571 | 11.7% | Asian-Latino-White | 62.5-73.9 | 11.5% | Moderate | 4.6% | 85.0% | 52.0% | 56.8% |
| 3018.01 | 2,411 | 158 | 198 | 361 | \$58,779 | 18.4% | Asian-Latino-White | 59.9-77.2 | 11.6% | Moderate | 5.1% | 86.9% | 51.7% | 41.8% |
| 3018.02 | 2,179 | 1,107 | 631 | 903 | \$63,328 | 16.5% | Asian-Latino-White | 62.8-70.9 | 13.4% | Moderate | 8.2% | 83.9% | 64.7% | 42.8% |
| 3019 | 3,463 | 320 | 34 | 448 | \$66,061 | 16.7% | Asian-Latino-White | 57.2-64.6 | 11.1% | Moderate | 6.1% | 68.7% | 49.0% | 59.3% |
| 3020.02 | 1,863 | 103 | 247 | 314 | \$49,417 | 20.8% | Asian-Latino-White | 59.7-71.4 | 16.8% | Moderate (Rapidly Changing) | 10.0% | 81.8% | 60.7% | 43.2% |
| 3020.03 | 1,474 | 0 | 0 | 30 | \$55,305 | 14.1% | Asian-Latino-White | 57.1 | 15.3% | High | 5.9% | 92.6% | 49.8% | 53.0% |

| Census Tract | Existing Households | RHNA Capacity ¹ | | | AFFH Indicators | | | | | | | | | |
|--------------|---------------------|----------------------------|----------|----------------|---------------------------|--------------|-------------------------------------|-----------------|-----------------|-----------------------------|-------------------|----------------------------|-------------------------|----------------------------|
| | | | | | Segregation & Integration | | | | | Access To Opportunity | Displacement Risk | | | |
| | | Lower | Moderate | Above Moderate | Median Household Income | Poverty Rate | Neighborhood Segregation Typologies | Diversity Index | Disability Rate | | Overcrowding Rate | Renter-Occupied Households | Renter Overpayment Rate | Homeowner Overpayment Rate |
| 3020.04 | 1,725 | 0 | 0 | 71 | \$50,875 | 20.7% | Asian-Latino-White | 65.2 | 16.3% | Moderate | 7.3% | 84.5% | 60.5% | 53.8% |
| 3021.02 | 2,804 | 0 | 0 | 81 | \$76,602 | 7.6% | Asian-Latino-White | 63.5-73.7 | 11.9% | High | 2.2% | 65.9% | 48.8% | 21.6% |
| 3021.03 | 2,097 | 2 | 69 | 37 | \$42,461 | 22.8% | Asian-Latino-White | 66.5-74.7 | 15.4% | Moderate | 8.7% | 88.9% | 56.3% | 40.6% |
| 3021.04 | 1,587 | 0 | 0 | 30 | \$61,005 | 12.4% | Asian-Latino-White | 76.6-82.9 | 12.6% | High | 6.0% | 89.5% | 53.7% | 37.4% |
| 3022.01 | 2,019 | 252 | 467 | 516 | \$24,851 | 29.2% | Mostly White | 55.6-65.2 | 26.5% | Moderate | 12.4% | 94.7% | 65.7% | 52.5% |
| 3022.02 | 2,018 | 349 | 82 | 231 | \$45,156 | 20.1% | Asian-Latino-White | 61.2-81.2 | 17.3% | Moderate | 16.0% | 88.9% | 63.8% | 76.6% |
| 3023.01 | 1,578 | 217 | 0 | 28 | \$55,795 | 17.6% | Asian-Latino-White | 68.9-77.9 | 13.5% | Moderate | 8.4% | 76.6% | 50.2% | 38.2% |
| 3023.02 | 2,057 | 605 | 159 | 229 | \$52,763 | 17.3% | Asian-Latino-White | 71.6-82.9 | 13.5% | Moderate | 14.4% | 95.2% | 54.4% | 44.6% |
| 3024.01 | 2,571 | 930 | 177 | 372 | \$41,300 | 30.3% | Asian-Latino-White | 77.9-83.1 | 12.3% | High Segregation & Poverty | 10.5% | 91.2% | 61.3% | 35.3% |
| 3025.03 | 1,515 | 0 | 0 | 120 | \$41,016 | 21.6% | Asian-Latino-White | 57.4-76.7 | 17.6% | Moderate (Rapidly Changing) | 13.5% | 91.6% | 61.7% | 12.7% |
| 3025.04 | 1,517 | 0 | 0 | 87 | \$38,468 | 16.3% | Asian-Latino-White | 71.9-79.7 | 18.3% | Moderate | 8.8% | 86.9% | 74.3% | 48.8% |
| 3025.05 | 1,599 | 71 | 0 | 98 | \$35,269 | 22.6% | Latino-White | 73.7-87.2 | 25.0% | Moderate | 13.6% | 96.8% | 67.3% | 100.0% |
| 3025.06 | 1,393 | 0 | 0 | 30 | \$61,283 | 17.9% | Asian-Latino-White | 73.0-76.0 | 20.8% | High | 8.5% | 75.7% | 57.0% | 34.9% |

Source: US Census, 2015-2019 ACS; California Department of Housing and Community Development, AFFH Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed November 1, 2022.

1. This table shows only sites within Appendix A and does not include ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract.

SEGREGATION/INTEGRATION

As previously stated, the City finds that there are no existing deliberate patterns of segregation by race and ethnicity, persons with disabilities, familial status, age, or income; however, the City finds that there have been historic patterns of segregation, including by race and ethnicity, that must be recognized and considered. To address its history, the City Council has directed Staff to complete a historical context statement for the City of Glendale. Many cities utilize historic context statements as an organizing structure for grouping information about historic properties that share a common theme, place, and time. A historic context statement is not intended to be a comprehensive history, but rather, it focuses on describing those historical development patterns within which the significance of resources can be understood. There can be differing themes for historic context statements, including race/ethnicity; the City of Glendale has requested that the historical context statement focus on the theme of race/ethnicity, with the following subsections: African American, Latinx, Eastern Asian, and Western Asian. This is so as to not dilute the history and understanding of each group. As the City works towards understanding and acknowledging its past, it has also launched a year-long series of educational programming through the Library, Arts & Culture Department. This series seeks to enhance and elevate culturally diverse artistic voices and bring additional focus on systematic racism by amplifying cultural voices through a lens of diversity, equity, and inclusion. These programs will occur in conjunction with such commemorations as Hispanic Heritage Month, Black History Month, Armenian Genocide Remembrance, Asian American and Pacific.

However, in the Housing Element Survey, the surveys identified the biggest problem of housing discrimination and witnessed discrimination factor as race and ethnicity. Additionally, the AI did conclude that the City has experienced segregated housing patterns; both self-selected and steering practices for minority renters has been an issue. The City will continue to work to expand its housing stock to accommodate a range of housing options and income levels and look for ways to disperse its affordable housing stock to different areas of the City.

As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community. This is highlighted in Table 71 in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Table 79 and Figure 6: Diversity Index by Census Block Group 2018 show the sites identified to meet Glendale's RHNA allocation in relation to racial/ethnic diversity. As shown, sites are located within census block groups ranging from 42.0 (least diverse) to 87.2 (most diverse). The majority of sites are located in areas of moderate to high diversity, and no sites are located in areas of lower diversity. Lower income RHNA sites are located throughout the community and are not concentrated in areas of low diversity. Most sites are located in areas with a Neighborhood Segregation Typology of Asian-Latino-White, meaning the area is primarily comprised of a mix of these races/ethnicities. One census tract, 3022.01, has a Neighborhood Segregation Typology of Mostly White; however, this tract has been identified for 467 moderate-income and 516 above moderate-income sites, in addition to the 252 lower-income sites. The City contains three other census tracts with a typology of Mostly White, but these areas were not selected for candidate sites. The Downtown and surrounding area, which contains the greatest concentration of RHNA sites at all income levels, has a high level of diversity (diversity scores generally range from 55 to 85). These areas provide opportunities for new housing for all income categories, not just lower-income categories, and would encourage further racial/ethnic integration in these areas.

Table 79 and Figure 9 show the sites designated to meet Glendale's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed lower income RHNA sites are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. The majority of sites are located in census tracts with 10-20% of residents indicating a disability. The three census tracts with the highest rate of persons with disabilities (census tracts 3022.01, 3025.05, and 3016.01), located in Downtown, southwestern and western Glendale, contain a combined 430 lower-income, 573 moderate-income, and 732 above moderate-income units. The sites inventory contains sites for all income levels in these areas and lower income sites are not concentrated in areas with already high levels of disability. Additionally, the majority of sites at all income levels are located in the City's mixed-use areas, which are located near transit corridors and activity centers and provide access to transportation, goods, and services for persons with disabilities. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 15 shows the sites designated to meet Glendale's RHNA allocation in relation to female-headed households. As shown, proposed lower income RHNA sites are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 17 shows the sites designated to meet Glendale's RHNA allocation in relation to concentration of senior residents. As shown, proposed lower income RHNA sites are located throughout the community and are not concentrated in areas with high proportions of senior residents. Most sites are located in areas with low levels of senior residents (less than 20%) and some sites are located in areas where seniors make up 20-25% of the population. However, these areas (located generally along San Fernando Road and in the Downtown) are also good locations for seniors because they provide easy access to goods and services and are located near transportation facilities and activity centers. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Table 79 and Figure 20 show the sites designated to meet Glendale's RHNA allocation in relation to median household income. As shown, proposed RHNA sites at all income levels, including lower income sites, are located throughout the community and are not concentrated in areas with low median household income. Areas of the City with the highest median household incomes are generally located at the foothills and within the hillside of the Verdugo Mountains and North Glendale/La Crescenta (north and east of the Verdugo Mountains). As previously described, these areas consist of low-density, single-family housing and, due to the steep hillsides and Very High Fire Hazard Severity Zones, large-scale future development in these areas is constrained. Areas of the City with lower median household incomes are generally located in the following areas: along the western edge of the City, north and south of San Fernando Road in an area with a concentration of commercial and industrial/manufacturing uses; between Glendale Avenue and San Fernando Road, north and south of Chevy Chase Drive where there is a mix of multifamily residential and single-family residential along with a concentration of commercial uses; and the Downtown, north of the intersection of Glendale Avenue and Colorado Street, where multifamily housing is mixed with commercial and office uses. Most candidate sites at all income levels are located in the Downtown and surrounding area, which generally has median household incomes of between about \$50,000 and \$66,000 (besides Tract 3022.01, which has the lowest median household income in the City at \$24,851). These are close to or slightly below the median household income for the City (\$66,130 according to the 2015-2019 ACS). Some candidate sites are located in the City's lowest median household income census tracts, but the overall distribution is spread amongst census tracts with varying levels of median household income. The three census tracts with the lowest median household incomes (tracts 3022.01, 3025.05, and 3025.04), located in Downtown, southwestern and southeastern Glendale, contain a combined 323 lower-income, 467 moderate-income, and 701 above moderate-income units. These areas provide opportunities for new housing for all income categories, including a significant number of moderate- and above-moderate income level sites, and would help facilitate mixed-income neighborhoods. Therefore, the location of new development to meet the

City's lower income RHNA is not expected to contribute to patterns of isolation or segregation for lower income households.

R/ECAPS

The City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. There is one census tract in the City (census tract 3014.00), located in the foothills adjacent to Burbank, that is considered a racially concentrated area of affluence (i.e., over 80 percent non-Hispanic White and median household income of \$125,000 or greater). There are no candidate sites located in that census tract due to the aforementioned constraints to large-scale residential development; however, this area is comprised of predominately single-family housing and provides opportunities for the development of ADUs. The City has included Program 1F in order to promote the development of affordable ADUs throughout the community, including areas of racially concentrated affluence.

ACCESS TO OPPORTUNITY

As shown in Table 79 and Figure 26, sites to accommodate the City's 6th Cycle RHNA are located throughout the City, with sites located in all resource level areas within the City (i.e., resource designations of highest, high, moderate, moderate (rapidly changing), and high segregation and poverty). There are no areas in Glendale classified as "Low" resource. The majority of sites, including sites identified for lower, moderate, and above moderate-income levels, are located within the Downtown and surrounding areas, which are primarily designated as moderate resource areas. The Downtown would provide opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. In a built-out community like Glendale, the ability to direct growth to specific areas where new residents can be provided access to jobs and transit is an important part of the success of future development.

Some of the City's suitable sites are located within Census Tract 3024.01 in the Tropico neighborhood, which is considered an area with High Segregation and Poverty (see Figure 26: TCAC Opportunity Areas by Census Tract). The introduction of new mixed-use development in this area will help to create more housing affordable to households at lower income levels, introduce new residents to an area which can contribute to higher neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development in this area, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents. The Housing Plan includes Program 2D, "Neighborhood Target Areas". The goal of this program is to improve the quality of life throughout Glendale, with a focus on neighborhoods that contain lower income census tracts, such as South and West Glendale. The City intends to prepare and adopt a Community Plan for West Glendale to guide land use and transportation decisions in the area and encourage investment and revitalization in the project area.

Additionally, to help support the addition of new development in high resource areas, the City has included Program 1F, which promotes the opportunity to develop accessory dwelling units throughout the community, including in high or highest resource areas that may not be suitable for large-scale multifamily development due to environmental constraints.

As discussed in the Assessment of Fair Housing section above and shown in Figure 25, the majority of sites at all income levels are located near freeways (I-5, SR-134, and I-210) in areas associated with lower environmental scores. Scores generally improve in lower-density areas (Verdugo foothills and North Glendale/La Crescenta) and open space areas in central and northern Glendale. Only three census tracts in Glendale receive TCAC environmental scores of between 0.50 and 0.75, and two of these are in areas of predominately open space. The vast majority of developable land in the City receives TCAC environmental scores under 0.50, which is why sites at all income levels are located in these areas. In addition, the City has included Program 1F in order to promote the development of affordable ADUs throughout the community, including in Glendale's census tracts with the highest environmental scores.

DISPLACEMENT RISK

As housing costs in Southern California continue to rise, residents are at risk of being displaced from their homes. This is particularly true of renters. As shown in Table 79, there is a high percentage of renter-occupied households in Glendale, particularly, in census tracts in the southeast (generally south of SR-134 and east of Brand Boulevard), southwest (generally south of SR-134 and west of Glendale Avenue), West Glendale (west of Brand Boulevard, north of SR 134 and Griffith Park, south of Glenwood Road, east of City of Burbank), and Downtown areas. These areas have a high proportion of existing multifamily housing, and may be most at-risk of displacement due to increased housing costs, loss of income, or other factors. Table 79 and Figure 29 show the sites designated to meet the RHNA allocation for Glendale in relation to percent of renter households overburdened by housing costs, by census tract. A number of candidate sites are located in census tracts with high levels of renter households overburdened by housing costs (60-80%). As shown in Table 79, areas of the City with high rates of renter overpayment are not concentrated in any one area of the City. For instance, the seven census tracts with the highest renter overpayment rate (above 65 percent) are located the southeast, North Glendale/La Crescenta (north and east of Verdugo Mountains), West Glendale, and the southwest. Areas with the lowest renter overpayment rate (lower than 50 percent) are located in West Glendale, the southeast, and Downtown. The sites inventory is well distributed throughout the City and sites to accommodate all income levels are not concentrated in areas of areas with high rates of renter overpayment.

Homeowners may also be at risk of displacement if they cannot keep up with housing costs. Table 79 and Figure 30 show the sites proposed to meet Glendale's RHNA allocation in relation to percent of homeowner households overburdened by housing costs, by census tract. As shown, there are three census tracts with particularly high homeowner rates: tract 3025.05, which has a homeowner overpayment rate of 100 percent; 3015.02, with an overpayment rate of 80 percent; and 3022.02, with an overpayment rate of 76.6 percent. The sites inventory provides for a mix of income levels in these areas, as well as throughout the City. Sites to accommodate all income levels are not concentrated in areas of areas with high rates of homeowner overpayment.

Figures 35 and 36 show the location of sites in relation to gentrification and displacement and sensitive communities. These figures show sites in areas that currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. As shown in Figure 35, sites identified for moderate- and above moderate-income levels are located throughout the City in census tracts with a range of displacement type designations, including "Stable/Advanced Exclusive" (North Glendale/La Crescenta), "Stable Moderate/Mixed Income" (North Glendale/La Crescenta, Downtown and surrounding areas), "At Risk of Becoming Exclusive" (east Glendale), "Early/Ongoing Gentrification" or "Advanced Gentrification" (Downtown and southern Glendale), and "Low-Income/Susceptible to Displacement" (Downtown, western Glendale, southern Glendale). Sites suitable for low-income housing have the same displacement type designations as moderate- and above moderate-income sites, with the exception of "Stable/Advanced Exclusive". Sites at all income levels (i.e., lower-, moderate-, and above-moderate) are generally distributed throughout the City, have a range of displacement type designations, and are not concentrated in any one area, such as areas in early/ongoing gentrification, or low-income areas susceptible to displacement. As shown in Figure 36, the majority of all sites, at all income levels, are located in communities designated as sensitive to displacement; in fact, virtually all developable land in the City that is not environmentally constrained (i.e., steep hillsides and fire hazard areas) is located within sensitive communities. Although sites, including lower-income sites, are located within areas that are vulnerable to displacement, the location of selected sites is not expected to result in the displacement of current residents. As discussed above in the Assessment of Fair Housing section, there are a number of resources and protections in place to prevent displacement. Additionally, the sites designated to accommodate the City's lower income RHNA are not currently developed with residential uses and are not expected to displace current residents. However, the City recognizes that there is the potential for economic and other types of displacement to occur and the City has developed a number of programs to protect against displacement. Many of these programs are aimed at increasing housing supply and affordability, and are likely to reduce or

mitigate the effects of economic displacement. More targeted protections against displacement include: Program 4A, which provides rental assistance through the Section 8 Housing Choice Voucher program; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; and Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections. Further, implementation of State building codes and the Glendale Local Hazard Mitigation Plan and Glendale Safety Element would reduce displacement risk due to environmental hazards.

SITE ANALYSIS FINDINGS

To accommodate the City's RHNA allocation, the City undertook a robust analysis of existing site conditions, including an evaluation of existing development on the site, the age of the existing structure, site utilization (FAR), historic development patterns and trends, any known constraints to development, ownership patterns, and overall development feasibility. These sites were simultaneously subjected to a rigorous equity analysis to ensure the selected sites promote integrated and balanced living patterns, provide a diversity of housing types in areas with moderate-high access to opportunities, and assist to affirmatively further fair housing. The City promotes high-density residential development in stand-alone and mixed-use formats throughout the City, with a special focus on higher density housing along transit corridors and around activity centers, including Downtown Glendale. These areas allow and incentivize higher density residential and mixed-use development at the densities needed to stimulate affordable housing development, and the City has seen a history of development pursuing density bonus opportunities in order to achieve higher densities.

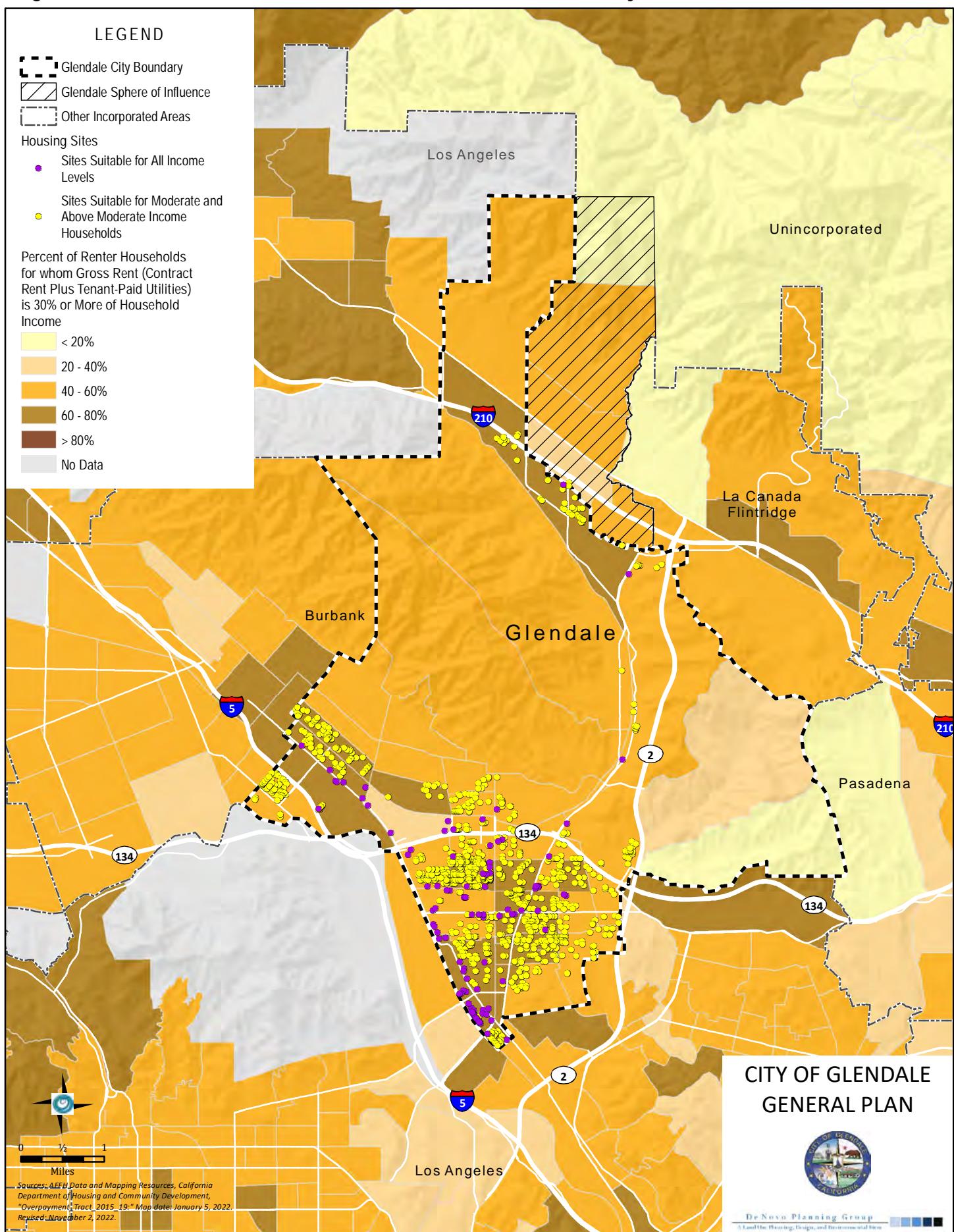
Although variations in socio-economic characteristics exist between census tracts in the City, lower income RHNA sites are not concentrated in areas of the City that would be associated with significantly worse socio-economic outcomes, based on indicators of fair housing issues such as census tracts with the highest poverty rates, highest rates of renter-occupied housing, or highest rates of overcrowding. Sites identified as suitable for lower-income households generally also identify a significant portion of moderate- and/or above-moderate income sites, providing an opportunity to facilitate mixed-income neighborhoods and integration in these areas. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Glendale, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs.

As discussed previously, the Downtown and surrounding area contains the greatest number of sites at all income levels, primarily because Downtown Glendale is the most in-demand location for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. The Downtown would provide opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Further, because the candidate sites are identified to accommodate all income levels (lower-, moderate-, and above-moderate), the sites provide an opportunity to facilitate mixed-income neighborhoods and encourage future integration in these areas. However, it is important to note that future residential development is not anticipated to occur in only the Downtown, surrounding areas, and other areas identified in Appendix A. Residential development is allowed throughout the community, in all census tracts, and the City supports the development of residential uses throughout Glendale. The Downtown area has been identified as the location where new residential development is most likely and desirable, given the access to jobs, goods, services, transit and community facilities. However, the City continues to encourage the production of new residential development throughout the City, not just in the Downtown.

The City's identified RHNA sites are well-distributed throughout the community in areas that are appropriate for housing (i.e., not constrained), and provide realistic opportunities for development at all income levels. The remaining RHNA is accommodated through infill development of ADUs; Program 1F encourages

additional development of lower income units throughout the community through its accessory dwelling unit program to expand housing opportunities for all income levels and special needs groups. The lower RHNA needs are not limited to areas with extremely concentrated racial or ethnic populations, persons with disabilities, female-headed households, senior households, or low-income households. In addition to the distribution of sites, the City has included a number of programs in the Housing Plan to address potential fair housing issues. These include programs related to disproportionate housing needs, such as Program 2A, which provides for local residential rehabilitation programs, with a focus on older homes and lower-income households; Program 4A, which promotes the Section 8 Housing Choice Voucher program, with an emphasis on City's special needs populations (i.e., lower-income residents, overcrowded households, and seniors); Program 3B, which provides financial assistance to facilitate the production of affordable housing, including special needs housing; Program 3D, which engages with local nonprofit organizations, particularly CHDOs, to encourage affordable housing; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 6B, which provides support and services for person experiencing homelessness; and Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections; and Programs 9A and 9B, which monitors and updates to the Zoning Code to remove constraints to housing development. Further, programs to protect against displacement include: Program 4A, which provides rental assistance through the Section 8 Housing Choice Voucher program; Programs 5A and 5B, which promote affordable homeownership opportunities; Program 7B, which implements an anti-displacement program, particularly for BIPOC individuals and families and special needs groups; and Programs 7A and 7C, which provide fair housing education, outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections. Further, implementation of State building codes and the Glendale Local Hazard Mitigation Plan and Glendale Safety Element would reduce displacement risk due to environmental hazards. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional people and place-based opportunity is desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

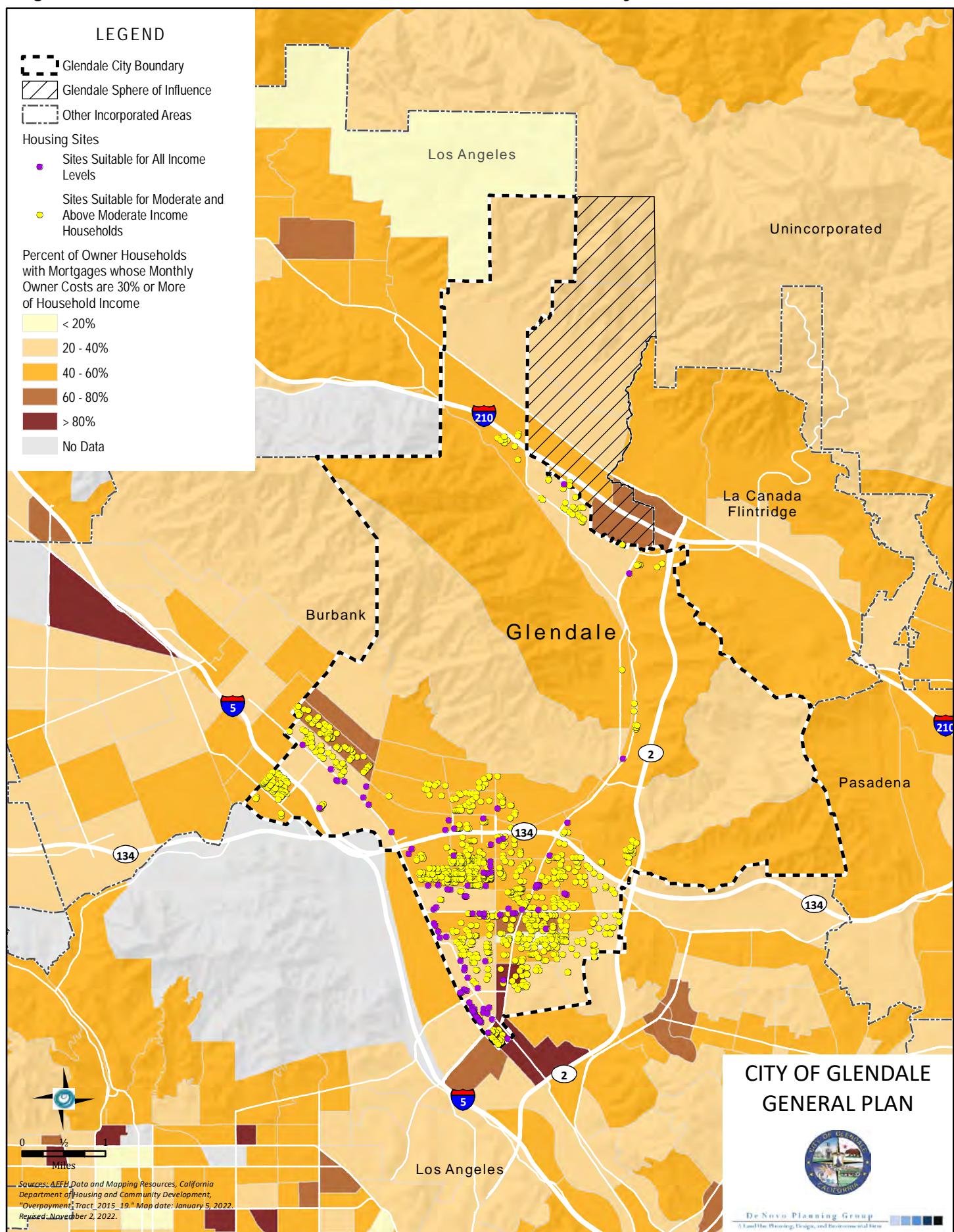
Figure 29. Cost-Burdened Renter Households by Census Tract



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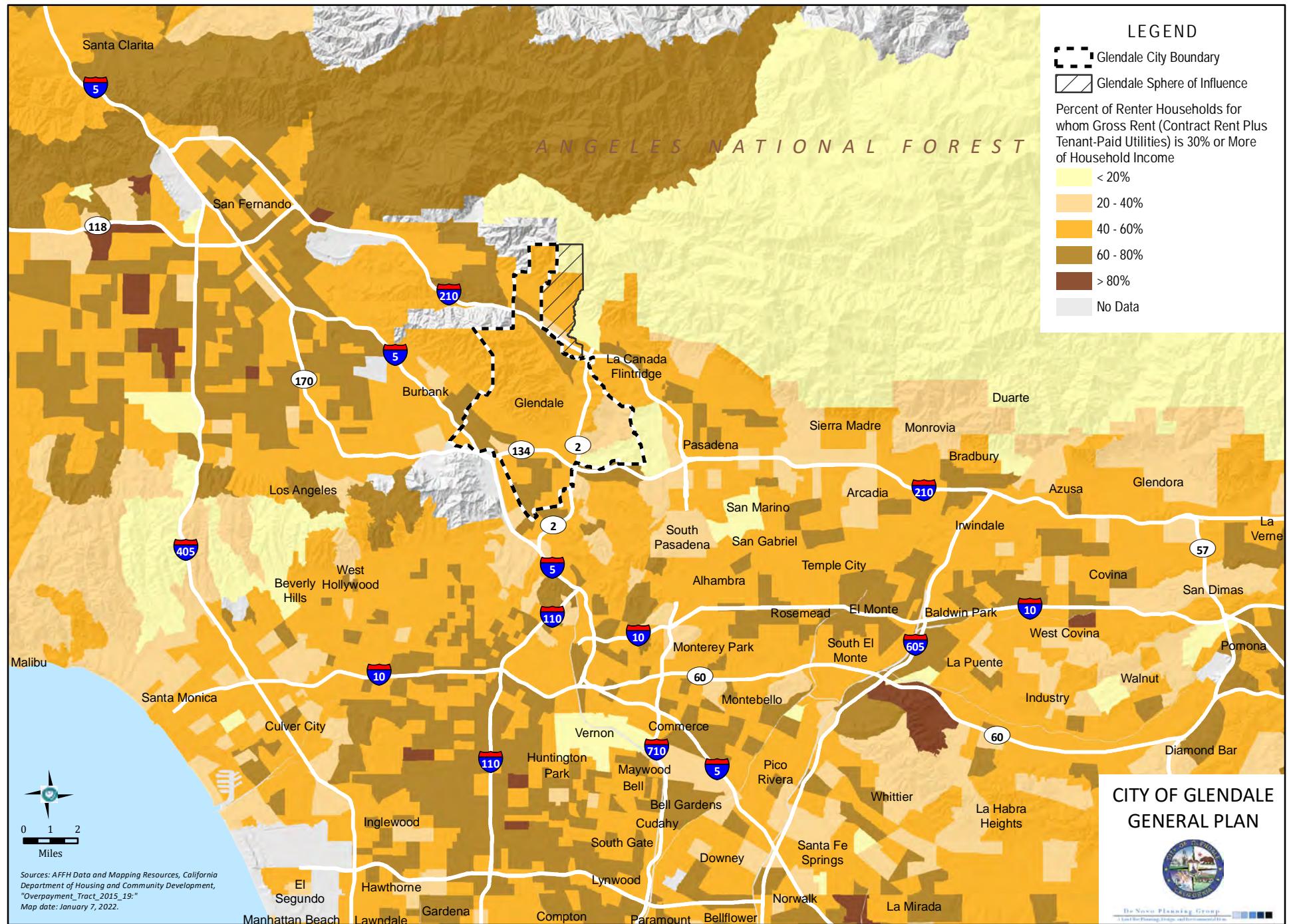
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Figure 30. Cost-Burdened Owner Households by Census Tract



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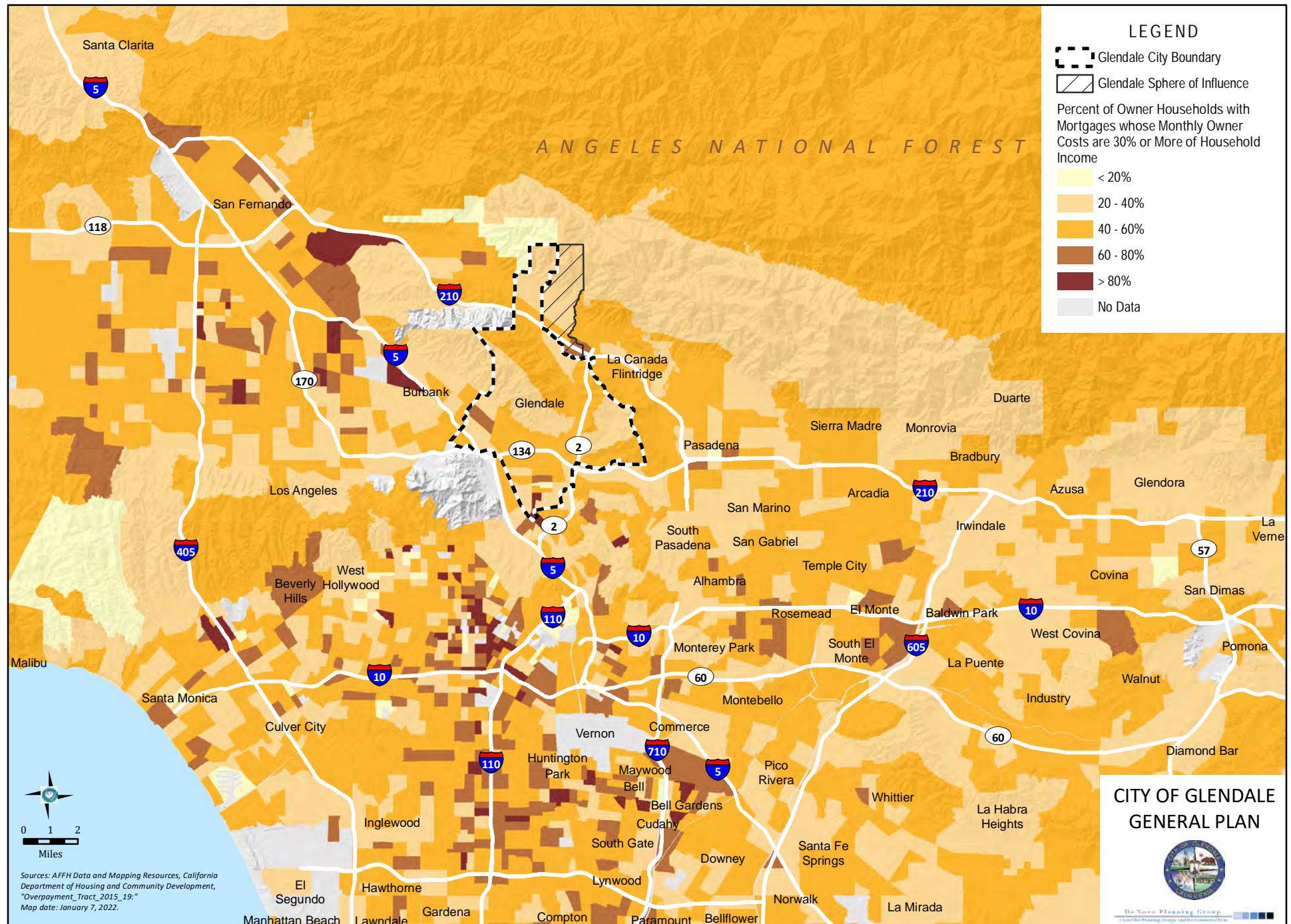
Figure 31. Cost-Burdened Renter Households by Census Tract - Countywide



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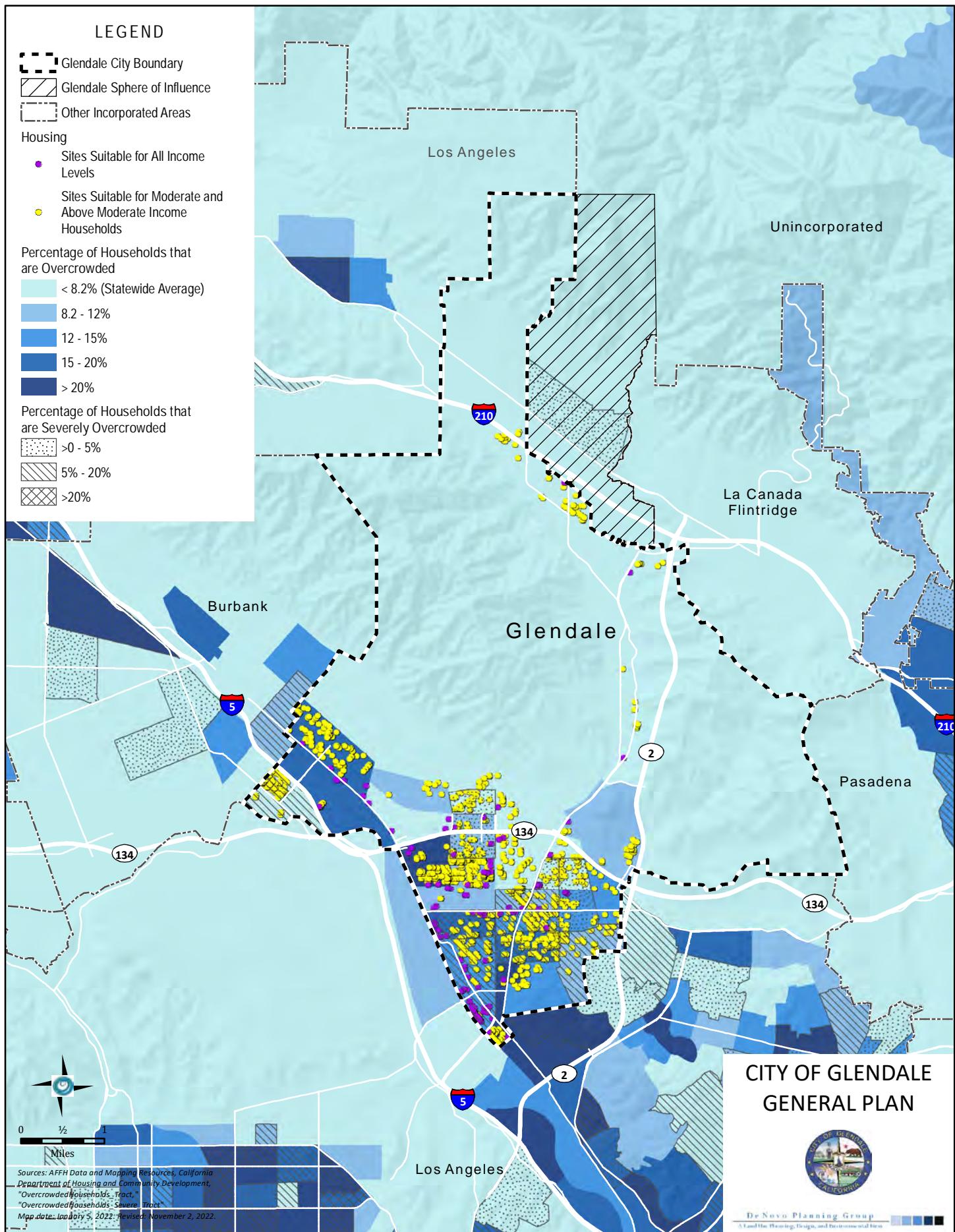
Figure 32. Cost-Burdened Owner Households by Census Tract - Countywide



Glendale Housing Element Background Report | 2021-2029

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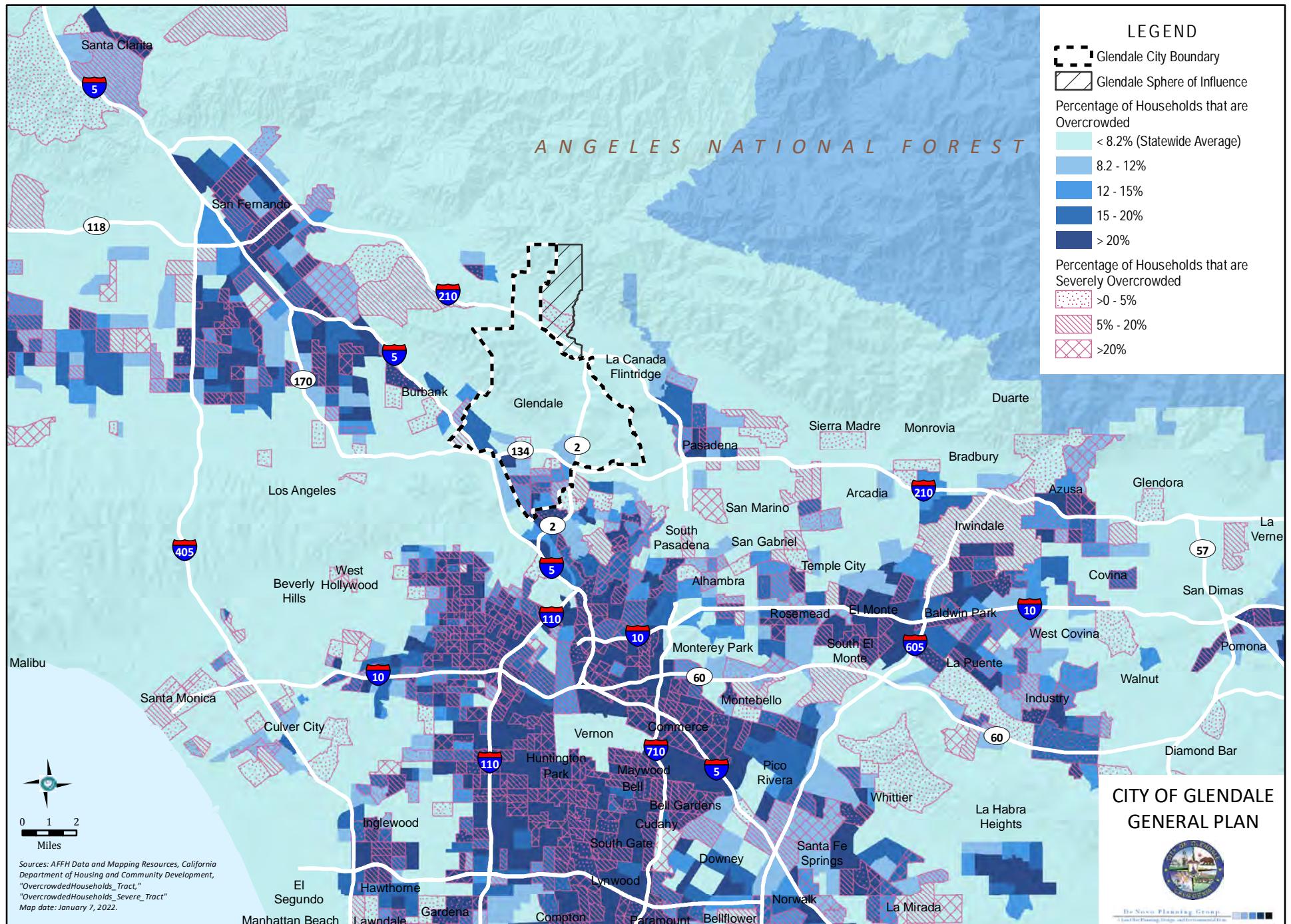
Figure 33. Overcrowded Households by Census Tract



Glendale Housing Element Background Report | 2021-2029

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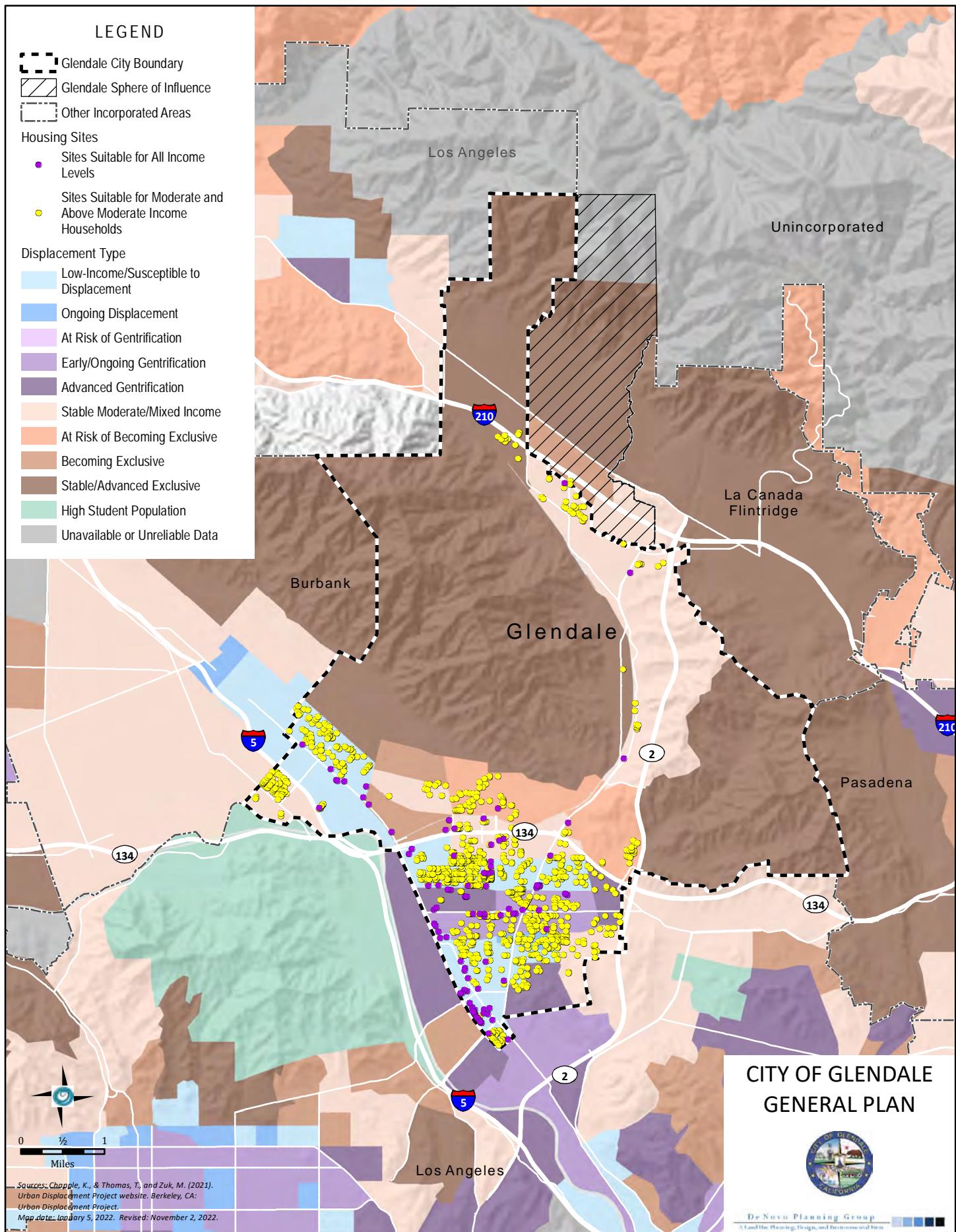
Figure 34. Overcrowded Households by Census Tract - Countywide



Glendale Housing Element Background Report | 2021-2029

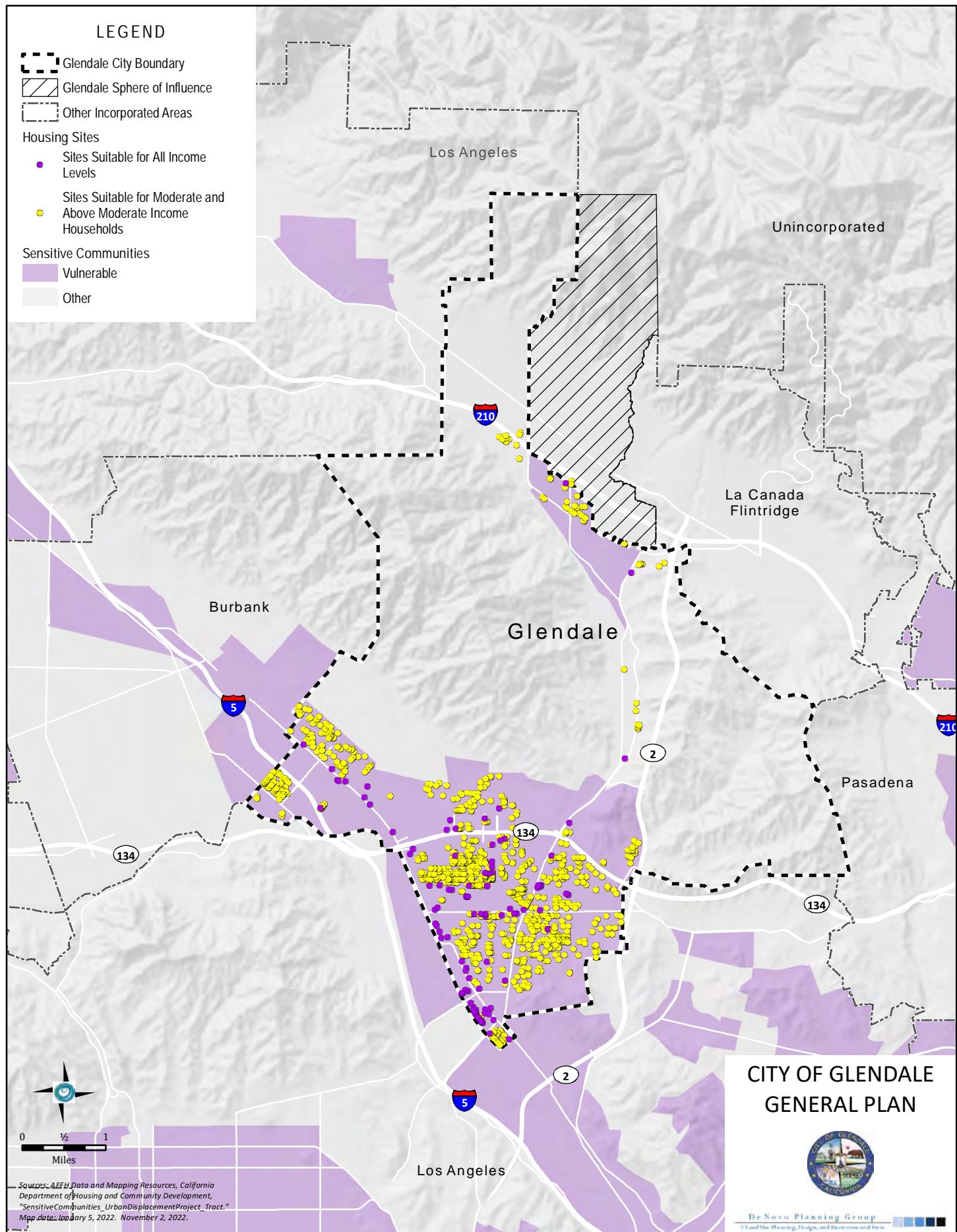
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Figure 35. Gentrification and Displacement



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Figure 36. Sensitive Communities



Glendale Housing Element Background Report | 2021-2029

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

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report, the City has identified the following potential contributing factors to fair housing issues in Glendale and, as described later in this section, has developed a series of specific programs to address these contributing factors. The meaningful actions listed in Table 80 relate to the actions identified in the Housing Plan.

Table 80: Fair Housing Issues and Contributing Factors

| Fair Housing Issue | Contributing Factors | Priority | Meaningful Action |
|---|--|----------|--|
| Segregation and Integration (Place-based Strategies) | <ul style="list-style-type: none"> • Land use and zoning laws • Lack of community revitalization strategies • Location and type of affordable housing | High | <ul style="list-style-type: none"> • Program 1E • Program 2A • Program 2C • Program 2D • Program 2E • Program 3E • Program 7C |
| Disproportionate Housing Needs, including Displacement Risks (New Opportunities, Displacement) | <ul style="list-style-type: none"> • Displacement of residents due to economic pressures • Lack of private investment in specific neighborhoods • Lack of renter protections | High | <ul style="list-style-type: none"> • Program 1H • Program 2E • Program 3C • Program 4A • Program 5B • Program 7A • Program 7B |
| Disparities in Access to Opportunity (New Opportunities, Housing Mobility) | <ul style="list-style-type: none"> • High demand for affordable housing, due to the high housing costs in the region • Location and type of affordable housing | Medium | <ul style="list-style-type: none"> • Program 1A • Program 1C • Program 1E • Program 1F • Program 1H • Program 3B • Program 7C • Program 9B |
| Disparities in Access to Opportunity for Persons with Disabilities (New Opportunities) | <ul style="list-style-type: none"> • Lack of accessible housing for persons with disabilities • Inaccessible government facilities or services • Access to transportation to persons with | Medium | <ul style="list-style-type: none"> • Program 3B • Program 4A • Program 9B • Program 9C |

| Fair Housing Issue | Contributing Factors | Priority | Meaningful Action |
|---|--|----------|--|
| | disabilities | | |
| Fair Housing Enforcement and Outreach (Housing Mobility, Displacement) | <ul style="list-style-type: none"> Lack of resources for fair housing agencies and organizations Lack of local private fair housing outreach and enforcement Limited understanding of fair housing laws | Medium | <ul style="list-style-type: none"> Program 7A Program 7B Program 7C Program 9B |

Based on the issues identified in this Background report, the following are the top three issues to be addressed through the Housing Programs.

- Displacement of residents due to economic pressures.** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County. While gentrification has not historically been a problem in Glendale (based on data from the Urban Displacement Project at the University of California, Berkeley), going forward, the areas most vulnerable to gentrification and displacement are disadvantaged areas located near areas that have already gentrified (not applicable to Glendale) and disadvantaged areas located near major transit assets as well as anchor institutions like universities and hospitals (applicable to Glendale). Programs 1H, 3C, 4A, 5B, 7B, and 7C has been included to address this contributing factor.
- Lack of private investments in specific neighborhoods.** Historically, the City has seen limited private investment in specific neighborhoods of Glendale, including the Tropico neighborhood (and South Glendale more generally), West Glendale, and Downtown Glendale. In order to stimulate private investment and revitalization of these areas, the City has invested its resources in developing community plans for South and West Glendale and preparing and adopting the Downtown Specific Plan. Through these efforts, the City has strived to help streamline investment, highlight investment opportunities, and guide private investment to these specific underrepresented neighborhoods. Adoption of the Downtown Specific Plan has spurred new private investment Downtown and the City continues to encourage the revitalization of other areas of the City through private investments. Programs 2D, 3E, 8A, and 8C has been included to address this contributing factor.
- Land use and zoning laws.** As discussed previously in this section, the City of Glendale acknowledges historic policies and programs that contributed to patterns of racial and ethnic isolation, segregation, and discrimination. For example, the history of “redlining” in the City contributed to areas of north Glendale becoming more affluent and less racially and ethnically diverse than areas of south Glendale. While the practice of “redlining” has long-since been discontinued, Glendale continues to acknowledge that these historical practices have creating unequal areas of opportunity throughout the City, with higher opportunity areas located in central and north Glendale and lower levels of opportunity in south Glendale. In addition to encouraging private investment in specific neighborhoods (see an associated discussion above), the City has included programs in its Housing Plan to review and revise land use and zoning laws to further expand new housing opportunities throughout the City, with a special focus on reducing constraints and increasing opportunities in areas of high and highest opportunity. The general plan land use designations and zoning districts provide for a variety of residential and mixed-use development opportunities throughout the City. However, the City has identified the need to amend its Zoning Code to reduce constraints associated with the development of multifamily residential uses in residential, mixed-use, and commercial zones, including along the City’s commercial corridors which traverse through areas of all opportunity levels, including high and highest opportunity. Programs 1C, 1E, 3C, 3E, and 9A has been included in the City’s Housing Plan to address this contributing factor.

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

- Program 1A: Land Use Policy and Development Capacity
- Program 1C: Public Property Conversion to Housing Program
- Program 1E: Adaptive Reuse
- Program 1F: Accessory Dwelling Units
- Program 1H: Adequate Alternative Sites
- Program 2A: Multifamily acquisition/Rehabilitation Loan Program
- Program 2C: Code Enforcement
- Program 2D: Neighborhood "Target Areas"
- Program 2E: Conservation of Existing and Future Affordable Units
- Program 3B: Direct City Financial Assistance
- Program 3C: Inclusionary Zoning
- Program 3E: Mixed Use Standards on Transportation Corridors
- Program 4A: Section 8 Rental Housing Choice Voucher Payments
- Program 5B: Tenant/Community Opportunity to Purchase
- Program 6B: Services for Persons Experiencing Homelessness
- Program 7A: Fair Housing Plan
- Program 7B: Anti-Displacement Evaluation
- Program 7C: Affirmatively Furthering Air Housing (AFFH) Program
- Program 9B: Zoning Code Amendments – Housing Constraints
- Program 9C: General Plan Updates and Consistency

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

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APPENDIX A: SITE INVENTORY

Certified February 2023

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Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Los Angeles County jurisdictions, please format the APN's as follows: 9999-999-999

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|------------------------|--------------------------------|-----------------------|
| GLENDALE | 511 N CENTRAL AVE | 91203 | 5637-003-048 | DSP | DSP/TD | | 0 | 0 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 8 | 8 | 16 | Downtown Specific Plan | Residential; 12 units | 0; 0.57 |
| GLENDALE | 501 N CENTRAL AVE | 91203 | 5637-003-050 | DSP | DSP/TD | | 0 | 0 | 0.18 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | 5,671 SF Commercial (1-story) | 0.72; 0.34 |
| GLENDALE | 505 N CENTRAL AVE | 91203 | 5637-003-052 | DSP | DSP/TD | | 0 | 0 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 5 | 5 | 10 | Downtown Specific Plan | Residential; 17 units | 0; 0.35 |
| GLENDALE | 405 N CENTRAL AVE | 91203 | 5637-004-046 | DSP | DSP/TD | | 0 | 0 | 0.18 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | Surface parking lot | 0; 0 |
| GLENDALE | 401 N CENTRAL AVE | 91203 | 5637-004-047 | DSP | DSP/TD | | 0 | 0 | 0.19 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 14 | 14 | 28 | Downtown Specific Plan | 4,698 SF Commercial (1-story) | 0.56; 0.01 |
| GLENDALE | 333 N CENTRAL AVE | 91203 | 5637-005-040 | DSP | DSP/TD | | 0 | 0 | 0.47 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 33 | 33 | 66 | Downtown Specific Plan | 18,600 SF Commercial (1-story) | 0.91; 0.04 |
| GLENDALE | 343 N CENTRAL AVE | 91203 | 5637-005-044 | DSP | DSP/TD | | 0 | 0 | 0.45 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 32 | 32 | 64 | Downtown Specific Plan | 6,289 SF Commercial (1-story) | 0.32; 0.78 |
| GLENDALE | 221 N CENTRAL AVE | 91203 | 5637-008-001 | DSP | DSP/TD | | 0 | 0 | 0.22 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 16 | 16 | 32 | Downtown Specific Plan | 7,450 SF Commercial (1-story) | 0.77; 0.44 |
| GLENDALE | 215 N CENTRAL AVE | 91203 | 5637-008-081 | DSP | DSP/TD | | 0 | 0 | 0.14 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 10 | 10 | 20 | Downtown Specific Plan | 4,790 SF Commercial (1-story) | 0.79; 0.5 |
| GLENDALE | 205 N CENTRAL AVE | 91203 | 5637-008-096 | DSP | DSP/TD | | 0 | 0 | 0.43 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 30 | 30 | 60 | Downtown Specific Plan | 12,321 SF Commercial (1-story) | 0.66; 1.47 |
| GLENDALE | 107 N CENTRAL AVE | 91203 | 5637-009-006 | DSP | DSP/TD | | 0 | 0 | 0.15 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 23 | Downtown Specific Plan | 4,884 SF Commercial (1-story) | 0.74; 1.11 |
| GLENDALE | 101 N CENTRAL AVE | 91203 | 5637-009-007 | DSP | DSP/TD | | 0 | 0 | 0.12 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 9 | 9 | 18 | Downtown Specific Plan | 9,372 SF Commercial (2-story) | 1.76; 1.1 |
| GLENDALE | 333 W BROADWAY | 91204 | 5637-009-012 | DSP | DSP/TD | | 0 | 0 | 0.19 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | 11,014 SF Commercial (2-story) | 1.33; 2 |
| GLENDALE | 335 W BROADWAY | 91204 | 5637-009-013 | DSP | DSP/TD | | 0 | 0 | 0.19 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | 2,600 SF Commercial (1-story) | 0.31; 0.54 |
| GLENDALE | 341 W BROADWAY | 91204 | 5637-009-014 | DSP | DSP/TD | | 0 | 0 | 0.19 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | Surface parking lot | 0; 0.01 |
| GLENDALE | 343 W BROADWAY | 91204 | 5637-009-015 | DSP | DSP/TD | | 0 | 0 | 0.19 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | Surface parking lot | 0; 0 |
| GLENDALE | 347 W BROADWAY | 91204 | 5637-009-016 | DSP | DSP/TD | | 0 | 0 | 0.19 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | Surface parking lot | 0; 0 |
| GLENDALE | 351 W BROADWAY | 91204 | 5637-009-017 | DSP | DSP/TD | | 0 | 0 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 12 | 12 | 24 | Downtown Specific Plan | Residential; 3 units | 0; 0.19 |
| GLENDALE | 353 W BROADWAY | 91204 | 5637-009-018 | DSP | DSP/TD | | 0 | 0 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | Residential; 5 units | 0; 0.78 |
| GLENDALE | 325 W BROADWAY | 91204 | 5637-009-030 | DSP | DSP/TD | | 0 | 0 | 0.38 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 27 | 27 | 54 | Downtown Specific Plan | 18,928 SF Commercial (2-story) | 1.15; 1.55 |
| GLENDALE | 357 W BROADWAY | 91204 | 5637-009-031 | DSP | DSP/TD | | 0 | 0 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | Residential; 5 units | 0; 0.2 |
| GLENDALE | 112 N COLUMBUS AVE | 91203 | 5637-009-037 | DSP | DSP/TD | | 0 | 0 | 0.06 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 4 | 4 | 8 | Downtown Specific Plan | Residential; 1 unit | 0; 0.06 |
| GLENDALE | 111 N CENTRAL AVE | 91203 | 5637-009-052 | DSP | DSP/TD | | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | 3,006 SF Commercial (1-story) | 0.43; 0.44 |
| GLENDALE | 313 W BROADWAY | 91204 | 5637-009-064 | DSP | DSP/TD | | 0 | 0 | 0.4 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 28 | 28 | 56 | Downtown Specific Plan | 6,025 SF Commercial (1-story) | 0.35; 0.32 |
| GLENDALE | 319 S BRAND BLVD | 91204 | 5641-001-001 | DSP | DSP/TD | | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | 4,910 SF Commercial (1-story) | 0.7; 0.46 |
| GLENDALE | 317 S BRAND BLVD | 91204 | 5641-001-002 | DSP | DSP/TD | | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | 5,650 SF Commercial (1-story) | 0.81; 0.75 |
| GLENDALE | 121 W ELK AVE | 91204 | 5641-001-003 | DSP | DSP/TD | | 0 | 0 | 0.11 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 8 | 8 | 16 | Downtown Specific Plan | Surface parking lot | 1; 0.01 |
| GLENDALE | 210 W COLORADO ST | 91204 | 5641-001-011 | DSP | DSP/TD | | 0 | 0 | 0.34 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 24 | 24 | 48 | Downtown Specific Plan | 1,980 SF Commercial (1-story) | 0.13; 0.45 |
| GLENDALE | 215 W ELK AVE | 91204 | 5641-001-017 | DSP | DSP/TD | | 0 | 0 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 11 | 11 | 22 | Downtown Specific Plan | Residential; 1 unit | 0; 0.55 |
| GLENDALE | 213 W ELK AVE | 91204 | 5641-001-018 | DSP | DSP/TD | | 0 | 0 | 0.17 | Parking | YES - Current | NO - Privately-Owned Available | | | 0 | 12 | 12 | 24 | Downtown Specific Plan | Parking Lots (Commercial Use) | 0; 0 |
| GLENDALE | 300 S BRAND BLVD | 91204 | 5641-003-001 | DSP | DSP/TD | | 0 | 0 | 0.41 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 29 | 29 | 58 | Downtown Specific Plan | 17,000 SF Commercial (2-story) | 0.99; 0.69 |
| GLENDALE | 318 S BRAND BLVD | 91204 | 5641-003-003 | DSP | DSP/TD | | 0 | 0 | 0.11 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 8 | 8 | 16 | Downtown Specific Plan | 2,700 SF Commercial (1-story) | 0.55; 0.47 |
| GLENDALE | 320 S BRAND BLVD | 91204 | 5641-003-004 | DSP | DSP/TD | | 0 | 0 | 0.25 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 18 | 18 | 36 | Downtown Specific Plan | 393 SF Commercial (1-story) | 0.04; 0.01 |
| GLENDALE | 300 E COLORADO ST | 91205 | 5641-004-040 | DSP | DSP/EB | | 0 | 0 | 0.38 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 27 | 27 | 54 | Downtown Specific Plan | 4,988 SF Commercial Gym | 0.3; 0.54 |
| GLENDALE | 103 S KENWOOD ST | 91205 | 5642-004-022 | DSP | DSP/EB | | 0 | 0 | 0.18 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 13 | 13 | 26 | Downtown Specific Plan | 1-story Commercial (3 bldgs) | 0.76; 0.46 |
| GLENDALE | 320 E BROADWAY | 91205 | 5642-004-023 | DSP | DSP/EB | | 0 | 0 | 0.09 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 6 | 6 | 12 | Downtown Specific Plan | 98 SF Commercial (1-story) | 0.26; 0.2 |
| GLENDALE | 318 E BROADWAY | 91205 | 5642-004-024 | DSP | DSP/EB | | 0 | 0 | 0.09 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 6 | 6 | 12 | Downtown Specific Plan | 1,560 SF Commercial (1-story) | 0.41; 0.07 |
| GLENDALE | 316 E BROADWAY | 91205 | 5642-004-025 | DSP | DSP/EB | | 0 | 0 | 0.17 | Commercial | YES - Current | NO - Privately-Owned Available | | | 0 | 12 | 12 | 24 | Downtown Specific Plan | 5,930 SF Commercial (2-story) | 0.81; 3.1 |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|------------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|----------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|---------------------------------|-----------------------|
| GLENDALE | N MARYLAND AVE/E CALIFORNIA | 91203 | 5642-016-906 | | DSP | DSP/TD | 0 | 0 | 0.15 | Parking | YES - Current | NO - Privately-Owned | Available | | 0 | 11 | 11 | 22 | Downtown Specific Plan | Surface parking lot | 0; 0 |
| GLENDALE | W DORAN ST/N ORANGE ST | 91203 | 5643-001-064 | | DSP | DSP/GAT | 0 | 0 | 0.31 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 22 | 22 | 44 | Downtown Specific Plan | 48 SF Commercial (1-story) a | 0.04; 0.1 |
| GLENDALE | 418 N CENTRAL AVE | 91203 | 5643-003-036 | | DSP | DSP/OC | 0 | 0 | 0.39 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 28 | 28 | 56 | Downtown Specific Plan | 10,507 SF Commercial (2-story) | 1.19; 0.41 |
| GLENDALE | 303 N MARYLAND AVE | 91206 | 5643-019-900 | | DSP | DSP/TD | 0 | 0 | 0.48 | Parking | YES - Current | NO - Privately-Owned | Available | | 0 | 36 | 36 | 72 | Downtown Specific Plan | Surface parking lot | 0; 0 |
| GLENDALE | 340 N CENTRAL AVE | 91203 | 5643-020-029 | | DSP | DSP/OC | 0 | 0 | 0.21 | Parking | YES - Current | NO - Privately-Owned | Available | | 0 | 15 | 15 | 30 | Downtown Specific Plan | Surface parking lot | 0.99; 0 |
| GLENDALE | 336 N CENTRAL AVE | 91203 | 5643-020-030 | | DSP | DSP/OC | 0 | 0 | 0.21 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 15 | 15 | 30 | Downtown Specific Plan | 5,810 SF Commercial (2-story) | 0.64; 0.29 |
| GLENDALE | 334 N CENTRAL AVE | 91203 | 5643-020-031 | | DSP | DSP/OC | 0 | 0 | 0.2 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 14 | 14 | 28 | Downtown Specific Plan | 4,892 SF Commercial (2-story) | 0.55; 0.28 |
| GLENDALE | 330 N CENTRAL AVE | 91203 | 5643-020-032 | | DSP | DSP/OC | 0 | 0 | 0.21 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 15 | 15 | 30 | Downtown Specific Plan | 2,432 SF Commercial (1-story) | 0.33; 0.78 |
| GLENDALE | 201 W CALIFORNIA AVE | 91203 | 5643-020-038 | | DSP | DSP/OC | 0 | 0 | 0.22 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 16 | 16 | 32 | Downtown Specific Plan | 12,405 SF Commercial (1-story) | 1.49; 0.14 |
| GLENDALE | 309 N ORANGE ST | 91203 | 5643-020-039 | | DSP | DSP/OC | 0 | 0 | 0.42 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 30 | 30 | 60 | Downtown Specific Plan | 10,000 SF Commercial (1-story) | 1.02; 0 |
| GLENDALE | 208 ARDEN AVE APT 000D | 91203 | 5644-003-033 | | DSP | DSP/GAT | 0 | 0 | 0.17 | Parking | YES - Current | NO - Privately-Owned | Available | | 0 | 12 | 12 | 24 | Downtown Specific Plan | Surface parking lot | 1.01; 0.02 |
| GLENDALE | 212 ARDEN AVE | 91203 | 5644-003-073 | | DSP | DSP/GAT | 0 | 0 | 0.33 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 23 | 23 | 46 | Downtown Specific Plan | 5,688 SF Commercial (1-story) | 0.39; 1.75 |
| GLENDALE | 820 N CENTRAL AVE | 91203 | 5644-003-081 | | DSP | DSP/GAT | 0 | 0 | 0.33 | Parking | YES - Current | NO - Privately-Owned | Available | | 0 | 23 | 23 | 46 | Downtown Specific Plan | Surface parking lot | 0.39; 0 |
| GLENDALE | 313 S CENTRAL AVE | 91204 | 5696-004-003 | | DSP | DSP/TD | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 12 | 12 | 24 | Downtown Specific Plan | 1,700 SF Commercial (1-story) | 0.24; 0.24 |
| GLENDALE | 356 W COLORADO ST | 91204 | 5696-004-016 | | DSP | DSP/TD | 0 | 0 | 0.14 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 10 | 10 | 20 | Downtown Specific Plan | 4,400 SF Commercial (2-story) | 0.71; 0.95 |
| GLENDALE | 360 W COLORADO ST | 91204 | 5696-004-017 | | DSP | DSP/TD | 0 | 0 | 0.14 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 10 | 10 | 20 | Downtown Specific Plan | 950 SF Commercial (1-story) | 0.15; 0.11 |
| GLENDALE | 364 W COLORADO ST | 91204 | 5696-004-018 | | DSP | DSP/TD | 0 | 0 | 0.14 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 10 | 10 | 20 | Downtown Specific Plan | 3,558 SF Commercial (1-story) | 0.57; 0.09 |
| GLENDALE | 318 W COLORADO ST | 91204 | 5696-004-040 | | DSP | DSP/TD | 0 | 0 | 0.41 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 29 | 29 | 58 | Downtown Specific Plan | 11,132 SF Commercial (1-story) | 0.62; 0.94 |
| GLENDALE | 333 S CENTRAL AVE | 91204 | 5696-004-048 | | DSP | DSP/TD | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned | Available | | 0 | 11 | 11 | 22 | Downtown Specific Plan | 7,000 SF Commercial (2-story) | 1; 0.27 |
| GLENDALE | 108 N COLUMBUS AVE | 91203 | 5637-009-074 | | DSP | DSP/TD | 0 | 0 | 0.78 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 111 | 0 | 0 | 111 | Downtown Specific Plan (A) | 6,108 SF Commercial (1-story) | 0.18; 0.28 |
| GLENDALE | 320 S CENTRAL AVE | 91204 | 5641-001-027 | | DSP | DSP/TD | 0 | 0 | 0.59 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 84 | 0 | 0 | 84 | Downtown Specific Plan (A) | 10,875 SF Commercial Strip M | 0.42; 0.77 |
| GLENDALE | 300 S CENTRAL AVE | 91204 | 5641-001-028 | | DSP | DSP/TD | 0 | 0 | 0.6 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 85 | 0 | 0 | 85 | Downtown Specific Plan (A) | 9,921 SF Commercial Strip M | 0.38; 0.11 |
| GLENDALE | 120 E COLORADO ST | 91205 | 5641-003-022 | | DSP | DSP/TD | 0 | 0 | 1.38 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 196 | 0 | 0 | 196 | Downtown Specific Plan (A) | 9,360 SF Commercial (1-story) | 0.16; 0.13 |
| GLENDALE | 406 E COLORADO ST | 91205 | 5641-004-007 | | DSP | DSP/EB | 0 | 0 | 0.56 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 79 | 0 | 0 | 79 | Downtown Specific Plan (A) | 7,840 SF Medical Office 1-story | 0.32; 1.5 |
| GLENDALE | 326 E COLORADO ST | 91205 | 5641-004-008 | | DSP | DSP/EB | 0 | 0 | 0.52 | Hotel/motel | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 74 | 0 | 0 | 74 | Downtown Specific Plan (A) | 12,344 SF Motel 41 rooms 2-st | 0.55; 1.5 |
| GLENDALE | 225 W BROADWAY | 91204 | 5642-002-056 | | DSP | DSP/BC | 0 | 0 | 1.76 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 250 | 0 | 0 | 250 | Downtown Specific Plan (A) | 12,198 SF Office ~5 stories | 1.59; 1.62 |
| GLENDALE | 503 E COLORADO ST | 91204 | 5642-009-034 | | DSP | DSP/EB | 0 | 0 | 0.74 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 105 | 0 | 0 | 105 | Downtown Specific Plan (A) | 12,497 SF Commercial 1-story | 0.39; 0 |
| GLENDALE | 305 E COLORADO ST | 91205 | 5642-010-050 | | DSP | DSP/EB | 0 | 0 | 1.03 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 147 | 0 | 0 | 147 | Downtown Specific Plan (A) | Surface Parking Lot | 1; 0.06 |
| GLENDALE | 212 W CALIFORNIA AVE | 91203 | 5642-015-045 | | DSP | DSP/OC | 0 | 0 | 0.18 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 265 | 0 | 0 | 265 | Downtown Specific Plan (A) | 164,308 SF Parking Structure | 2.01; 0.16 |
| GLENDALE | 236 N CENTRAL AVE | 91203 | 5642-015-058 | | DSP | DSP/OC | 0 | 0 | 1.26 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 178 | 0 | 0 | 178 | Downtown Specific Plan (A) | 172,54 SF Commercial (multi- | 3.15; 0.95 |
| GLENDALE | 232 N ORANGE ST | 91203 | 5642-015-900 | | DSP | DSP/MO | 0 | 0 | 0.52 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 74 | 0 | 0 | 74 | Downtown Specific Plan (A) | Orange Street Garage | 0; 0 |
| GLENDALE | 116 W DORAN ST | 91203 | 5643-001-040 | | DSP | DSP/GAT | 0 | 0 | 0.58 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 82 | 0 | 0 | 82 | Downtown Specific Plan (A) | Parking Garage | 1.88; 1.36 |
| GLENDALE | 600 N BRAND BLVD | 91203 | 5643-018-084 | | DSP | DSP/GAT | 0 | 0 | 1.08 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 154 | 0 | 0 | 154 | Downtown Specific Plan (A) | 92,269 SF Commercial (Multi-s | 2.52; 3.35 |
| GLENDALE | 600 N MARYLAND AVE | 91204 | 5643-018-085 | | DSP | DSP/GAT | 0 | 0 | 0.14 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 162 | 0 | 0 | 162 | Downtown Specific Plan (A) | Parking Garage | 1.7; 0.6 |
| GLENDALE | 340 N ORANGE ST | 91203 | 5643-020-058 | | DSP | DSP/MO | 0 | 0 | 0.7 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 100 | 0 | 0 | 100 | Downtown Specific Plan (A) | Parking Garage | 1; 0.32 |
| GLENDALE | W CALIFORNIA AVE/N ORANGE ST | 91203 | 5643-020-906 | | DSP | DSP/MO | 0 | 0 | 0.9 | Parking | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 128 | 0 | 0 | 128 | Downtown Specific Plan (A) | Surface Parking Lot | 0; 0 |
| GLENDALE | 900 N CENTRAL AVE | 91203 | 5644-013-043 | | DSP | DSP/GAT | 0 | 0 | 0.52 | Commercial | YES - Current | NO - Privately-Owned | Available | Not Used in Prior Hol | 74 | 0 | 0 | 74 | Downtown Specific Plan (A) | 9,081 SF Commercial (1-story) | 0.4; 3.17 |
| GLENDALE | 300 W COLORADO ST | 91204 | 5696-004-039 | </ | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|-----------------------------|------------------|------------------------|---------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|----------------------|-----------------|---|-----------------------|--------------------------|--------------------------------|----------------|---------------------------|-----------------------|-----------------------|
| GLENDALE | 534 N KENWOOD ST | 91206 | 5643-007-004 | | High Density | R 1250 | 0 | 35 | 0.17 | Residential | YES - Current | NO - Privately-Owned | Pending Project | | 0 | 0 | 11 | 31 | Proposed Project | Residential; 2 units | 0; 0.29 |
| GLENDALE | 625 N MARYLAND AVE | 91206 | 5643-018-031 | DSP | DSP/GAT | R 1250 | 0 | 0 | 0.16 | Commercial | YES - Current | NO - Privately-Owned | Pending Project | | 0 | 0 | 31 | 31 | Proposed Project | Office Buildings | 0.74; 0.57 |
| GLENDALE | 620 N BRAND BLVD | 91203 | 5643-018-032 | DSP | DSP/GAT | R 1250 | 0 | 0 | 0.35 | Commercial | YES - Current | NO - Privately-Owned | Pending Project | | 0 | 0 | 263 | 263 | Proposed Project | Banks Savings & Loan | 1.78; 0.3 |
| GLENDALE | 3450 N VERDUGO RD | 91208 | 5613-007-011 | Commercial Service | C3 I | R 1250 | 0 | 43 | 0.21 | Commercial | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 4 | 0 | 18 | 22 | Proposed Project (A) | Office Buildings | 0.84; 0.92 |
| GLENDALE | 526 HAZEL ST | 91201 | 5627-014-009 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.09 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 2 | 0 | 15 | 17 | Proposed Project (A) | Residential; 3 units | 0; 0.25 |
| GLENDALE | 452 MILFORD ST | 91203 | 5637-020-006 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.16 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 2 | 0 | 15 | 17 | Proposed Project (A) | Residential; 3 units | 0; 0.25 |
| GLENDALE | S MARYLAND AVE/E CYPRESS ST | 91205 | 5640-015-044 | Medium Density | R 2250 P | R 1650 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned | Pending Project | | 0 | 0 | 12 | 12 | Proposed Project (A) | Residential; 0 units | 0; 0 |
| GLENDALE | 1642 S CENTRAL AVE | 91204 | 5640-029-014 | Mixed Use | SFMU | R 1250 | 0 | 100 | 0.23 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 3 | 0 | 28 | 31 | Proposed Project (A) | Residential; 2 units | 0; 0.15 |
| GLENDALE | 400 N MARYLAND AVE | 91206 | 5643-005-032 | DSP | R 1250 | R 1650 | 0 | 35 | 0.25 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 4 | 0 | 24 | 28 | Proposed Project (A) | Residential; 4 units | 0; 0.09 |
| GLENDALE | 822 E CHESTNUT ST | 91205 | 5675-008-014 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.28 | Residential | YES - Current | NO - Privately-Owned | Pending Project | | 0 | 0 | 13 | 13 | Proposed Project (A) | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 409 HAWTHORNE ST | 91204 | 5695-007-037 | High Density | R 1250 | R 1650 | 0 | 35 | 0.15 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 2 | 0 | 7 | 9 | Proposed Project (A) | Residential; 1 unit | 0; 0.44 |
| GLENDALE | 405 HAWTHORNE ST | 91204 | 5695-007-038 | High Density | R 1250 | R 1650 | 0 | 35 | 0.14 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 2 | 0 | 7 | 9 | Proposed Project (A) | Residential; 2 units | 0; 0.65 |
| GLENDALE | 401 HAWTHORNE ST | 91204 | 5695-007-039 | High Density | R 1250 | R 1650 | 0 | 35 | 0.14 | Residential | YES - Current | NO - Privately-Owned | Pending Project | Not Used in Prior Hol | 1 | 0 | 6 | 7 | Proposed Project (A) | Residential; 2 units | 0; 0.66 |
| GLENDALE | 3244 ALTURA AVE | 91214 | 5606-011-041 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 3 | 3 | Residential Underutilized | Residential; 1 unit | 0; 0.55 |
| GLENDALE | 3254 ALTURA AVE | 91214 | 5606-011-063 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.22 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 3 | 3 | Residential Underutilized | Residential; 1 unit | 0; 0.38 |
| GLENDALE | 3315 MONTROSE AVE | 91214 | 5607-001-016 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.18 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.42 |
| GLENDALE | 3361 MONTROSE AVE | 91214 | 5607-001-027 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.18 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 3442 MONTROSE AVE | 91214 | 5607-004-017 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.19 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.86 |
| GLENDALE | 3406 MONTROSE AVE | 91214 | 5607-004-025 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.21 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.91 |
| GLENDALE | 3402 MONTROSE AVE | 91214 | 5607-004-026 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.21 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 1.37 |
| GLENDALE | 4025 NEW YORK AVE | 91214 | 5607-004-028 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.19 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.19 |
| GLENDALE | 3405 MONTROSE AVE | 91214 | 5607-004-029 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.22 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.28 |
| GLENDALE | 3422 MONTROSE AVE | 91214 | 5607-004-046 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.36 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 4 | 4 | Residential Underutilized | Residential; 1 unit | 0; 0.62 |
| GLENDALE | 4115 NEW YORK AVE | 91214 | 5607-004-051 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.2 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 1 |
| GLENDALE | 3242 HONOLULU AVE | 91214 | 5607-016-001 | Moderate Density | R 3050 | R 1650 | 0 | 14 | 0.34 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 5 | 5 | Residential Underutilized | Residential; 0 units | 0.25; 0.16 |
| GLENDALE | 4030 RAMSDELL AVE | 91214 | 5610-012-020 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.18 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 4 | 4 | Residential Underutilized | Residential; 1 unit | 0; 0.03 |
| GLENDALE | 4024 RAMSDELL AVE | 91214 | 5610-012-021 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.16 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 3 | 3 | Residential Underutilized | Residential; 1 unit | 0; 1.39 |
| GLENDALE | 2820 HERMOSA AVE | 91214 | 5610-016-049 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.18 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 4 | 4 | Residential Underutilized | Residential; 1 unit | 0; 0.94 |
| GLENDALE | 2810 HERMOSA AVE | 91214 | 5610-016-052 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.16 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 3 | 3 | Residential Underutilized | Residential; 1 unit | 0; 0.28 |
| GLENDALE | 2810 PIEDMONT AVE | 91214 | 5610-017-030 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.22 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 5 | 5 | Residential Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 2824 MONTROSE AVE | 91214 | 5610-019-036 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.32 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 7 | 7 | Residential Underutilized | Residential; 1 unit | 0; 0.33 |
| GLENDALE | 4142 LA CRESCENTA AVE | 91214 | 5610-021-044 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.14 |
| GLENDALE | 4122 LA CRESCENTA AVE | 91214 | 5610-021-047 | Medium Density | R 2250 | R 1650 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 2 | 2 | Residential Underutilized | Residential; 1 unit | 0; 0.13 |
| GLENDALE | 2677 PIEDMONT AVE | 91020 | 5610-022-047 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.19 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 4 | 4 | Residential Underutilized | Residential; 1 unit | 0; 0.43 |
| GLENDALE | 2720 MONTROSE AVE | 91020 | 5610-022-074 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.19 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 5 | 5 | Residential Underutilized | Residential; 0 units | 0.14; 2.32 |
| GLENDALE | 2726 PIEDMONT AVE | 91020 | 5610-023-081 | Medium High Density | R 1650 | R 2250 | 0 | 26 | 0.44 | Residential | YES - Current | NO - Privately-Owned | Available | | 0 | 0 | 10 | 10 | Residential Underutilized | Residential; 3 units | 0; 0.07 |
| GLENDALE | 2738 PIEDMONT AVE | 91020 | 5610 | | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 1123 RAYMOND AVE | 91201 | 5623-019-027 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.51 |
| GLENDALE | 1121 RAYMOND AVE | 91201 | 5623-019-028 | | Medium Density | R 2250 | 0 | 19 | 0.15 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1039 RAYMOND AVE | 91201 | 5623-021-011 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.36 |
| GLENDALE | 1045 RAYMOND AVE | 91201 | 5623-021-013 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 1.3 |
| GLENDALE | 1053 RAYMOND AVE | 91201 | 5623-021-015 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.43 |
| GLENDALE | 1057 RAYMOND AVE | 91201 | 5623-021-016 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1017 RAYMOND AVE | 91201 | 5623-021-039 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.27 |
| GLENDALE | 1021 WESTERN AVE | 91201 | 5623-023-023 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1042 RAYMOND AVE | 91201 | 5623-024-009 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1038 RAYMOND AVE | 91201 | 5623-024-010 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.38 |
| GLENDALE | 1050 WESTERN AVE | 91201 | 5623-025-022 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.42 |
| GLENDALE | 1020 WESTERN AVE | 91201 | 5623-025-041 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.86 |
| GLENDALE | 1052 WINCHESTER AVE | 91201 | 5623-026-032 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 1.17 |
| GLENDALE | 1043 RUBERTA AVE | 91201 | 5623-027-011 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 1.86 |
| GLENDALE | 1041 RUBERTA AVE | 91201 | 5623-027-012 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.33 |
| GLENDALE | 1037 RUBERTA AVE | 91201 | 5623-027-013 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.46 |
| GLENDALE | 1042 JUSTIN AVE | 91201 | 5623-027-027 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.54 |
| GLENDALE | 1053 SONORA AVE | 91201 | 5623-029-043 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.42 |
| GLENDALE | 1049 SONORA AVE | 91201 | 5623-029-044 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.35 |
| GLENDALE | 1043 SONORA AVE | 91201 | 5623-029-046 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.89 |
| GLENDALE | 1036 RUBERTA AVE | 91201 | 5623-029-048 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.53 |
| GLENDALE | 1040 RUBERTA AVE | 91201 | 5623-029-049 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1058 RUBERTA AVE | 91201 | 5623-029-054 | | Medium Density | R 2250 | 0 | 19 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 0 units | 0; 0.11; 0 |
| GLENDALE | 1016 SONORA AVE | 91201 | 5623-030-012 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.48 |
| GLENDALE | 1014 SONORA AVE | 91201 | 5623-030-013 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.67 |
| GLENDALE | 1034 SONORA AVE | 91201 | 5623-031-027 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.17 |
| GLENDALE | 1010 SPAZIER AVE | 91201 | 5624-003-049 | | Medium Density | R 2250 | 0 | 19 | 0.22 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.33 |
| GLENDALE | 1061 LINDEN AVE | 91201 | 5624-006-005 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.45 |
| GLENDALE | 1063 ALLEN AVE | 91201 | 5624-008-028 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 1.28 |
| GLENDALE | 1065 ALLEN AVE | 91201 | 5624-008-029 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1064 LINDEN AVE | 91201 | 5624-008-035 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.37 |
| GLENDALE | 1034 ALLEN AVE | 91201 | 5624-009-002 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1026 ALLEN AVE | 91201 | 5624-009-004 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1027 IRVING AVE | 91201 | 5624-009-016 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1070 ALLEN AVE | 91201 | 5624-010-007 | | Medium Density | R 2250 | 0 | 19 | 0.15 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.48 |
| GLENDALE | 1047 IRVING AVE | 91201 | 5624-010-016 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.72 |
| GLENDALE | 1059 IRVING AVE | 91201 | 5624-010-019 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.69 |
| GLENDALE | 1042 IRVING AVE | 91201 | 5624-011-014 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 973 W GLENOAKS BLVD | 91202 | 5628-020-012 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.5 |
| GLENDALE | 1231 VIOLA AVE | 91202 | 5633-008-013 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 2 units | 0; 1.67 |
| GLENDALE | 1237 VIOLA AVE | 91202 | 5633-008-014 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 3 units | 0; 0.66 |
| GLENDALE | 1231 N CENTRAL AVE | 91202 | 5633-008-027 | | High Density | R 1250 | 0 | 35 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.05 |
| GLENDALE | 1212 VIOLA AVE | 91202 | 5633-009-018 | | High Density | R 1250 | 0 | 35 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 0 units | 0; 0.47 |
| GLENDALE | 1211 VIOLA AVE | 91202 | 5633-010-020 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 unit | 0; 1.5 |
| GLENDALE | 1301 N PACIFIC AVE | 91202 | 5634-013-012 | | Medium High Density | R 1650 | 0 | 26 | 0.23 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 3 units | 0; 0.04 |
| GLENDALE | 543 GLENWOOD RD | 91202 | 5634-013-020 | | Medium High Density | R 1650 | 0 | 26 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 624 GLENWOOD RD | 91202 | 5634-015-003 | | Medium High Density | R 1650 | 0 | 26 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.14 |
| GLENDALE | 612 GLENWOOD RD | 91202 | 5634-015-006 | | Medium High Density | R 1650 | 0 | 26 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.82 |
| GLENDALE | 552 GLENWOOD RD | 91202 | 5634-015-012 | | Medium High Density | R 1650 | 0 | 26 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 632 W STOCKER ST | 91202 | 5634-025-001 | | Moderate Density | R 3050 | 0 | 14 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 0 units | 0; 0.47; 0.57 |
| GLENDALE | 618 W STOCKER ST | 91202 | 5634-025-006 | | Medium High Density | R 1650 | 0 | 26 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.25 |
| GLENDALE | 595 SOUTH ST | 91202 | 5634-025-034 | | Medium High Density | R 1650 | 0 | 26 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.36 |
| GLENDALE | 537 SOUTH ST | 91202 | 5634-026-023 | | Medium High Density | R 1650 | 0 | 26 | 0.15 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.68 |
| GLENDALE | 451 PALM DR | 91202 | 5636-001-014 | | High Density | R 1250 | 0 | 35 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.45 |
| GLENDALE | 433 PALM DR | 91202 | 5636-001-018 | | High Density | R 1250 | 0 | 35 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 2 units | 0; 0.67 |
| GLENDALE | 410 W STOCKER ST | 91202 | 5636-001-033 | | High Density | R 1250 | 0 | 35 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 2 units | 0; 0.46 |
| GLENDALE | 1151 N COLUMBUS AVE | 91202 | 5636-001-034 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 5 units | 0; 0.36 |
| GLENDALE | 408 W DRYDEN ST | 91202 | 5636-004-004 | | High Density | R 1250 | 0 | 35 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 420 W DRYDEN ST | 91202 | 5636-004-007 | | High Density | R 1250 | 0 | 35 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.01 |
| GLENDALE | 1038 N COLUMBUS AVE | 91202 | 5636-004-037 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 2 units | 0; 0.95 |
| GLENDALE | 1006 SAN RAFAEL AVE | 91202 | 5636-007-002 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 3 units | 0; 0.39 |
| GLENDALE | 1008 SAN RAFAEL AVE | 91202 | 5636-007-003 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 2 units | 0; 0.08 |
| GLENDALE | 1028 SAN RAFAEL AVE # B | 91202 | 5636-007-008 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 4 units | 0; 0.51 |
| GLENDALE | 1029 MELROSE AVE | 91202 | 5636-007-080 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 2 units | 0; 0.26 |
| GLENDALE | 1151 SAN RAFAEL AVE | 91202 | 5636-008-004 | | High Density | R 1250 | 0 | 35 | 0.23 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 3 units | 0; 0.22 |
| GLENDALE | 1102 SAN RAFAEL AVE | 91202 | 5636-010-003 | | High Density | R 1250 | 0 | 35 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.35 |
| GLENDALE | 1144 SAN RAFAEL AVE | 91202 | 5636-010-013 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 3 units | 0; 0.26 |
| GLENDALE | 1113 MELROSE AVE | 91202 | 5636-010-021 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 3 units | 0; 0.45 |
| GLENDALE | 1145 MELROSE AVE | 91202 | 5636-010-029 | | High Density | R 1250 | 0 | 35 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 4 units | 0; 0.8 |
| GLENDALE | 1146 MELROSE AVE | 91202 | 5636-011-002 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 7 | 7 | Residential: Underutilized | Residential; 0 units | 0; 0 |
| GLENDALE | 1128 MELROSE AVE | 91202 | 5636-011-033 | | High Density | R 1250 | 0 | 35 | 0.22 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 3 units | 0; 0.97 |
| GLENDALE | 371 BURCHETT ST | 91203 | 5636-013-029 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 3 units | 0; 0.22 |
| GLENDALE | 360 BURCHETT ST | 91203 | 5636-014-005 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 372 BURCHETT ST | 91203 | 5636-014-097 | | High Density | R 1250 | 0 | 35 | 0.45 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 20 | 20 | Residential: Underutilized | Residential; 0 units | 0; 0.71 |
| GLENDALE | 422 BURCHETT ST | 91203 | 5636-015-015 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 unit | 0; 1.74 |
| GLENDALE | 430 BURCHETT ST | 91203 | 5636-015-017 | | High Density | R 1250 | 0 | 35 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 452 SALEM ST | 91203 | 5637-016-014 | | Medium High Density | R 1650 | 0 | 26 | 0.160059357 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.338847405 |
| GLENDALE | 467 W WILSON AVE | 91203 | 5637-016-021 | | Medium High Density | R 1650 | 0 | 26 | 0.161664158 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.330613163 |
| GLENDALE | 443 W WILSON AVE | 91203 | 5637-016-027 | | Medium High Density | R 1650 | 0 | 26 | 0.157790408 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.392447799 |
| GLENDALE | 429 W WILSON AVE | 91203 | 5637-016-030 | | Medium High Density | R 1650 | 0 | 26 | 0.160929826 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.12221636 |
| GLENDALE | 425 W WILSON AVE | 91203 | 5637-016-031 | | Medium High Density | R 1650 | 0 | 26 | 0.158880417 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.314941064 |
| GLENDALE | 419 W WILSON AVE | 91203 | 5637-016-033 | | Medium High Density | R 1650 | 0 | 26 | 0.160316864 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.249991132 |
| GLENDALE | 415 W WILSON AVE | 91203 | 5637-016-034 | | Medium High Density | R 1650 | 0 | 26 | 0.160191737 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.16858723 |
| GLENDALE | 416 W CALIFORNIA AVE | 91203 | 5637-017-005 | | Medium High Density | R 1650 | 0 | 26 | 0.160844458 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.643374009 |
| GLENDALE | 434 W CALIFORNIA AVE | 91203 | 5637-017-008 | | Medium High Density | R 1650 | 0 | 26 | 0.161007401 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.420358419 |
| GLENDALE | 436 W CALIFORNIA AVE | 91203 | 5637-017-009 | | Medium High Density | R 1650 | 0 | 26 | 0.175894274 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.249998825 |
| GLENDALE | 444 W CALIFORNIA AVE | 91203 | 5637-017-011 | | Medium High Density | R 1650 | 0 | 26 | 0.158996826 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.666665665 |
| GLENDALE | 448 W CALIFORNIA AVE | 91203 | 5637-017-012 | | Medium High Density | R 1650 | 0 | 26 | 0.160418289 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.087161071 |
| GLENDALE | 459 SALEM ST | 91203 | 5637-017-022 | | Medium High Density | R 1650 | 0 | 26 | 0.160122097 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.033182315 |
| GLENDALE | 443 SALEM ST | 91203 | 5637-017-025 | | Medium High Density | R 1650 | 0 | 26 | 0.161062411 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.499645689 |
| GLENDALE | 441 SALEM ST | 91203 | 5637-017-026 | | Medium High Density | R 1650 | 0 | 26 | 0.160663565 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.219122818 |
| GLENDALE | 425 SALEM ST | 91203 | 5637-017-030 | | Medium High Density | R 1650 | 0 | 26 | 0.155496437 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.249986866 |
| GLENDALE | 421 SALEM ST | 91203 | 5637-017-031 | | Medium High Density | R 1650 | 0 | 26 | 0.163001865 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.24999632 |
| GLENDALE | 415 SALEM ST | 91203 | 5637-017-033 | | Medium High Density | R 1650 | 0 | 26 | 0.15979658 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.304414649 |
| GLENDALE | 409 SALEM ST | 91203 | 5637-017-034 | | Medium High Density | R 1650 | 0 | 26 | 0.15983705 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.186666139 |
| GLENDALE | 415 W CALIFORNIA AVE | 91203 | 5637-018-017 | | Medium High Density | R 1650 | 0 | 26 | 0.154971081 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.07361399 |
| GLENDALE | 416 MYRTLE ST | 91203 | 5637-018-034 | | Medium High Density | R 1650 | 0 | 26 | 0.159877736 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.540755713 |
| GLENDALE | 468 W LEXINGTON DR | 91203 | 5637-019-001 | | Medium High Density | R 1650 | 0 | 26 | 0.147981544 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.331035985 |
| GLENDALE | 460 W LEXINGTON DR | 91203 | 5637-019-003 | | Medium High Density | R 1650 | 0 | 26 | 0.149236662 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.363441048 |
| GLENDALE | 454 W LEXINGTON DR | 91203 | 5637-019-006 | | Medium High Density | R 1650 | 0 | 26 | 0.151313842 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.024980942 |
| GLENDALE | 444 W LEXINGTON DR | 91203 | 5637-019-008 | | Medium High Density | R 1650 | 0 | 26 | 0.150044412 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.079908044 |
| GLENDALE | 440 W LEXINGTON DR | 91203 | 5637-019-009 | | Medium High Density | R 1650 | 0 | 26 | 0.156224677 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.584698632 |
| GLENDALE | 416 W LEXINGTON DR | 91203 | 5637-019-015 | | Medium High Density | R 1650 | 0 | 26 | 0.15700275 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.556765718 |
| GLENDALE | 406 W LEXINGTON DR | 91203 | 5637-019-020 | | Medium High Density | R 1650 | 0 | 26 | 0.155008763 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.740583013 |
| GLENDALE | 405 MYRTLE ST | 91203 | 5637-019-025 | | Medium High Density | R 1650 | 0 | 26 | 0.152526304 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.156181594 |
| GLENDALE | 415 MYRTLE ST | 91203 | 5637-019-027 | | Medium High Density | R 1650 | 0 | 26 | 0.15137499 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.142812586 |
| GLENDALE | 417 MYRTLE ST | 91203 | 5637-019-028 | | Medium High Density | R 1650 | 0 | 26 | 0.15799353 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.680273478 |
| GLENDALE | 421 MYRTLE ST | 91203 | 5637-019-029 | | Medium High Density | R 1650 | 0 | 26 | 0.154695531 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.598806198 |
| GLENDALE | 441 MYRTLE ST | 91203 | 5637-019-034 | | Medium High Density | R 1650 | 0 | 26 | 0.160476502 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.338660817 |
| GLENDALE | 461 MYRTLE ST | 91203 | 5637-019-038 | | Medium High Density | R 1650 | 0 | 26 | 0.163148474 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.624990646 |
| GLENDALE | 463 MYRTLE ST | 91203 | 5637-019-039 | | Medium High Density | R 1650 | 0 | 26 | 0.158784755 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.019394061 |
| GLENDALE | 465 MYRTLE ST | 91203 | 5637-019-040 | | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 240 CONCORD ST | 91203 | 5638-020-036 | | Medium Density | R 2250 | 0 | 19 | 0.171590287 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.168222556 |
| GLENDALE | 239 CHESTER ST | 91203 | 5638-020-038 | | Medium Density | R 2250 | 0 | 19 | 0.17359107 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249913164 |
| GLENDALE | 338 MAGNOLIA AVE | 91204 | 5640-005-011 | | Medium Density | R 2250 | 0 | 19 | 0.172176939 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.461003477 |
| GLENDALE | 327 W CYPRESS ST | 91204 | 5640-005-027 | | Medium Density | R 2250 P | 0 | 19 | 0.172178325 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.004413304 |
| GLENDALE | 323 W PALMER AVE | 91204 | 5640-009-005 | | Medium Density | R 2250 | 0 | 19 | 0.167124561 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.335434267 |
| GLENDALE | 327 W PALMER AVE | 91204 | 5640-009-006 | | Medium Density | R 2250 | 0 | 19 | 0.167126537 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.17167575 |
| GLENDALE | 205 W PALMER AVE | 91204 | 5640-010-019 | | Medium High Density | R 1650 | 0 | 26 | 0.218092089 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.249977102 |
| GLENDALE | 131 MAGNOLIA AVE | 91204 | 5640-011-031 | | Medium High Density | R 1650 | 0 | 26 | 0.173761082 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.005684147 |
| GLENDALE | 1241 S ORANGE ST | 91204 | 5640-012-016 | | Medium High Density | R 1650 | 0 | 26 | 0.195166447 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.06249129 |
| GLENDALE | 123 E PALMER AVE | 91205 | 5640-014-021 | | Medium Density | R 2250 | 0 | 19 | 0.219973535 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.037083953 |
| GLENDALE | 1258 S MARYLAND AVE | 91205 | 5640-015-023 | | Medium Density | R 2250 P | 0 | 19 | 0.172175056 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.4624242155 |
| GLENDALE | 1844 VASSAR ST | 91204 | 5640-037-017 | | Moderate Density | R 3050 | 0 | 14 | 0.183575001 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.01534665 |
| GLENDALE | 1838 VASSAR ST | 91204 | 5640-037-018 | | Moderate Density | R 3050 | 0 | 14 | 0.183574258 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249957819 |
| GLENDALE | 1836 VASSAR ST | 91204 | 5640-037-019 | | Moderate Density | R 3050 | 0 | 14 | 0.183575001 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.250038289 |
| GLENDALE | 1914 VASSAR ST | 91204 | 5640-038-024 | | Moderate Density | R 3050 | 0 | 14 | 0.183579226 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249976644 |
| GLENDALE | 1925 VASSAR ST | 91204 | 5640-039-007 | | Moderate Density | R 3050 | 0 | 14 | 0.183581862 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.410795784 |
| GLENDALE | 1929 VASSAR ST | 91204 | 5640-039-008 | | Moderate Density | R 3050 | 0 | 14 | 0.183581682 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.389743948 |
| GLENDALE | 1936 GARDENA AVE | 91204 | 5640-039-019 | | Moderate Density | R 3050 | 0 | 14 | 0.183580528 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.662995632 |
| GLENDALE | 1924 GARDENA AVE | 91204 | 5640-039-022 | | Moderate Density | R 3050 | 0 | 14 | 0.183581323 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.460089775 |
| GLENDALE | 1823 VASSAR ST | 91204 | 5640-040-001 | | Moderate Density | R 3050 | 0 | 14 | 0.182582959 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.432274986 |
| GLENDALE | 1835 VASSAR ST | 91204 | 5640-040-005 | | Moderate Density | R 3050 | 0 | 14 | 0.179856361 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249999237 |
| GLENDALE | 1839 VASSAR ST | 91204 | 5640-040-006 | | Moderate Density | R 3050 | 0 | 14 | 0.186485049 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.258728927 |
| GLENDALE | 1832 GARDENA AVE | 91204 | 5640-040-012 | | Moderate Density | R 3050 | 0 | 14 | 0.188241394 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.56546691 |
| GLENDALE | 1818 GARDENA AVE | 91204 | 5640-040-016 | | Moderate Density | R 3050 | 0 | 14 | 0.183557188 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249938842 |
| GLENDALE | 1814 GARDENA AVE | 91204 | 5640-040-017 | | Moderate Density | R 3050 | 0 | 14 | 0.183188789 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.876750054 |
| GLENDALE | 1821 GARDENA AVE | 91204 | 5640-041-004 | | Moderate Density | R 3050 | 0 | 14 | 0.227631879 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.137635901 |
| GLENDALE | 1823 GARDENA AVE | 91204 | 5640-041-005 | | Moderate Density | R 3050 | 0 | 14 | 0.224676488 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.000452645 |
| GLENDALE | 1827 GARDENA AVE | 91204 | 5640-041-006 | | Moderate Density | R 3050 | 0 | 14 | 0.228467899 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249984392 |
| GLENDALE | 1839 GARDENA AVE | 91204 | 5640-041-009 | | Moderate Density | R 3050 | 0 | 14 | 0.223457874 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.004449404 |
| GLENDALE | 1843 GARDENA AVE | 91204 | 5640-041-010 | | Moderate Density | R 3050 | 0 | 14 | 0.21386075 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249935092 |
| GLENDALE | 1909 GARDENA AVE | 91204 | 5640-041-014 | | Moderate Density | R 3050 | 0 | 14 | 0.210956035 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 1913 GARDENA AVE | 91204 | 5640-041-016 | | Moderate Density | R 3050 | 0 | 14 | 0.208689414 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.088428333 |
| GLENDALE | 1917 GARDENA AVE | 91204 | 5640-041-017 | | Moderate Density | R 3050 | 0 | 14 | 0.20320029 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.068950646 |
| GLENDALE | 1925 GARDENA AVE | 91204 | 5640-041-018 | | Moderate Density | R 3050 | 0 | 14 | 0.200838008 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.016113069 |
| GLENDALE | 1937 GARDENA AVE | 91204 | 5640-041-021 | | Moderate Density | R 3050 | 0 | 14 | 0.189237636 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.249999212 |
| GLENDALE | 208 W ELK AVE | 91204 | 5641-002- | | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|----------------|--------------------------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 716 N HOWARD ST | 91206 | 5644-020-003 | | High Density | R 1250 | 0 | 35 | 0.165280037 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.249945053 |
| GLENDALE | 709 N HOWARD ST | 91206 | 5644-020-037 | | High Density | R 1250 | 0 | 35 | 0.156168536 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.007372426 |
| GLENDALE | 545 N ADAMS ST | 91206 | 5645-001-019 | | Medium High Density | R 1650 | 0 | 26 | 0.285748371 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 unit | 0; 0.549545511 |
| GLENDALE | 1405 E CALIFORNIA AVE | 91206 | 5645-002-047 | | Medium Density | R 2250 | 0 | 19 | 0.1671133729 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.363565568 |
| GLENDALE | 1416 E CALIFORNIA AVE | 91206 | 5645-002-057 | | Medium Density | R 2250 | 0 | 19 | 0.171527307 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.351449313 |
| GLENDALE | 1431 STANLEY AVE | 91206 | 5645-002-076 | | Medium Density | R 2250 | 0 | 19 | 0.17701575 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.440286349 |
| GLENDALE | 1228 E CALIFORNIA AVE | 91206 | 5645-003-064 | | Medium High Density | R 1650 | 0 | 26 | 0.152888621 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 1.225980417 |
| GLENDALE | 328 N CHEVY CHASE DR | 91206 | 5645-004-050 | | Medium High Density | R 1650 | 0 | 26 | 0.20963252 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.249976071 |
| GLENDALE | 1219 E LEXINGTON DR | 91206 | 5645-005-005 | | Medium High Density | R 1650 | 0 | 26 | 0.156040443 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.380715006 |
| GLENDALE | 1235 E LEXINGTON DR | 91206 | 5645-005-009 | | Medium High Density | R 1650 | 0 | 26 | 0.179191094 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.553083263 |
| GLENDALE | 1243 E LEXINGTON DR | 91206 | 5645-005-012 | | Medium High Density | R 1650 | 0 | 26 | 0.183304805 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.905662929 |
| GLENDALE | 1307 E LEXINGTON DR | 91206 | 5645-005-015 | | Medium High Density | R 1650 | 0 | 26 | 0.179578063 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.257441208 |
| GLENDALE | 1309 E LEXINGTON DR | 91206 | 5645-005-016 | | Medium High Density | R 1650 | 0 | 26 | 0.179568343 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.30676654 |
| GLENDALE | 1127 E DORAN ST | 91206 | 5645-006-045 | | Medium High Density | R 1650 | 0 | 26 | 0.171542421 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.249998863 |
| GLENDALE | 421 PIEMONTE AVE | 91206 | 5645-008-015 | | Medium High Density | R 1650 | 0 | 26 | 0.151905848 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.17130382 |
| GLENDALE | 921 E LEXINGTON DR | 91206 | 5645-009-013 | | Medium High Density | R 1650 | 0 | 26 | 0.154848602 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.3041133674 |
| GLENDALE | 1003 E LEXINGTON DR | 91206 | 5645-009-018 | | Medium High Density | R 1650 | 0 | 26 | 0.153933216 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 1.800014574 |
| GLENDALE | 1011 E LEXINGTON DR | 91206 | 5645-009-020 | | Medium High Density | R 1650 | 0 | 26 | 0.159016148 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.249998382 |
| GLENDALE | 1015 E LEXINGTON DR | 91206 | 5645-009-021 | | Medium High Density | R 1650 | 0 | 26 | 0.15332949 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.674847573 |
| GLENDALE | 1021 E LEXINGTON DR | 91206 | 5645-009-022 | | Medium High Density | R 1650 | 0 | 26 | 0.146783907 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.08863134 |
| GLENDALE | 345 N CEDAR ST | 91206 | 5645-010-030 | | Medium High Density | R 1650 | 0 | 26 | 0.215027522 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 1 unit | 0; 0.46750027 |
| GLENDALE | 324 N ADAMS ST | 91206 | 5645-013-001 | | Medium High Density | R 1650 | 0 | 26 | 0.231576865 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 3 units | 0; 0.52171418 |
| GLENDALE | 342 N ADAMS ST | 91206 | 5645-013-005 | | Medium High Density | R 1650 | 0 | 26 | 0.157824121 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.431166907 |
| GLENDALE | 1112 E LEXINGTON DR | 91206 | 5645-013-007 | | Medium High Density | R 1650 | 0 | 26 | 0.157187492 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 1 |
| GLENDALE | 1147 E CALIFORNIA AVE | 91206 | 5645-013-016 | | Medium High Density | R 1650 | 0 | 26 | 0.193925926 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.355810358 |
| GLENDALE | 1105 E CALIFORNIA AVE | 91206 | 5645-013-018 | | Medium High Density | R 1650 | 0 | 26 | 0.17008363 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.273382375 |
| GLENDALE | 320 N ADAMS ST | 91206 | 5645-013-024 | | Medium High Density | R 1650 | 0 | 26 | 0.187019515 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.339606862 |
| GLENDALE | 337 N CHEVY CHASE DR | 91206 | 5645-014-030 | | Medium High Density | R 1650 | 0 | 26 | 0.153281468 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.249998479 |
| GLENDALE | 1236 E LEXINGTON DR | 91206 | 5645-014-041 | | Medium High Density | R 1650 | 0 | 26 | 0.245089246 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 4 units | 0; 1.024728079 |
| GLENDALE | 108 E CALIFORNIA AVE | 91206 | 5645-015-002 | | Medium High Density | R 1650 | 0 | 26 | 0.183947762 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.092703276 |
| GLENDALE | 1116 E CALIFORNIA AVE | 91206 | 5645-015-003 | | Medium High Density | R 1650 | 0 | 26 | 0.160264184 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.190166298 |
| GLENDALE | 1112 E CALIFORNIA AVE | 91206 | 5645-015-008 | | Medium High Density | R 1650 | 0 | 26 | 0.184958385 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.196294675 |
| GLENDALE | 232 N ADAMS ST | 91206 | 5645-015-011 | | Medium High Density | R 1650 | 0 | 26 | 0.179327288 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.249999562 |
| GLENDALE | 1111 E WILSON AVE | 91206 | 5645-016-004 | | Medium High Density | R 1650 | 0 | 26 | 0.161843632 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.180024449 |
| GLENDALE | 1100 STANLEY AVE | 91206 | 5645-016-007 | | Medium High Density | R 1650 | 0 | 26 | 0.156582483 | Residential | YES - Current | NO - Privately-Owned Available | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.207358989 |
| GLENDALE | 1118 STANLEY AVE | | | | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|--------------------|------------------------|--------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|--------------------------------|----------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------|
| GLENDALE | 1105 ORANGE GROVE AVE | 91205 5674-014-022 | | Medium Density | R 2250 | 0 | 19 | 0.152100485 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.433797849 |
| GLENDALE | 1022 E HARVARD ST | 91205 5674-015-001 | | Medium Density | R 2250 | 0 | 19 | 0.161680753 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249998251 |
| GLENDALE | 1006 E HARVARD ST | 91205 5674-015-005 | | Medium Density | R 2250 | 0 | 19 | 0.152451322 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.322671822 |
| GLENDALE | 1003 ORANGE GROVE AVE | 91205 5674-015-020 | | Medium Density | R 2250 | 0 | 19 | 0.160286111 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249989228 |
| GLENDALE | 1009 ORANGE GROVE AVE | 91205 5674-015-021 | | Medium Density | R 2250 | 0 | 19 | 0.150592665 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.269378376 |
| GLENDALE | 624 ORANGE GROVE AVE | 91205 5674-018-010 | | Medium Density | R 2250 | 0 | 19 | 0.155417928 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.670038797 |
| GLENDALE | 616 ORANGE GROVE AVE | 91205 5674-018-012 | | Medium Density | R 2250 | 0 | 19 | 0.155285787 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.02493019 |
| GLENDALE | 636 ORANGE GROVE AVE | 91205 5674-018-046 | | Medium Density | R 2250 | 0 | 19 | 0.155376871 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 0 units | 0: 0 |
| GLENDALE | 818 ORANGE GROVE AVE | 91205 5674-019-005 | | Medium Density | R 2250 | 0 | 19 | 0.156847806 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.025703149 |
| GLENDALE | 1006 ORANGE GROVE AVE | 91205 5674-020-005 | | Medium Density | R 2250 | 0 | 19 | 0.157708972 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.303550371 |
| GLENDALE | 1128 ORANGE GROVE AVE | 91205 5674-021-011 | | Medium Density | R 2250 | 0 | 19 | 0.157031294 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.007003346 |
| GLENDALE | 1141 E ELK AVE | 91205 5674-022-011 | | Medium Density | R 2250 | 0 | 19 | 0.148502396 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.611488782 |
| GLENDALE | 1009 E ELK AVE | 91205 5674-023-010 | | Medium Density | R 2250 | 0 | 19 | 0.155251038 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.24998999 |
| GLENDALE | 919 E ELK AVE | 91205 5674-023-014 | | Medium Density | R 2250 | 0 | 19 | 0.154164247 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.25 |
| GLENDALE | 907 E ELK AVE | 91205 5674-023-017 | | Medium Density | R 2250 | 0 | 19 | 0.15596623 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.311283535 |
| GLENDALE | 807 E ELK AVE | 91205 5674-024-006 | | Medium Density | R 2250 | 0 | 19 | 0.154568974 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.246152933 |
| GLENDALE | 801 E ELK AVE | 91205 5674-024-007 | | Medium Density | R 2250 | 0 | 19 | 0.189700514 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0: 0.226029878 |
| GLENDALE | 819 E ELK AVE | 91205 5674-024-017 | | Medium Density | R 2250 | 0 | 19 | 0.145176852 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 1.88765148 |
| GLENDALE | 817 E ELK AVE | 91205 5674-024-018 | | Medium Density | R 2250 | 0 | 19 | 0.153461273 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.458854149 |
| GLENDALE | 815 E ELK AVE | 91205 5674-024-019 | | Medium Density | R 2250 | 0 | 19 | 0.152168443 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.3424969 |
| GLENDALE | 637 E ELK AVE | 91205 5674-025-018 | | Medium Density | R 2250 | 0 | 19 | 0.156598298 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.466372487 |
| GLENDALE | 607 E ELK AVE | 91205 5674-025-027 | | Medium Density | R 2250 | 0 | 19 | 0.155676697 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.255442671 |
| GLENDALE | 528 E ELK AVE | 91205 5674-027-005 | | Medium Density | R 2250 | 0 | 19 | 0.156865788 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249973598 |
| GLENDALE | 536 E ELK AVE | 91205 5674-027-007 | | Medium Density | R 2250 | 0 | 19 | 0.158853484 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.838739932 |
| GLENDALE | 531 E LOMITA AVE | 91205 5674-027-017 | | Medium Density | R 2250 | 0 | 19 | 0.154356184 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.63904423 |
| GLENDALE | 702 E ELK AVE | 91205 5674-028-008 | | Medium Density | R 2250 | 0 | 19 | 0.150468402 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249953477 |
| GLENDALE | 711 E LOMITA AVE | 91205 5674-028-017 | | Medium Density | R 2250 | 0 | 19 | 0.15243832 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 1.682786007 |
| GLENDALE | 629 E LOMITA AVE | 91205 5674-028-022 | | Medium Density | R 2250 | 0 | 19 | 0.151219652 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249999562 |
| GLENDALE | 625 E LOMITA AVE | 91205 5674-028-023 | | Medium Density | R 2250 | 0 | 19 | 0.150776281 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.18027354 |
| GLENDALE | 824 E ELK AVE | 91205 5674-029-013 | | Medium Density | R 2250 | 0 | 19 | 0.153375487 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249998899 |
| GLENDALE | 422 S ADAMS ST | 91205 5674-031-003 | | Medium Density | R 2250 | 0 | 19 | 0.169340428 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.496423229 |
| GLENDALE | 1115 E CHESTNUT ST | 91205 5675-001-015 | | Medium Density | R 2250 | 0 | 19 | 0.19487171 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0: 0.250141084 |
| GLENDALE | 1137 E CHESTNUT ST | 91205 5675-001-021 | | Medium Density | R 2250 | 0 | 19 | 0.161662448 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.202563351 |
| GLENDALE | 514 S BELMONT ST | 91205 5675-002-013 | | Medium Density | R 2250 | 0 | 19 | 0.163187182 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.587035872 |
| GLENDALE | 816 E LOMITA AVE | 91205 5675-003-008 | | Medium Density | R 2250 | 0 | 19 | 0.163614652 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0: 0.249914795 |
| GLENDALE | 817 E CHESTNUT ST | 91205 5675-003-017 | | Medium Density | R 2250</td | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 |
|-------------------|---------------------------|--------------------|------------------------|---------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------|----------------------|--------------------------------|----------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|-----------------------|-----------------------------|
| GLENDALE | 901 E GARFIELD AVE | 91205 5675-022-034 | | Medium High Density | R 1650 | 0 | 26 | 0.157288201 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.439518539 |
| GLENDALE | 831 E GARFIELD AVE | 91205 5675-022-035 | | Medium High Density | R 1650 | 0 | 26 | 0.204432225 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.820148889 |
| GLENDALE | 1008 E WINDSOR RD | 91205 5675-022-045 | | Medium High Density | R 1650 | 0 | 26 | 0.192708421 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.251692933 |
| GLENDALE | 816 E WINDSOR RD | 91205 5675-023-005 | | Medium High Density | R 1650 | 0 | 26 | 0.188077061 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.187641229 |
| GLENDALE | 700 E WINDSOR RD | 91205 5675-024-008 | | Medium High Density | R 1650 | 0 | 26 | 0.208826973 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.197611159 |
| GLENDALE | 631 E GARFIELD AVE | 91205 5675-024-009 | | Medium High Density | R 1650 | 0 | 26 | 0.196504103 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.523751127 |
| GLENDALE | 826 MARIPOSA ST | 91205 5675-025-014 | | Medium High Density | R 1650 | 0 | 26 | 0.182375643 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 1.685440232 |
| GLENDALE | 537 E GARFIELD AVE | 91205 5675-025-019 | | Medium High Density | R 1650 | 0 | 26 | 0.173709011 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.23315172 |
| GLENDALE | 534 E WINDSOR RD | 91205 5675-025-022 | | Medium High Density | R 1650 | 0 | 26 | 0.256704347 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 6 | 6 | Residential: Underutilized | Residential; 1 unit | 0; 0.018512202 |
| GLENDALE | 611 E ACACIA AVE | 91205 5675-028-003 | | Medium High Density | R 1650 | 0 | 26 | 0.194676964 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.219776125 |
| GLENDALE | 615 E ACACIA AVE | 91205 5675-028-004 | | Medium High Density | R 1650 | 0 | 26 | 0.201124559 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.285712068 |
| GLENDALE | 619 E ACACIA AVE | 91205 5675-028-005 | | Medium High Density | R 1650 | 0 | 26 | 0.173238943 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.062875167 |
| GLENDALE | 623 E ACACIA AVE | 91205 5675-028-006 | | Medium High Density | R 1650 | 0 | 26 | 0.173569088 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.232554033 |
| GLENDALE | 625 E ACACIA AVE | 91205 5675-028-007 | | Medium High Density | R 1650 | 0 | 26 | 0.172250782 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.527384256 |
| GLENDALE | 812 E GARFIELD AVE | 91205 5675-029-009 | | Medium High Density | R 1650 | 0 | 26 | 0.187807975 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.003558579 |
| GLENDALE | 705 E ACACIA AVE_A | 91205 5675-029-022 | | Medium High Density | R 1650 | 0 | 26 | 0.236393325 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 2 units | 0; 0.002162324 |
| GLENDALE | 1015 E ACACIA AVE | 91205 5675-030-001 | | Medium High Density | R 1650 | 0 | 26 | 0.20063738 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.372449688 |
| GLENDALE | 1005 E ACACIA AVE | 91205 5675-030-034 | | Medium High Density | R 1650 | 0 | 26 | 0.188683497 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.24994361 |
| GLENDALE | 1119 E ACACIA AVE | 91205 5675-031-011 | | Medium Density | R 2250 | 0 | 19 | 0.177146242 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 1 unit | 0; 0.364757371 |
| GLENDALE | 1011 S ADAMS ST | 91205 5676-003-019 | | Medium High Density | R 1650 | 0 | 26 | 0.391503074 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 12 | 12 | Residential: Underutilized | Residential; 0 units | 0; 0.187640651; 1.461065938 |
| GLENDALE | 815 E CHEVY CHASE DR | 91205 5676-004-005 | | Medium High Density | R 1650 | 0 | 26 | 0.282071563 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 5 | 5 | Residential: Underutilized | Residential; 2 units | 0; 0.092299908 |
| GLENDALE | 825 E CHEVY CHASE DR | 91205 5676-004-012 | | Medium High Density | R 1650 | 0 | 26 | 0.210180573 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.317737304 |
| GLENDALE | 724 E ACACIA AVE | 91205 5676-005-004 | | Medium High Density | R 1650 | 0 | 26 | 0.192132757 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.652631478 |
| GLENDALE | 722 E ACACIA AVE | 91205 5676-005-041 | | Medium High Density | R 1650 | 0 | 26 | 0.19292169 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.326091497 |
| GLENDALE | 1014 MARIPOSA ST | 91205 5676-008-006 | | Medium High Density | R 1650 | 0 | 26 | 0.177442998 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.311789496 |
| GLENDALE | 1018 MARIPOSA ST | 91205 5676-008-007 | | Medium High Density | R 1650 | 0 | 26 | 0.174540482 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.292877188 |
| GLENDALE | 1024 MARIPOSA ST | 91205 5676-008-008 | | Medium High Density | R 1650 | 0 | 26 | 0.175118097 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 2 units | 0; 0.047325452 |
| GLENDALE | 1028 MARIPOSA ST | 91205 5676-008-009 | | Medium High Density | R 1650 | 0 | 26 | 0.159240681 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.147015505 |
| GLENDALE | 1009 BOYNTON ST | 91205 5676-008-018 | | Medium High Density | R 1650 | 0 | 26 | 0.148811636 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.616730602 |
| GLENDALE | 1023 BOYNTON ST | 91205 5676-008-022 | | Medium High Density | R 1650 | 0 | 26 | 0.196675853 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 4 | 4 | Residential: Underutilized | Residential; 1 unit | 0; 0.389342117 |
| GLENDALE | 1023 MARIPOSA ST | 91205 5676-009-009 | | Medium High Density | R 1650 | 0 | 26 | 0.159074321 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.794969143 |
| GLENDALE | 1021 MARIPOSA ST | 91205 5676-009-010 | | Medium High Density | R 1650 | 0 | 26 | 0.152874943 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.185817958 |
| GLENDALE | 513 E PALMER AVE | 91205 5676-011-010 | | Medium High Density | R 1650 | 0 | 26 | 0.150793202 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.249984792 |
| GLENDALE | 541 E PALMER AVE | 91205 5676-012-010 | | Medium High Density | R 1650 | 0 | 26 | 0.156013892 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential: Underutilized | Residential; 1 unit | 0; 0.25 |
| GLENDALE | 715 E PALMER AVE | 91205 5676-014-009 | | Medium High Density | R 1650 | 0 | 26 | 0.170454191 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential: Underutilized | Residential; 2 units | 0; 0.133308746 |
| GLENDALE</td | | | | | | | | | | | | | | | | | | | | | |

| Jurisdiction Name | Site Address/Intersection | 5 Digit ZIP Code | Assessor Parcel Number | Consolidated Sites | General Plan Designation (Current) | Zoning Designation (Current) | Minimum Density Allowed (units/acre) | Maximum Density Allowed (units/acre) | Parcel Size (Acres) | Existing Use/Vacancy | Infrastructure | Publicly-Owned | Site Status | Identified in Last/Last Two Planning Cycle(s) | Lower Income Capacity | Moderate Income Capacity | Above Moderate Income Capacity | Total Capacity | Optional Information1 | Optional Information2 | Optional Information3 | |
|-------------------|---------------------------|--------------------|------------------------|----------------------|------------------------------------|------------------------------|--------------------------------------|--------------------------------------|---------------------------|----------------------|--------------------------------------|----------------|-------------|---|-----------------------|--------------------------|--------------------------------|----------------|----------------------------|--------------------------|-----------------------|------------|
| GLENDALE | 417 W MAPLE ST | 91204 5696-014-033 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.6 | |
| GLENDALE | 420 W MAPLE ST | 91204 5696-016-007 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.07 | |
| GLENDALE | 442 W MAPLE ST | 91204 5696-016-012 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.59 | |
| GLENDALE | 448 W MAPLE ST | 91204 5696-016-014 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.6 | |
| GLENDALE | 454 W MAPLE ST | 91204 5696-016-015 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.2 | |
| GLENDALE | 429 W WINDSOR RD | 91204 5696-016-027 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.46 | |
| GLENDALE | 441 W WINDSOR RD | 91204 5696-016-030 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.25 | |
| GLENDALE | 347 W WINDSOR RD | 91204 5696-017-008 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 2 units | 0; 0.22 | |
| GLENDALE | 355 W WINDSOR RD | 91204 5696-017-010 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.28 | |
| GLENDALE | 342 W MAPLE ST | 91204 5696-017-024 | | Medium Density | R 2250 | 0 | 19 | 0.22 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 2 units | 0; 0.29 | |
| GLENDALE | 346 W MAPLE ST | 91204 5696-017-025 | | Medium Density | R 2250 | 0 | 19 | 0.22 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 2 units | 0; 0 | |
| GLENDALE | 432 W WINDSOR RD | 91204 5696-019-011 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.23 | |
| GLENDALE | 428 W WINDSOR RD | 91204 5696-019-012 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.3 | |
| GLENDALE | 408 W WINDSOR RD | 91204 5696-019-017 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 2 units | 0; 0.66 | |
| GLENDALE | 411 W GARFIELD AVE | 91204 5696-019-021 | | Medium Density | R 2250 | 0 | 19 | 0.2 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 2 units | 0; 0.02 | |
| GLENDALE | 413 W GARFIELD AVE | 91204 5696-019-022 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.37 | |
| GLENDALE | 421 W GARFIELD AVE | 91204 5696-019-024 | | Medium Density | R 2250 | 0 | 19 | 0.21 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.26 | |
| GLENDALE | 432 W GARFIELD AVE | 91204 5696-022-008 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.25 | |
| GLENDALE | 428 W GARFIELD AVE | 91204 5696-022-009 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.17 | |
| GLENDALE | 424 W GARFIELD AVE | 91204 5696-022-015 | | Medium Density | R 2250 | 0 | 19 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.24 | |
| GLENDALE | 416 W GARFIELD AVE | 91204 5696-022-025 | | Medium Density | R 2250 | 0 | 19 | 0.19 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Underutilized | Residential; 1 unit | 0; 0.56 | |
| GLENDALE | 321 W ACACIA AVE | 91204 5696-024-021 | | Medium Density | R 2250 | 0 | 19 | 0.17 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.17 | |
| GLENDALE | 325 W ACACIA AVE | 91204 5696-024-022 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.22 | |
| GLENDALE | 357 W ACACIA AVE | 91204 5696-024-030 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.28 | |
| GLENDALE | 1026 FLORENCE PL | 91204 5696-025-012 | | Medium Density | R 2250 | 0 | 19 | 0.15 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.34 | |
| GLENDALE | 1018 FLORENCE PL | 91204 5696-025-014 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.44 | |
| GLENDALE | 1016 FLORENCE PL | 91204 5696-025-015 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.25 | |
| GLENDALE | 340 W ACACIA AVE | 91204 5696-025-018 | | Medium Density | R 2250 | 0 | 19 | 0.15 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.68 | |
| GLENDALE | 332 W ACACIA AVE | 91204 5696-025-020 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.22 | |
| GLENDALE | 1033 VIRGINIA PL | 91204 5696-025-027 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.53 | |
| GLENDALE | 316 W ACACIA AVE | 91204 5696-025-036 | | Medium Density | R 2250 | 0 | 19 | 0.16 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.22 | |
| GLENDALE | 2308 FLORENCITA AVE | 91202 5807-024-020 | | Moderate Density | R 3050 P | 0 | 14 | 0.18 | Residential | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 2 | 2 | Residential; Underutilized | Residential; 1 unit | 0; 0.15 | |
| GLENDALE | 2740 HERMOSA AVE | 91202 5610-024-905 | | Moderate Density | R 3050 | 0 | 14 | 0.5 | Vacant | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 7 | 7 | Residential; Vacant | Vacant | 0; 0 | |
| GLENDALE | 532 HAZEL ST | 91201 5627-014-011 | | Medium Density | R 2250 | 0 | 19 | 0.14 | Vacant | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 3 | 3 | Residential; Vacant | Vacant | 0; 0 | |
| GLENDALE | 211 W WINDSOR RD | 91204 5641-013-038 | | Medium High Density | R 1650 | 0 | 26 | 0.2 | Vacant | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 5 | 5 | Residential; Vacant | Vacant | 0; 0 | |
| GLENDALE | 625 N LOUISE ST | 91206 5643-018-025 | | High Density | R 1250 | 0 | 35 | 0.16 | Vacant | YES - Current | NO - Privately-Owned Available | | | | 0 | 0 | 6 | 6 | Residential; Vacant | Vacant | 0; 0 | |
| GLENDALE | 2817 MONTROSE AVE | 91214 5610-020-077 | | Medium High Density | R 1650 | 0 | 26 | 0.82 | Educational/Institutional | YES - Current | NO - Privately-Owned Pending Project | | | | Not Used in Prior Hol | 4 | 0 | 38 | 42 | Proposed Project (A) | Church | 0; 0 |
| GLENDALE | 6343 SAN FERNANDO RD | 91201 5627-021-017 | | Community Commercial | C3 I | 0 | 43 | 0.69 | Commercial | YES - Current | NO - Privately-Owned Available | | | | Not Used in Prior Hol | 0 | 24 | 0 | 24 | Underutilized Commercial | Goodwill, 1-story | 0.38; 0.60 |
| GLENDALE | 63 | | | | | | | | | | | | | | | | | | | | | |

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APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Certified February 2023

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Public Engagement Summary Report

**City of Glendale Housing
Element Update**

February 2023

In partnership with De Novo Planning Group

| | |
|--|-----------|
| Introduction | 3 |
| General Education and Advertisements | 4 |
| Social Media | 4 |
| Fact Sheets/Newsletters | 4 |
| Emails | 4 |
| Project Website | 5 |
| Virtual Community Workshop | 6 |
| Virtual Community Meeting | 6 |
| Stakeholder Meetings/Consultation | 7 |
| City Council Briefings | 13 |
| Public Review of Draft Housing Element | 13 |
| Public Review of Adopted Housing Element..... | 26 |

Introduction

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

Throughout this process, the City supported multilingual (English, Spanish, Korean, Tagalog, and Armenian) public engagement by posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. The City also provided direct notice of the update to community stakeholders representing a wide range of interests. These actions were part of a specific and intentional effort to foster inclusivity and involve all socio-economic segments of the community in the development of the housing element, particularly lower-income households, special needs groups, and non-English speakers that are typically underrepresented in the planning process. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

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

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

General Education and Advertisements

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

Social Media

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

Fact Sheets/Newsletters

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

Emails

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

Project Website

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

Housing Element Update

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

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



[Housing Element Factsheet](#)

Community Housing Survey Response Summary

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

Virtual Community Workshop

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

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

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

There were 297 responses to the community survey. Respondents represented a wide range of residents: approximately half were renters and half owned their home; approximately half lived in single-family housing, while a third lived in multi-family homes, and the remainder lived in duplex/attached homes, accessory dwelling units, were without permanent shelter, or lived in other types of units; and approximately 38% were between the ages of 24-39 years old, 29% were between 40-55 years old, and 25% were between 56-74 years old. The demographic makeup of respondents demonstrates that the City's outreach efforts had a wide reach and did not exclude particular groups.

Virtual Community Meeting

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

Stakeholder Meetings/Consultation

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

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

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

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

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

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

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

The City engaged with more than 200 stakeholder groups representing a range of interests in the Housing Element Update process, from non-profits, human services, and housing advocacy groups to real estate agencies, property management companies, and developers. This effort was both broad-based and targeted towards those most impacted by housing policy, including low- and moderate-income households and special needs groups including seniors, persons with disabilities, large family households, single-parent and female-headed households, non-English speakers, and homeless individuals. The importance of contacting stakeholder groups is twofold. First, stakeholders act as representatives and advocates for groups that would be disproportionately impacted by housing policy. Communication with stakeholder groups thus provides opportunities to solicit feedback and insight from a broad cross-section of the community. Second, stakeholder groups are uniquely positioned to disseminate information to the groups they represent. Many stakeholder groups are service providers that interact with lower-income and special needs groups on a daily basis. They form close relationships with the individuals they represent and can break through the barriers of systemic inequity that have historically corresponded to low levels of civic engagement and trust in government institutions. The number of public comments and diversity of interests they represent, including organizations representing housing affordability and minority groups, demonstrates the success of this particular effort in providing opportunities to participate in the housing element update process.

Upon preparation of the Public Review Draft Housing Element, the City presented the Draft Housing Element to two groups which requested briefings: the Glendale Realtors Association and the Glendale Homeowners Coordinating Council. Staff continues to be available to present the Draft Housing Element, answer questions, and take comments as requested by any community group.

City Council Briefings

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

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available on November 1, 2021. The material was posted to the project website and advertised at public hearings and to individuals registered for project notifications. The City also advertised the Public Review Draft and provided direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around Glendale. The City also hosted an Open House on the Public Review Draft Housing Element on November 15, 2021.

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

The City received six public comments on the Public Draft 2021-2029 Housing Element during the 30-day public review period and an additional 4 comments after the end of the public review period which have also been included and considered in preparation of the Housing Element. All of these comments (those received during the public review period and after the review period) are included as an Attachment to this Appendix. The City has summarized those points of each comment letter which requested modifications to the Draft 2021-2029 Housing Element. These requested actions for modifications are identified below. Please see each comment letter for additional information and context.

| Commentor | Summary of Comments Requesting Modification to the Draft 2021-2029 Housing Element | Summary of Response |
|-----------|--|--|
| Kwak | <ol style="list-style-type: none">1. Update Program 5B, "Tenant/Community Opportunity to Purchase" to reflect the following:<ul style="list-style-type: none">• Existing purchases already happening with the assistance of community land trusts• Impacts to the City to pass a TOPA ordinance• Funding sources | <ol style="list-style-type: none">1. Program 5B has been updated2. The Fair Housing chapter has been updated3. A discussion of the City's Sundown Town Resolution has been included4. Programs 7A and 7C have been updated5. The City will look for opportunities to analyze data specific to the City's |

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| | <ul style="list-style-type: none"> • Reasons why the proposed ordinance is attractive to tenants <p>2. Update the Fair Housing chapter to reflect the City's history of redlining and racist housing practices</p> <p>3. Recognize the City of Glendale's Sundown Town Resolution</p> <p>4. Update Programs 7A and 7C to recognize racial composition patterns in Glendale versus the region and investigate discrimination against existing residents and ways that people are excluded from entering the housing market in Glendale</p> <p>5. In regards to race/ethnicity patterns, distinguish between a general White category and persons identifying as Armenian</p> <p>6. Address efforts to establish rent stabilization</p> <p>7. Adopt a Right to Counsel law for eviction cases</p> <p>8. Adopt anti-harassment ordinance</p> <p>9. Discuss the COVID-19 pandemic, particularly as it relates to demand for office space</p> | <p>Armenian population in future reports and programs</p> <p>6. A discussion of past efforts to establish rent stabilization has been included</p> <p>7. The City will evaluate a Right to Counsel law for eviction cases and present the results of the evaluation to the City Council by October 1, 2023</p> <p>8. The City will consider adoption of an anti-harassment ordinance as part of Program 7C</p> <p>9. A discussion of the COVID-19 pandemic's impact on commercial real estate has been added</p> |
| McNally | <p>1. Concern that outreach to prepare the Draft Housing Element did not include the Glendale Tenants Union</p> <p>2. Modify Program 5B, "Tenant/Community Opportunity to Purchase" to include <i>implementation</i> of the program rather than <i>exploration</i></p> <p>3. Recommendation to connect with existing Community Land Trust organizations when exploring the possibilities of TOPA policies</p> | <p>1. The City will host multiple virtual meetings and surveys to collect public input and contacted all parties who registered for further information via the City's website; moving forward, the City will ensure that interested parties including the Glendale Tenants Union receive notification of draft documents for review and comment</p> <p>2. Program 5B has been updated to include additional information regarding exploration of the program</p> <p>3. Program 5B has been updated to include this recommendation</p> |

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| Van Gorder | <ol style="list-style-type: none"> 1. Identify additional sites to accommodate the City's RHNA 2. Engage working-class communities where they are, on their terms to benefit from their experience 3. Strengthen the City's commitment to programs 4. Provide evidence that non-vacant sites identified to accommodate the City's lower-income RHNA are likely to redevelop during the planning period 5. Remove already developed/infeasible sites from the inventory of potential sites identified to accommodate the City's RHNA | <ol style="list-style-type: none"> 1. The list of sites identified to accommodate the City's RHNA has been updated and new sites have been added in mixed-use zones and in the Downtown Specific Plan 2. The City will continue to explore ways to engage the community in formats that reflect the preferences of Glendale's diverse residents and stakeholders 3. Based on the State's review of the City's Draft Housing Element, the City will evaluate the level of commitment to specific programs included in the Housing Plan 4. Based on the State's review of the City's Draft Housing Element and the updated list of sites identified to accommodate the City's RHNA, the City will provide additional information regarding each site's viability 5. The list of sites identified as a credit towards meeting the City's RHNA has been comprehensively updated |
| Peterson | <ol style="list-style-type: none"> 1. Develop and implement a new community-driven goal: <i>Goal 6 Racial Equity</i> 2. Amplify and prioritize BIPOC families in the City's engagement process, removing all barriers to civic engagement 3. Establish community-driven goals and policies for City officials to identify the City's existing and projected housing needs 4. Operationalize the City's commitment as the Sundown Town Resolution stated. Thus, reviewing and revising its policies, procedures, ordinances, values, goals, and mission through an anti-racism lens fosters an unbiased and inclusive environment free of discrimination and harassment toward any person or group | <ol style="list-style-type: none"> 1. In 2022 the City will launch preparation of an Environmental Justice Element to be included in its General Plan; the topic of Racial Equity will be included as part of this effort 2. Various Housing Plan programs have been updated to address BIPOC families in the engagement process 3. Program 7C has been updated to address this comment 4. Program 7C has been updated to address this comment 5. Program 7C has been updated to address this comment 6. Program 7C has been updated to address this comment 7. The City has included programs in the Housing Plan to increase access to housing opportunities |

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| | <p>5. Measure racial and social equity in each step of the planning process for housing. Assess and pursue ways to achieve beneficial outcomes for American Indian, Black, and other People of Color</p> <p>6. Develop strategies to repair the harm of historical racial, ethnic, and other social discrimination for Black, Indigenous, and People of Color</p> <p>7. Develop strategies to strengthen racial and cultural anchors and increase housing opportunities to build wealth</p> <p>8. Use a Housing Element Planning Committee to review the technical elements of Inclusionary Housing Policies and Practices</p> | <p>8. Program 7C has been updated to address this comment</p> |
| Werner | <p>1. Remove offensive, dehumanizing language such as “handicapped” and “the homeless” to refer to people with disabilities or to people who are experiencing homelessness</p> <p>2. Expand on surplus city-owned lands</p> <p>3. Define the Opportunity Area Map</p> <p>4. Identify locations listed as Underutilized Mixed Use</p> <p>5. Provide specifics on how to encourage sustainable building practices</p> <p>6. Define the quality of life improvements envisioned as part of Program 2D</p> <p>7. Include specific steps to describe how the extremely park starved areas of the City will be addressed</p> <p>8. Include specifics on how to achieve Goal 2 amidst intensified streamlining that limits design review</p> <p>9. Define how the City can prioritize affordable housing when mandates</p> | <p>1. Language in the Housing Element has been updated</p> <p>Comments two through ten were addressed as part of the City’s presentation to the Glendale Homeowners Coordinating Council on December 6, 2021.</p> |

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| | <p>like SB9 don't require that housing be affordable</p> <p>10. Focus on design equity for affordable units</p> | |
| Abundant Housing LA | <ol style="list-style-type: none"> 1. Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law. 2. Identify additional funding sources to support the preservation of existing affordable housing, including building repair/maintenance and enforcement of the building code/habitability requirements. 3. Introduce a density bonus program similar to Los Angeles' Transit Oriented Communities program (with 50-80% density bonuses) to permit additional affordable housing to be built near mass transit. 4. Establish a fast by-right review process for all new multifamily and mixed-use buildings which meet the zoning law and the General Plan. Sacramento's Ministerial Housing Ordinance is an excellent model to follow. 5. Eliminate conditional use permit requirements for multifamily development. 6. Abolish or drastically limit the scope of the Design Review Board. 7. Pre-approve standard ADU, small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design. | <ol style="list-style-type: none"> 1. Additional parcels appropriate to accommodate a portion of the City's RHNA have been identified and included in the updated inventory; all parcels currently allow for development at densities of at least 35 du/ac and no parcels have been identified for rezoning 2. The City will continue to evaluate additional funding sources 3. Program 3A is included to implement the City's Density Bonus Program 4. Programs have been included in the Housing Plan consistent with State law to allow for by-right approval of qualified multifamily projects 5. Conditional use permit requirements and the City finds that they are not a constraint to development 6. The City's Design Review Board continues to play a role in the project review process 7. The City has previously evaluated pre-approved standard plans; the variety of development scenarios in Glendale limit the effectiveness of pre-approved plans and the City has included alternative programs designed to more appropriately support development 8. The City is currently updating the Circulation Element of its General Plan and parking requirements will be evaluated as part of that effort 9. No changes to the City's existing development standards have been proposed at this time 10. Based on the State's review of the City's Draft Housing Element, the City will provide additional information regarding development capacity |

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| | <p>8. Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.</p> <p>9. Reduce restrictions on maximum height, floor-area ratio, unit size, and lot coverage.</p> <p>10. Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.</p> <p>11. Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.</p> <p>12. Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.</p> <p>13. Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.</p> <p>14. If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.</p> <p>15. Identify sufficient sites to provide a 15-30% No Net Loss buffer, especially for the VLI, LI, and MI categories, and rezone if there aren't enough suitable sites to provide this buffer.</p> <p>16. Ensure that all projects completed during the 5th cycle are not counted towards the 6th cycle RHNA target.</p> <p>17. Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.</p> | <p>11. Information regarding past development is included in the Housing Element in accordance with State law</p> <p>12. Based on the State's review of the City's Draft Housing Element, the City will provide additional information regarding property owner interest at Housing Element sites</p> <p>13. Parcels have been removed from the site inventory where redevelopment has been determined as unlikely to occur during the 6th Cycle</p> <p>14. Additional sites suitable to accommodate a portion of the City's RHNA have been identified</p> <p>15. Additional sites suitable to accommodate a portion of the City's RHNA have been identified</p> <p>16. Projects completed during the 5th Cycle have been removed from the list of credits of progress towards the City's 6th Cycle RHNA</p> <p>17. The list of pipeline projects has been reviewed and updated</p> <p>18. Program 1F has been updated to reflect a mid-cycle assessment of ADU affordability</p> <p>19. The quantified objectives listed represent a realistic assessment of development potential during the planning period based on the private market</p> <p>20. No parcels have been identified for rezoning or upzoning as part of this effort</p> <p>21. Sites have been identified in various areas of opportunity where redevelopment potential is likely during the planning period</p> <p>22. New funding sources will continue to be evaluated</p> <p>23. The City will seek further clarification on this recommendation and will consider it</p> |
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| | <p>18. Commit to a mid-cycle review to verify Planning's assumptions about development probabilities.</p> <p>19. Set quantified objectives equal to the City's RHNA targets at all income levels.</p> <p>20. Upzone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing throughout Glendale, one of the County's best-resourced cities. This should include R1 zoned parcels where single-family detached homes are currently mandated by law.</p> <p>21. Ensure that housing opportunities for lower-income households are not concentrated in neighborhoods with high concentrations of low and moderate income households, or in neighborhoods with significant exposure to noise or air pollution.</p> <p>22. Identify new funding sources and public resources to encourage the production of affordable housing, such as reform of the City's real estate transfer tax, an introduction of congestion pricing.</p> <p>23. Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning.</p> <p>24. Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.</p> <p>25. Prioritize the production of affordable housing on publicly-owned land.</p> <p>26. Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.</p> <p>27. Gather public input by sampling a random cross-section of the</p> | <p>as part of the Housing Element update process</p> <p>24. Program 1B is included to ensure compliance with No Net Loss provisions</p> <p>25. Additional City-owned sites have been identified as available for affordable housing development</p> <p>26. Existing zoning standards support development at densities found by the State to stimulate the development of affordable housing</p> <p>27. Program 7C has been modified to address this comment</p> <p>28. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions</p> <p>29. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions</p> <p>30. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions</p> |
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| | <p>community; if response rates favor privileged groups, reweight the survey results to more accurately reflect the distribution of opinion within the community.</p> <p>28. The City must use HCD's Option 1 safe harbor, and project that 861 ADUs will be permitted during the 6th Cycle.</p> <p>29. Follow HCDs recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.</p> <p>30. Follow HCDs guidance on ADU affordability estimates, which clearly demonstrates a preference for assessing the affordability of forecasted ADUs using city-specific data, rather than regional data.</p> | |
| Our Future LA | <ol style="list-style-type: none"> 1. The housing element should expand just-cause eviction protections to cover all tenants and establish a corresponding enforcement program. 2. The housing element should implement a local RSO or strengthen/reduce the annual allowable rent increase for the existing RSO program. 3. The housing element should codify a tenant's right to counsel in an eviction proceeding. 4. The housing element should create a permanent tenant education program to inform tenants of their rights and how to access eviction defense resources. 5. The housing element should create and implement a tenant anti-harassment ordinance combined with enforcement resources. | <ol style="list-style-type: none"> 1. Program 7C has been amended to further address issues related to potential eviction. 2. The City will continue to pursue opportunities to convert market-rate units to deed-restricted affordable units. 3. Program 7C has been amended to evaluate a Right to Council law for eviction cases and present the results of the evaluation to Council by October 1, 2023. 4. The City regularly conducts these activities and will continue to do so during the planning period. 5. Program 7C has been amended to include evaluation of an anti-harassment ordinance and will present the findings to Council by October 1, 2023. 6. Sites are located in areas with high transit access and adjacent to jobs, goods, and services. |

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| | <p>6. The housing element must do more to prioritize rezoning - with value capture – in high-resource neighborhoods which are transit- and job-rich, including single-family zoned areas. This is necessary to expand affordable housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.</p> <p>7. The housing element should exclude parcels containing RSO housing units in the housing element's site inventory.</p> <p>8. The housing element should require that no net loss provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.</p> <p>9. The housing element should institute local programs and funding sources for preservation of existing affordable housing.</p> <p>10. The housing element should utilize a value capture mechanism, such as inclusionary zoning, to locally fund and/or incentivize affordable housing.</p> <p>11. The housing element should prioritize creation of affordable housing on public land.</p> <p>12. The housing element should streamline affordable housing production.</p> <p>13. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas.</p> <p>14. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-</p> | <p>7. All new units identified to accommodate the City's RHNA are net new units, exclusive of any existing units.</p> <p>8. Program 1B implements No Net Loss requirements.</p> <p>9. The Background Report has been amended to include this information.</p> <p>10. The City already has and implements an inclusionary housing ordinance.</p> <p>11. The City has identified additional public land available for the development of affordable housing and added it to the site inventory.</p> <p>12. Program 9B provides for the streamlined review of affordable housing projects.</p> <p>13. The City currently implements an inclusionary housing ordinance to require the production of affordable units.</p> <p>14. The City will continue to promote the development of units affordable at all income levels throughout the community.</p> <p>15. The Background Report and Appendix A have been amended to address the likelihood of development.</p> <p>16. Information regarding past development is included in the Housing Element in accordance with State law.</p> <p>17. The City has considered objective factors in determine the viability of nonvacant sites to accommodate its lower-income RHNA.</p> <p>18. A buffer is provided in the City's Site Inventory Strategy.</p> <p>19. The City has updated its Sites Inventory to reflect the most accurate project information.</p> |
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| | <p>opportunity areas currently zoned R1.</p> <p>15. The housing element should estimate and report both the likelihood of development and the net new units if developed of inventory sites, both vacant and nonvacant.</p> <p>16. The housing element should report the proportion of sites from the previous housing element's inventory that were developed during the previous planning period, and HCD-recommended methodologies and data sources should be used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.</p> <p>17. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but should use statistical methods (e.g. surveying a random sample of owners of nonvacant sites) to determine that the sites' existing uses are likely to be discontinued during the planning period.</p> <p>18. A buffer of at least 15-30% extra capacity is not included in the housing element site inventory. This capacity buffer is especially necessary in order to accommodate the lower-income RHNA target.</p> <p>19. The housing element should not improperly count at least 1,537 units, completed during the 5th cycle, towards the 6th cycle RHNA goal. The housing element should provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and should adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.</p> | <p>20. Various Housing Programs have been modified to provide more discrete timeframes for program review.</p> <p>21. The Site Inventory has been updated to include more available sites and reflect a higher overall capacity.</p> <p>22. Housing sites are located in areas currently zoned for higher-density residential development, in places near transit, goods, services, and jobs.</p> <p>23. Program 7C has been amended to address increased access to opportunities.</p> <p>24. Section 6 of the Background Report has been significantly amended and expected to more thoroughly address fair housing topics.</p> <p>25. Sites identified to accommodate the City's lower-income RHNA are located in areas close to transit, goods, services, and jobs.</p> <p>26. Additional funding sources have been added to the Housing Element.</p> <p>27. The City continues to collect and respond to public input and will continue to receive feedback throughout preparation of the Housing Element.</p> <p>28. Program 1F provides detailed information regarding the City's ADU program and efforts to support and track production of ADUs.</p> <p>29. The City is obligated to maintain an adequate inventory of available sites to accommodate its remaining RHNA at all income levels for the duration of the planning period.</p> <p>30. HCD has provided guidance that SCAG's ADU affordability survey is an appropriate tool to use to forecast affordability levels.</p> |
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| | <p>20. The housing element should commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.</p> <p>21. A. The housing element should meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.</p> <p>22. The housing element should meaningfully reduce the concentration of lower-income households in areas with significant exposure to noise/pollution, and commit to reducing/addressing noise and pollution.</p> <p>23. The housing element should ensure community-serving investment in historically disinvested areas. This includes place-based strategies that create a net gain of affordable housing and stop displacement, prioritize environmental justice, enhance community health and strengthen equitable community leadership in land use planning.</p> <p>24. The housing element should include a thorough analysis of local patterns in socioeconomic/racial segregation and integration, including patterns of overt racial or ethnic discrimination in the housing and land development market.</p> <p>25. The housing element should adequately prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities.</p> <p>26. The housing element should adequately identify funding</p> | |
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| | <p>sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.</p> <p>27. The jurisdiction did not adequately solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup.</p> <p>28. The housing element did not use an HCD-recommended safe harbor methodology for forecasting future ADU production.</p> <p>29. The housing element should provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be large enough to make up for an ADU shortfall.</p> <p>30. The housing element should assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.</p> | |
| Southwest Carpenters | <p>1. Require the use of local skilled and trained workforce to benefit the community's economic development and environment.</p> | <p>1. This topic is not addressed in the City's Housing Element.</p> |
| Glendale Association of Realtors ® | <p>1. Evaluation of the feasibility of various sites identified in the Downtown Specific Plan to accommodate lower-income RHNA.</p> | <p>1. The City's Site Inventory has been comprehensively updated. The City has considered the viability of each site individually and removed those parcels that have been found to be unsuitable and retained those parcels where redevelopment potential has been determined to be appropriate during the planning period.</p> |
| Abundant Housing (January 2022) | <p>1. Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on</p> | <p>1. Capacity of sites have been determined in accordance with State law, current development trends, and proposed</p> |

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| | <p>many sites and by upzoning other sites. The city could revisit additional opportunities to rezone more parcels in the inventory, particularly in areas like the Vineyard, Mariposa, Pacific-Edison, and Grandview neighborhoods.</p> <ol style="list-style-type: none"> 2. Adding more sites to the site inventory and evaluating rezoning of those sites. The inventory includes 14% of the city's 6,700 parcels, so there are many places that could be explored further to address this potential shortfall. 3. Reducing or eliminating parking requirements and promoting automobile alternatives to reduce households' demand for parking. If developers could meet household demand with fewer on-site parking stalls, it could make multifamily development in many parts of the City more economically feasible. 4. Introducing new economic incentives to increase the financial feasibility of redevelopment, especially for projects that include below-market-rate units. 5. Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity. | <p>projects. The City has not proposed to rezone any sites at this time.</p> <ol style="list-style-type: none"> 2. The City has identified additional sites to be added to the City's site inventory subsequent to circulation of the Draft Housing Element. Those sites identified represent the best locations for redevelopment of existing uses during the planning period. The City is obligated to evaluate whether existing uses represent an impediment to development of residential uses, and sites meeting the City's criteria have been included in the Housing Element. 3. The City has committed to updating its Land Use and Circulation Elements and will consider new goals, policies, and programs related to parking and multimodal transportation as part of those efforts. 4. The City continues to explore potential incentives and will continue to identify, on an annual basis, available opportunities. 5. As part of the City's Land Use Element Update, the City will consider the impacts associated with establishing minimum development capacities. |
| Van Gorder (January 2022) | <ol style="list-style-type: none"> 1. Remove sites unlikely to be developed during the planning period. 2. Receive and consider public comments on the Housing Element. | <ol style="list-style-type: none"> 1. The City has updated its Sites Inventory to reflect the most accurate project information. 2. Staff recommended that the Public Hearing opened on January 25, 2022 be continued to allow Staff sufficient time to review public comments. The Housing Element was revised in response to these comments. Public comments were collected and responded to throughout the preparation of the Housing Element and through the review process, including at community meetings, a Public Hearing with the Planning |

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| | | Commission, and two Public Hearings with the City Council. |
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Public Review of Adopted Housing Element

The Glendale City Council adopted the City's 2021-2029 Housing Element in February 2022. The adopted Element was provided to HCD for review. The Department found that additional revisions were necessary. The City revised the Housing Element throughout 2022 and the City Council readopted the revised Housing Element in December 2022. The revised and readopted Element was again provided to HCD for review. The City received seven public comments (five comments from one individual and two additional separate comments). A summary of the comments received is provided below, along with the City's response. All seven comments are included as an Attachment to this Appendix.

| Commentor | Summary of Comments Requesting Modification to the Adopted 2021-2029 Housing Element | Summary of Response |
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| AHLA & Yimby Law | <ol style="list-style-type: none"> 1. City should upzone sites 2. Provide additional analysis regarding the likelihood of development 3. Increase quantified objectives 4. Reduce parking requirements 5. Provide more specific program commitments 6. Analyze City's inclusionary ordinance as a constraint to development 7. Provide more specific information regarding enhanced density bonuses 8. Lobby state and federal governments for more resources and proposals for a local funding source 9. General comment on Tenant Opportunity to Purchase Program | <ol style="list-style-type: none"> 1. A majority of parcels in Glendale allow multifamily development at densities at or above 35 du/ac; the City regularly reviews applications for density bonus projects that meet or exceed maximum densities, and development of housing products at all income levels in all areas of the City occurs on a regular basis. At this time, the City has not identified the need to rezone properties to accommodate its RHNA and finds, based on substantial evidence, that sufficient capacity exists to accommodate its RHNA under existing general plan and zoning designations. 2. The City has revised Section 5 of the Background Report to provide additional analysis on the redevelopment potential of identified sites. 3. The City has identified quantified objectives that have been determined to be realistic based on past experience and program objectives. 4. Program 9B has been revised to more clearly articulate the City's |

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| | <p>10. General comment on Landlord/Tenant Mediation</p> <p>11. Rezoning is required to reverse patterns of de facto segregation</p> <p>12. General comment on programs designed to uplift historically marginalized neighborhoods</p> <p>13. General comment on MapCraft Analysis</p> | <p>commitment to reducing parking standards.</p> <p>5. Various programs have been revised in the Housing Plan to include more specific commitments, metrics, timing, and geographic targets</p> <p>6. The Housing Element includes an analysis of the City's existing Inclusionary Ordinance. It is not a constraint to development and is consistent with State law.</p> <p>7. The City is committed to evaluating how enhanced density bonuses can be applied and reporting back to the City Council regarding potential policy options.</p> <p>8. Program 9A has been revised to address this request.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. The vast majority of the City's high and highest opportunity areas are completely built-out with single-family homes. The City has identified multiple sites in north Glendale (along Verdugo Road and Honolulu Avenue) where multifamily residential is permitted at densities of 35 du/ac or greater and there is substantial evidence that the site can redevelop during the planning period. The City will include other programs to strengthen urban lot splits and encourage the production of ADUs to expand housing opportunities in high and highest resource areas. See Section 6 of the Background Report for more information.</p> <p>12. Noted.</p> <p>13. Noted.</p> |
| Khatchaturian (1/30/2023) | <p>1. Reevaluate 110-132 N Glendale as a Proposed Project</p> | <p>1. This site was previously included in the Element as a Proposed Project as the City of Glendale was in the process of acquiring the site for the development of affordable housing. Since that time, the City is no longer in the process of</p> |

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| | | acquiring the site and it has been removed from the site inventory. |
| Khatchaturian (11/16/2022) | 1. Describe how the City enforces its Just Cause and Retaliatory Evictions Ordinance | 1. The City fully enforces all aspects of its Municipal Code, including its Just Cause and Retaliatory Evictions Ordinance. The City has provided direct correspondence to the commentor and has described the enforcement process in the Housing Element (Section 6) and in Housing Program 2E. |
| Khatchaturian (12/29/2022) | 1. Various sites should be reevaluated for continued inclusion in the Housing Element | 1. The City continues to reevaluate all sites on an ongoing basis using the best available information. The City has demonstrated through substantial evidence that the sites that remain in the site inventory meet the requirements of State housing law and there is substantial evidence to support their identification in the Housing Element. See Section 4 of the Background Report for further information. |
| Kellogg (11/18/2022_ | 1. Describe the City's environmental review process and compliance with State law | 1. The City complies will all sections of State law including the California Environmental Quality Act and applicable streamlining provisions. The City has included a response to this public comment in Section 4, Facilitated Environmental Review. |
| Khatchaturian (1/13/2023) | 1. Request that public comments on the Housing Element be recognized | 14. All public comments received on the Housing Element are included as part of Appendix B to the Housing Element. |
| Khatchaturian (1/3/2023) | 1. Various sites should be reevaluated for continued inclusion in the Housing Element 2. Describe how the City enforces its Just Cause and Retaliatory Evictions Ordinance 3. Remove carriers to the development of ADUS | 1. The City continues to reevaluate all sites on an ongoing basis using the best available information. The City has demonstrated through substantial evidence that the sites that remain in the site inventory meet the requirements of State housing law and there is substantial evidence to support their identification in the Housing Element. See Section 4 of the Background Report for further information. 2. The City fully enforces all aspects of its Municipal Code, including its Just Cause and Retaliatory Evictions Ordinance. The City has provided direct |

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| | | <p>correspondence to the commentor and has described the enforcement process in the Housing Element (Section 6) and in Housing Program 2E.</p> <p>3. The City has amended its ADU Ordinance consistent with State law (December 2022) and will continually update it to comply with State law based on future changes. See Program 1F for review and revisions commitments.</p> |
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Attachments



City of Glendale 2021-2029

Housing Element Update

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

What is a Housing Element?

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

Why is the City updating its Housing Element?

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

Some key features of the Housing Element include:

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

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



www.GlendalePlan.com



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What is the Regional Housing Needs Allocation (RHNA)?

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

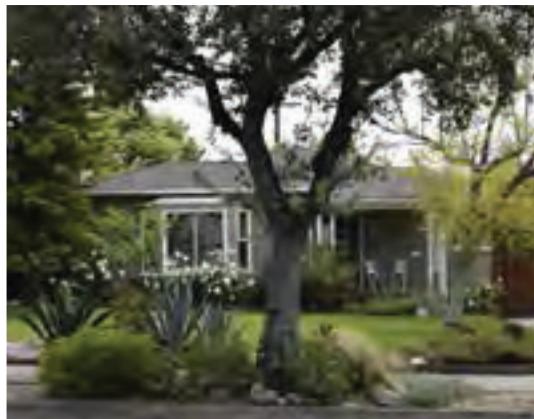
**RHNA stands for:
Regional Housing
Needs Allocation.
The RHNA quantifies
the need for housing
on a regional level,
and then allocates a
portion of new growth
to each City.**

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

City of Glendale 2021-2029 RHNA Housing Needs Allocation

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

AMI: Area Median Income. Los Angeles County Area Median Income (AMI) for 2020 is \$77,300 (California Department of Housing and Urban Development, 2020).



How does the Housing Element impact me?

The availability and cost of housing impacts all of us and has direct impacts on our residents' quality-of-life. Having a healthy mix of housing types and price ranges ensures that our community will continue to thrive by creating a healthy business and civic environment, and promoting well-being.

Some of the benefits of a healthy housing mix include:



Businesses are better able to attract or relocate potential employees



Rent and mortgages are a manageable percentage of monthly income



Glendale community members are able to live closer to their jobs



Seniors and those on a fixed-income can afford to stay in their homes



Kids that have grown up in Glendale can afford to rent or buy here



A reduction in homelessness

Project Timeline



How can I get involved?

There are many ways that you can get involved and provide input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Glendale's values and priorities. Community input will be an important factor in determining how to accommodate the RHNA. Visit GlendalePlan.com to get involved including:

- » Join the email list to stay informed
- » Participate in our outreach events
- » Complete a community survey



www.GlendalePlan.com



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

1., re: Understanding RHNA and the Housing Element (Study Session)



CITY OF GLENDALE, CALIFORNIA
REPORT TO THE JOINT MEETING: GLENDALE CITY COUNCIL AND GLENDALE
HOUSING AUTHORITY

AGENDA ITEM

Report: Understanding RHNA and the Housing Element (Study Session)

COUNCIL ACTION

Item Type: Public Hearing

Approved for _____ August 17, 2021 **calendar**

ADMINISTRATIVE ACTION

Submitted by:

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Prepared by:

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Erik Krause, Deputy Director of Community Development

Kristen Asp, AICP, Principal Planner

Reviewed by:

Michele Flynn, Director of Finance

Michael J. Garcia, City Attorney

Approved by:

Roubik R. Golanian, P.E., City Manager

RECOMMENDATION

Staff is recommending that City Council receive the presentation on the Regional Housing Needs Assessment and the status of the Housing Element.

BACKGROUND/ANALYSIS

Housing Element Update

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

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

6th Cycle (2021-2029) Housing Element Update

The City is in the process of updating the Housing Element of the City's General Plan to ensure that we're prepared to meet the future housing needs of Glendale for the planning period from 2021 through 2029. Under State law, every city and county in California is required to update its Housing Element to address specific requirements and submit the element to the Department of Housing and Community Development (HCD).

The Housing Element serves as a blueprint for meeting the housing needs of our residents, at all economic levels and addressing segments of the population with special housing needs. The Housing Element will include:

1. An assessment of the characteristics of the City's population using data from the U.S. Census and American Community Survey
2. An inventory of sites suitable for residential development

3. An assessment of financial and programmatic resources including Home Investment Partnership Program (HOME), HUD Section 8 Program, and Community Development Block Grant Program, etc.
4. An analysis of constraints to housing production in Glendale such as financial, development, infrastructure and environmental constraints

This data and analysis will provide the basis for a comprehensive set of policies to address current and projected housing needs. As part of the Land Use and Mobility Update project (which includes an update to our Housing Element), we are asking for the community to provide specific input regarding housing priorities and challenges. Participation from our residents and stakeholders is vital to ensure that our community's values are identified and articulated in the Housing Element and that the City's approach provides the best fit for our community's goals, values, and priorities.

Regional Housing Needs Allocation (6th Cycle 2021-2029)

Fundamental to the Housing Element Update, is how the City addresses its assigned fair-share of regional housing needs. This fair-share is determined through a regional housing needs allocation process. HCD, with input from the Southern California Association of Governments (SCAG), determines the region's total housing need for the 2021-2029 period. SCAG then determines the housing allocation for each member city and county through the Regional Housing Needs Assessment (RHNA) allocation. The Housing Element Update must identify enough potentially developable land zoned for residential use to accommodate the City's new RHNA allocation. At this time, the State does not require the units to be built, just identify potentially developable land suitable for housing.

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City of Glendale is located within the Southern California Association of Governments (SCAG) region who is responsible for developing RHNA allocations for 197 local jurisdictions. The 6th cycle RHNA allocation plan covers the planning period October 2021 through October 2029.

State housing law requires that every council of governments, including SCAG, to adopt a RHNA methodology to distribute existing and projected housing need to every jurisdiction within the region. In November 2019, the Regional Council approved the draft RHNA methodology to submit to HCD for their 60-day review and comment period, which is required by State law.

HCD found that SCAG's draft RHNA methodology furthered the five objectives of State housing law and in March 2020, the SCAG Regional Council adopted the Final RHNA methodology. Based on the adopted methodology, SCAG distributed the draft RHNA allocation in September 2020. The main determining factors in the RHNA methodology are household growth, job accessibility, and transit accessibility.

After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. The resource indicator used is based on factors such as educational attainment, low-income job access, reading proficiency, and pollution levels. These same resource indicators are used to determine whether a jurisdiction is designated as disadvantaged under the RHNA methodology.

The California Department of Housing and Community Development (HCD) determined that 1,341,827 housing units will be needed for the SCAG region, of which Glendale is a part, for the next 8-year planning cycle (October 2021 to October 2029). SCAG, through the RHNA process, must allocate these units to the individual jurisdictions within the region, which jurisdictions must, in turn, provide the necessary regulatory environment to facilitate the development of their allocated share. According to the final distribution approved by HCD on March 22, 2021, Glendale is allocated 13,425 units for the next planning cycle. Of the cities in Los Angeles County, only Los Angeles and Long Beach had a higher distribution than Glendale (456,643 and 26502 respectively).

On March 24, 2020 staff presented a report to City Council regarding SCAG's RHNA methodology to determine each jurisdiction's allocation as a share of the HCD determined need for 1,341,827 housing units in the SCAG region. The SCAG region is comprised of 197 local southern California jurisdictions. At the council meeting staff also discussed the process for appealing RHNA allocations to SCAG. Ultimately, council decided not to appeal and accepted Glendale's allocation.

A total of 52 jurisdictions filed an appeal. Of the 52 appeals filed, two were partially granted. A total of 3,132 units from these successful appeals were reallocated back to the region in order to ensure that the 1,341,827 regional determination was met for the Final RHNA Allocation.

Glendale must plan for this allocation in the upcoming required update of the General Plan Housing Element and must implement necessary regulatory measures to achieve this allocation. The site inventory and list of available sites will be complete in late August. Early indications show that Glendale will likely be able to meet this allocation in the next planning cycle based on available capacity under current zoning standards, which include mixed-use residential districts, inclusionary housing requirements which mandate affordable housing units, density bonus standards, and accessory dwelling unit standards.

The statutory RHNA objectives are to ensure new housing and affordable housing opportunities located near employment centers and populated areas that have access to high quality transit. SCAG has determined that the current adopted RHNA methodology may achieve these objectives, in that infill and development near and around employment and high quality transit can reduce transportation costs for lower income households and would have the potential to decrease the number of people that need to commute by automobile. Although SCAG believes the methodology is sound, it is based on HCD population growth projections. Recent data indicates that population growth in the Southern California region has slowed, which could mean that HCD's initial population projections are overstated. The table below shows the affordability level for each income area that makes up the 13,425-unit allocation.

| TOTAL RHNA FOR GLENDALE | 13425 | <i>Percent of total</i> |
|--------------------------------------|--------------|-------------------------|
| Very-low income (<50% of AMI) | 3439 | 25.6% |
| Low income (50-80% of AMI) | 2163 | 16.1% |
| Moderate income (80-120% of AMI) | 2249 | 16.8% |
| Above moderate income (>120% of AMI) | 5574 | 41.5% |

Pursuant to Government Code section 65852.2 subdivision (m), and section 65583.1, ADUs and JADUs may be utilized towards the Regional Housing Need Allocation (RHNA) and Annual Progress Report (APR) pursuant to Government Code section 65400. To credit a unit toward the RHNA, HCD and the Department of Finance (DOF) utilize the census definition of a housing unit. Generally, an ADU, and a JADU with shared sanitation facilities, and any other unit that meets the census definition, and is reported to DOF as part of the DOF annual City and County Housing Unit Change Survey, can be credited toward the RHNA based on the appropriate income level. The housing element or APR must include a reasonable methodology to demonstrate the level of affordability. Local governments can track actual or anticipated affordability to assure ADUs and JADUs are counted towards the appropriate income category.

To calculate ADUs in the housing element, local agencies must generally use a three-part approach: (1) development trends, (2) anticipated affordability and (3) resources and incentives. Development trends must consider ADUs permitted in the prior planning period and may also consider more recent trends. Anticipated affordability can use a variety of methods to estimate the affordability by income group. Common approaches include rent surveys of ADUs, using rent surveys and square footage assumptions and data available through the APR pursuant to Government Code section 65400.

In addition to counting ADUs and JADUs towards the RHNA allocation, staff will be looking into the possibility of including the conversion of existing units to affordable units that are part of the California Statewide Communities Development Authority (CSCDA)

and California Community Housing Agency (CalCHA) programs in helping meet the affordable income categories of RHNA. There is current legislation that continues to work its way unopposed through the state legislature (AB787) that would authorize a planning agency to include in its annual report the number of units in an existing multifamily building that were converted to deed-restricted rental housing for very low, low-, or moderate-income households by the imposition of affordability covenants and restrictions for the unit. The bill would apply only to converted units that meet specified requirements, including that the rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households and the initial post-conversion rent for the unit is at least 10% less than the average monthly rent charged over the 12 months prior to conversion. The bill would authorize a city or county to reduce its share of regional housing need for the income category of the converted units on a unit- for -unit basis, as specified.

Housing Element Current Status

The Housing Element is one of the required Elements of the City's Comprehensive General Plan and is required by State law to be updated every eight years. This element serves as a policy guideline for meeting the housing needs of the community. It identifies the City's existing and projected housing needs, and establishes goals and policies to guide daily decision making when addressing these needs.

Examples of the goals include:

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

The consultant assisting staff with our current update of the Housing Element (De Novo) has provided a draft of Chapters 1 through 3 (referred to as Part A) of the Housing Element; these chapters make up the Background Report. Staff reviewed the draft chapters and provided comments back to De Novo. In the meantime, De Novo continues to work on the inventory of opportunity sites identifying where housing could be built in the city to meet our Regional Housing Needs Assessment (RHNA) obligations. De Novo is making progress on the Housing Plan (the Goals, Policies, and Programs), which depends in large part on the results of the analysis completed in the Background Report.

The summary below outlines the plan to continue making process on subsequent chapters while De Novo works with the property owner(s) of opportunity sites to determine capacity:

- Chapter 4: Affirmatively Furthering Fair Housing - wait until sites are confirmed (analysis depends on sites) and follow HCD's new Guidance Memo and data mapping tool - this will be the focus of our work in the coming weeks
- Chapter 5: Constraints - proceed with preparing this Chapter
- Chapter 6: Housing Plan - completion cannot occur before opportunity sites are confirmed (analysis depends on sites)
- Chapter 7: Other Requirements - proceed with preparing this Chapter

Staff is planning to host a few community workshops throughout September to expand upon the information collected as part of the prior surveys and present the overarching policies included in the Housing Element. We will also explain the sites inventory, fair housing issues, etc. Those will be either virtual or in-person depending on conditions at the time they are scheduled.

While there is a statutory deadline of October 15, 2021 to submit the adopted Housing Element to the California Department of Housing and Community Development (HCD), State law includes a 120-day grace period for this deadline. Due to late guidance provided to jurisdictions by HCD related to new requirements to analyze affirmatively furthering fair housing, delays at the regional level in determining final RHNA numbers, and the COVID-19 pandemic which has impacted an agency's ability to engage the public in a discussion about housing goals and priorities, the vast majority of agencies in southern California, including the City of Glendale, will prepare and adopt their updated Housing Element during the state-allowed 120-day grace period in accordance with State law. We are in a good position to move forward in line with the schedule requirements for HCD and review/approval of Glendale's Housing Element. Failure to adopt its housing element within 120 days of the statutory due date, the jurisdiction will be required to update its housing element every four years until it adopts at least two consecutive revisions by the applicable due dates.

Tentative Schedule

- August 17, 2021 – Study Session
- September 2021 – Community Meetings
- October 2021 - November 2021 – Public Review Period
- October 2021 – Submit Draft to HCD
- November 2021 – Planning Commission
- January 2022 – City Council Adoption

FISCAL IMPACT

There is no anticipated fiscal impact associated with adopting the Housing Element as

the consulting team is already under contract.

ALTERNATIVES

Alternative 1: Staff is recommending that City Council receive the presentation on the Regional Housing Needs Assessment and the Housing Element.

Alternative 2: The City Council may comment and provide direction on the Housing Element Update.

Alternative 3: The City Council may consider any other alternative proposed by staff.

CAMPAIGN DISCLOSURE

N/A

EXHIBITS

N/A



Understanding RHNA and the Housing Element

City Council Study Session | August 17, 2021

Housing Element Background

State Requirements for Cities

- Mandatory General Plan Element
- Must be updated every 8 years
- CA Department of Housing and Community Development (HCD):
 - Sets regional housing need number
 - Reviews and certifies Housing Elements

SCAG Role in Housing Elements

- Council of Governments for six-county region (197 jurisdictions)
- Distributes regional housing needs from State number
- SCAG members have a target due date of Oct 15, 2021 plus a 120-day grace period (Feb 15, 2022)
- Adopts RTP – HE must be consistent with regional plans



How is Regional Housing Needs Assessment (RHN) Determined?

- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNAs
- HCD identified a RHN of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved by the state
- **Glendale's regional connectivity (ex: highways, train, buses) and proximity to regional jobs means a larger allocation this planning cycle**

| Income Category | Number of Units | Percent of Total |
|-----------------------------------|-----------------|------------------|
| Very-low Income (<50% AMI) | 3,439 | 25.6% |
| Low Income (50-80% AMI) | 2,163 | 16.1% |
| Moderate Income (80-120% AMI) | 2,249 | 16.8% |
| Above Moderate Income (>120% AMI) | 5,574 | 41.5% |
| Total | 13,425 | 100% |

Glendale's 2021-2029 RHNA

- 1,341,827 housing units to SCAG Region
- 13,425 Housing Units to City of Glendale

RHNA Appeals Process

SCAG adopted a narrowly-defined appeal

RHNA allocation methodology not subject to appeal

Existing General Plan and Zoning not a basis for appeal

52 jurisdictions filed an appeal of their RHNA

2 were partially granted

A total of 3,132 units (0.23% of the total SCAG allocation) were reallocated back to the region

What's Included in a Housing Element?

- Housing needs assessment
- Existing housing inventory
- Assessment of fair housing
- Constraints to providing housing (governmental and nongovernmental)
- Resources available for the development and preservation of housing
- Goals, policies, and programs



Public Engagement Program

- www.GlendalePlan.com
- Housing Element Virtual Workshop with survey
 - 300 responses
 - Conducted in English, Armenian, Spanish, Korean, and Filipino
- Open House in August (with other City planning projects)
- Advertisements on social media
 - Direct outreach to stakeholders
 - Direct outreach to Tribes
- More open houses throughout September

RHNA Housing Site Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable RHNA Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development (can be local or regional history)

Plan to Identify Adequate Sites



Approved housing and mixed-use projects (on or after 7/1/2021)



Projects in the application pipeline



ADUs/JADUS, mixed-use sites identified in the General Plan



Conversion of existing units to affordable units

- It is the City's job to demonstrate that there is enough land zoned for housing to accommodate its RHNA at all income levels (these are the "Housing Sites")
- The City of Glendale does not build housing
 - The private market builds housing
 - Glendale "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Who Builds Housing?

Next Steps

- Work Completed
 - Introduction
 - Review of Past Accomplishments
 - Housing Needs Assessment
- Next Steps
 - Site Inventory
 - Constraints
 - Housing Plan (goals, policies, programs)
 - Prepare Draft Housing Element for Public Review and HCD Review
 - City must adopt its Housing Element no later than 2/15/2022 to stay on 8-year update cycle



#MyGlendale



ENVIRONMENTAL JUSTICE

WHAT IS IT?

The negative effects of Environmental degradation and pollution can cause severe impacts to human health.

California now required cities to consider environmental justice in their General Plans. The new Environmental Justice Element must focus on addressing disproportionate environmental impacts and improving the wellness of all communities by bolstering community planning efforts, considering exposure to adverse environmental effects, increasing access to amenities and services, and promoting the fair treatment of all people regardless of their race, ethnicity, national origin, or income.

CURRENT CONDITIONS

Glendale has several “Disadvantaged Communities” (known as DACs). These communities are generally located in the downtown core and southern region of the City and require special attention to address issues of environmental justice.

They are often low-income communities, communities of color, communities comprising members of tribal nations, and immigrant communities & they disproportionately experience impacts such as increased exposure to pollutants, and unsafe drinking water which has contributed to sustained poorer health outcomes.

KEY QUESTIONS

What areas of the City do you think experience uneven public health impacts?

How can the City better engage the community in the planning process?

MOBILITY/ CIRCULATION

WHAT IS IT?

The Mobility Element (aka the Circulation Element) provides the framework for all modes of transportation within the City. The City uses a multi-modal base for transportation planning which includes: roadway, transit, bicycle, pedestrian, and rail modes of travel, rather than just automobile travel.

This element must address all existing AND proposed major thoroughfares and transportation routes function and performance. It reflects the City's desire to provide for complete streets. The Mobility Element also provides for coordination with Los Angeles Metro (Metro).

CURRENT CONDITIONS

The City's Mobility Element was last comprehensively updated in 1998. Currently vehicles have the most robust and comprehensive travel routes throughout the City. There are also a number of freeways and highways providing access to and around Glendale.

Existing bike lanes are limited connections to create a comprehensive system. The City is also home to the Glendale Amtrak/Metrolink Station, now referred to as the Larry Zarian Transportation Center, which provides connections to other areas throughout the region.

KEY QUESTIONS

How easy is it to get around Glendale on your bike, on foot, on transit, or in a car?

Are there areas of the City where mobility improvements (new bike lanes, sidewalk improvements, more parking, etc.) are especially warranted?



LAND USE

WHAT IS IT?

The main purpose of the Land Use Element is to provide a long-term, comprehensive plan that depicts and gears City growth AND development in the right direction.

It promotes the thoughtful, equitable, & accessible distribution of different land uses, including residential, commercial, industrial, and open space; and it must actively align with all other General Plan elements to ensure all proposed growth can effectively take place.

Thoughtful land use planning can help improve public health, reduce infrastructure costs, enhance local economics, & address long-term environmental issues such as climate change and water resources.

CURRENT CONDITIONS

Residential neighborhoods are spread out across the City, coupled with open space areas and other amenities serving local and regional needs. Downtown, the City has is home to numerous multifamily and mixed-use developers along with commercial and business activities.

An industrial hub is in the southeast portion of the City. Community services run along major roadways.

KEY QUESTIONS

Do you think Glendale offers a good balance of land uses so people can live, work, and shop in the City?

What types of uses do you want to see more of in Glendale in the future?

What areas of the City are most special and should be preserved and protected?



HOUSING

WHAT IS IT?

The Housing Element looks at the City's current housing needs to plan properly for the projected population.

It serves as a blueprint for meeting the housing needs of our residents, at all economic levels and addressing segments of the population with special housing needs.

The Housing Element is a vital tool in helping meet the City's Regional Housing Needs Allocation (RHNA) targets. The Housing Element is required to be reviewed and certified by the State of California as being in compliance with all state housing laws and must be updated every eight years. This Housing Element cycle plans for 2021-2029.

CURRENT CONDITIONS

Currently, Glendale has 71,509 occupied housing units. Most low density residential neighborhoods are located outside the downtown greater area and surrounding Verdugo Mountains. Medium and higher density townhomes and apartments are located more towards the center of town and surrounding area. The most common housing type is the multi-family units, representing 61% of the City's total housing.

As part of this planning period, the City must demonstrate that it has sufficient land use capacity to accommodate approximately 13,000 new housing units. The City is not required to build housing.

KEY QUESTIONS

How can the City better meet the housing needs of all people and incomes?



Virtual Community Meeting

October 11, 2021 at 6:00 PM



In order to meet the housing needs of our community, the City of Glendale is in the process of updating its Housing Element for the planning period from 2021 to 2029.

Members of the public are invited to participate in a virtual meeting to review the City's progress and provide additional comments before it is released later this year.

RSVP [here](#) by 12:00 PM on October 11, 2021 to receive a Zoom link for the meeting.

Can't join our meeting? Share your ideas with us [online](#).

For more information about the City's Housing Element update, click [here](#).



@MyGlendaleCDD



Reunión comunitaria virtual

11 de octubre de 2021 a las 6:00 PM



Con el fin de satisfacer las necesidades de vivienda de nuestra comunidad, la ciudad de Glendale está en el proceso de actualizar su componente de vivienda para el período de planificación de 2021 a 2029.

Se invita a los ciudadanos a participar en una reunión virtual para revisar el progreso de la ciudad y aportar comentarios adicionales antes de que se publique a finales de este año.

Confirme su asistencia [aquí](#) antes de las 12:00 PM del 11 de octubre de 2021 para recibir un enlace de Zoom para la reunión.

¿No puede asistir a nuestra reunión? Comparta sus ideas con nosotros [en línea](#).

Para más información sobre la actualización del componente de vivienda de la ciudad, haga clic [aquí](#).



@MyGlendaleCDD



Համայնքային վիրտուալ ժողով 2021թ. հոկտեմբեր 11, Ժ.18:00



Մեր համայնքի բնակարանային կարիքները հոգալու համար Գլենդելի քաղաքապետարանը 2021-2029 թթ. պլանավորման ժամանակահատվածի համար թարմացնում է իր «Բնակարանային տարրը»:

Հանրության անդամներին հրավիրում ենք մասնակցել վիրտուալ հանդիպմանը՝ քաղաքի առաջընթացը Վերանայելու և լրացուցիչ մեկնաբանությունների համար, մինչև այս կթողարկվի ավելի ուշ այս տարի:

Պատասխանեք այստեղ մինչև 2021 թ. հոկտեմբերի 11-ը, ժամը 12:00-ն՝ ժողովի Zoom հղումը ստանալու համար:

Չե՞զ կարող միանալ մեր հանդիպմանը: Կիսվեք ձեր գաղափարներով մեզ հետ առցանց:

Քաղաքապետարանի «Բնակարանային տարրերի» թարմացման մասին լրացուցիչ տեղեկությունների համար սեղմեք այստեղ:





City of Glendale Housing Element Progress Update

Community Open House | October 11, 2021

Housing Element Background

State Requirements for Cities

- Mandatory General Plan Element
- Must be updated every 8 years
- CA Department of Housing and Community Development (HCD):
 - Sets regional housing need number
 - Reviews and certifies Housing Elements

SCAG Role in Housing Elements

- Council of Governments for six-county region (197 jurisdictions)
- Distributes regional housing needs from State number
- SCAG members have a target due date of Oct 15, 2021 plus a 120-day grace period (Feb 13, 2022)
- Adopts RTP – HE must be consistent with regional plans



Structure of the 2021-2029 Draft Housing Element

Part 1: Housing Plan

- Goals
- Policies
- Programs
- Quantified Objectives

Part 2: Background Report

- Housing needs assessment
- Existing housing inventory
- Constraints to providing housing (governmental and nongovernmental)
- Resources available for the development and preservation of housing
- Assessment of fair housing



Structure of the 2021-2029 Draft Housing Element



Appendix A: Site Inventory

- Map of sites to accommodate the City's RHNAs
- List of sites and their characteristics
- Specific format in accordance with HCD requirements

Appendix B: Public Feedback

- Summary of outreach conducted
- Feedback received
- Table summarizing how input influenced the Housing Element

Public Engagement Program

- www.GlendalePlan.com
- Housing Element Virtual Workshop with survey
 - 300 responses
 - Conducted in English, Armenian, Spanish, Korean, and Filipino
- Open House in August (with other City planning projects)
- Briefing to City Council in August
- Advertisements on social media
- Direct outreach to stakeholders
- Direct outreach to Tribes

- Committed funding to develop new affordable housing projects
- Facilitated the acquisition of two multifamily projects for dedication as workforce housing
- Added the My Connect app so all residents can monitor energy use on their cell phones
- Adopted and implemented a Rental Rights Program in response to rising rental rates in the region
- Assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity
- Approved a new citywide Inclusionary Zoning Ordinance (IZO)
- Implemented a Commercial Development Impact Fee, a one-time fee charged to new commercial developments designated for affordable housing

Highlights Of 5th Cycle Progress

5th Cycle RHNA Progress

During the 2014-2021 RHNA period, the City will have permitted 4,493 housing units, **222% of its 5th Cycle RHNA**

| Status | Very Low | Low | Moderate | Above Moderate | Total |
|---|----------|-----|----------|-----------------|-------------------|
| 5 th RHNA Allocation | 508 | 310 | 337 | 862 | 2,017 |
| Permits Issued During the Planning Period | 125 | 218 | 19 | 4,131 | 4,493 |
| Remaining Allocation | 383 | 92 | 318 | (3,269 surplus) | 0 (2,476 surplus) |

How is Regional Housing Needs Assessment (RHN) Determined?

- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNA
- HCD identified a RHNA of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved by the state
- **Glendale's regional connectivity (ex: highways, train, buses) and proximity to regional jobs means a larger allocation this planning cycle**

| Income Category | Number of Units | Percent of Total |
|-----------------------------------|-----------------|------------------|
| Very-low Income (<50% AMI) | 3,439 | 25.6% |
| Low Income (50-80% AMI) | 2,163 | 16.1% |
| Moderate Income (80-120% AMI) | 2,249 | 16.8% |
| Above Moderate Income (>120% AMI) | 5,574 | 41.5% |
| Total | 13,425 | 100% |

Glendale's 2021-2029 RHNA

- 1,341,827 housing units to SCAG Region
- 13,425 Housing Units to City of Glendale

RHNA Housing Site Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable RHNA Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development (can be local or regional history)

Credits Towards the City's 6th Cycle RHNA

| Status | Very Low | Low | Moderate | Above Moderate | Total |
|---|--------------|--------------|-----------------|----------------|---------------|
| 6th Cycle RHNA | 3,439 | 3,163 | 2,249 | 5,574 | 13,425 |
| Projects Constructed/Under Construction (7/1/21) | 0 | 177 | 232 | 27 | 436 |
| Projects Approved/Not Under Construction (7/1/21) | 0 | 249 | 609 | 0 | 858 |
| Proposed Projects | 292 | 399 | 1400 | 557 | 2,686 |
| ADU/JADU Projections (Min) | 300 | 568 | 26 | 378 | 1,272 |
| <i>Credits Subtotal</i> | 592 | 1,393 | 2,267 | 962 | 5,214 |
| Remaining RHNA | 2,847 | 770 | 0 (+ 18) | 4,612 | 8,229 |

Plan to Accommodate Remaining RHNA

**Underdeveloped nonresidential land
designated for mixed-use development
(appropriate for all income households)**



**Underdeveloped residential land
(appropriate for moderate and above
moderate-income households)**



**Areas already master planned for
residential development (appropriate for all
income households)**



**Conversion of existing units to affordable
units (appropriate for moderate income
households)**



- It is the City's job to demonstrate that there is enough land zoned for housing to accommodate its RHNA at all income levels (these are the "Housing Sites")
- The City of Glendale does not build housing
 - The private market builds housing
 - Glendale "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Who Builds Housing?

Work Progress Summary

Work Completed to Date

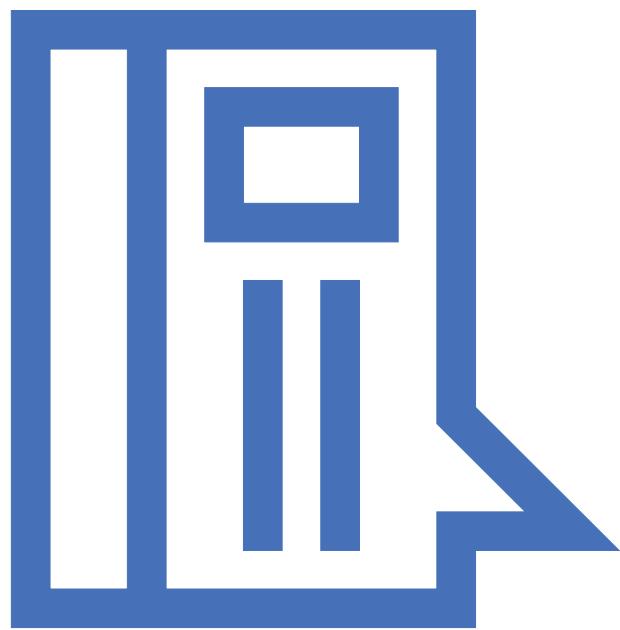
- Introduction
- Review of Past Accomplishments
- Housing Needs Assessment
- Constraints
- Develop Site Inventory Strategy
- Identification of Progress Towards the RHNA
- Quantification of ADU Potential
- Evaluation of Existing Housing Element Sites

Next Steps (Reflective of Tonight's Input)

- Finalize Site Inventory
- Complete Fair Housing Analysis
- Finalize Housing Plan (goals, policies, programs)

| Activity | Date |
|--|-------------------------------------|
| Draft Housing Element 30-Day Public Review | November 1, 2021 – December 1, 2021 |
| HCD 60-Day Review Period | November 1, 2021 – January 1, 2022 |
| Target Planning Commission Hearing | December 15, 2021 |
| Target City Council Hearing | January 25, 2022 |
| End of 120-Day Statutory Grace Period to Adopt Housing Element | February 13, 2022 |

Next Steps



Comments and
Questions



#MyGlendale

City of Glendale Housing Element Virtual Community Meeting

Summary of Questions and Answers

1. When will the draft Housing Element be available for public review?

The City of Glendale will release a draft Housing Element for a 30-day public review period on November 1, 2021. This timeline is in accordance with State requirements. Public comments on the draft are encouraged and will be shared with the Planning Commission and City Council during their review process.

2. Glendale has had high transit connectivity to the region for a long time. Why was this not a bigger factor in past cycles (i.e., the 5th Cycle which planned for housing from 2013-2021) and why is it a big factor in this cycle (i.e., the 6th Cycle, which plans for housing from 2021-2029)?

As part of each Housing Element update cycle, the Southern California Association of Governments (SCAG) receives from the State of California an allocation of housing units it needs to plan for during the planning period. To determine how these units are distributed throughout the region, SCAG establishes a methodology based on numerous factors, including (but not limited to) population trends, socioeconomic characteristics of a community, access to jobs, and access to transit corridors.

The methodology used to distribute units around the region changes each planning period. For the 6th Cycle (2021-2029), the methodology weighed heavily on allocating units to areas with access to transit facilities. For this reason, access to transit was a more significant factor in determining a City's allocation in the 6th Cycle than it was in the 5th Cycle.

3. How will the City plan to address fair housing in the Housing Element?

Assembly Bill 686 (AB 686) requires cities updating their Housing Element on or after January 1, 2021 (this includes the City of Glendale) to consider fair housing issues as part of the Housing Element. The draft Housing Element, scheduled for public review beginning on November 1st will include a chapter analyzing fair housing in accordance with the requirements of AB 686 and the guidance provided by the California Department of Housing and Community Development (HCD). This section will include, but is not limited to, a summary of public outreach conducted, an analysis of local, regional, and federal information, an analysis of proposed housing sites as they relate to affirmatively furthering fair housing, and an assessment of contributing factors and goals, policies, and programs included to address these factors.

4. Is the City considering goals, policies, or programs to promote adaptive reuse of existing buildings?

The City of Glendale has very limited vacant land and new development is expected to occur at infill locations. The City does not currently have an “adaptive reuse” ordinance. The draft Housing Element will include programs that promote opportunities for infill development and identify ways

for the City to reduce constraints related to housing production. The City may consider opportunities related to adaptive reuse as part of this program.

Community Survey Results

**City of Glendale Housing
Element Update**

June 2021

In partnership with De Novo Planning Group

Contents

| | |
|--|----|
| Introduction | 3 |
| Executive Summary | 4 |
| Community Survey: Existing Conditions and Fair Housing Issues..... | 5 |
| Respondent Demographics | 5 |
| Values and Priorities..... | 8 |
| Housing Affordability..... | 9 |
| Housing Maintenance | 11 |
| Housing Fit | 14 |
| Fair Housing | 20 |
| Appendices..... | 29 |
| A: Survey Questions..... | 29 |
| B: Survey Responses..... | 29 |

Figures

| | |
|---|----|
| Figure 1: How long have you lived in Glendale? (Residents Only)..... | 6 |
| Figure 2: What made you decide to live here? (Residents Only)..... | 8 |
| Figure 3: If you wish to own a home in Glendale but do not currently own one, what issues are preventing you from owning a home at this time? | 10 |
| Figure 4: What percentage of your income do you spend on housing?..... | 11 |
| Figure 5: How would you rate the physical condition of the residence you live in?..... | 12 |
| Figure 6: Which of the following housing upgrades or expansions have you considered making on your home? ... | 13 |
| Figure 7: What types of housing are most needed in the City of Glendale? | 16 |
| Figure 8: If you are currently employed, approximately how long is your one-way commute to work? | 17 |
| Figure 9: If you work outside the house, how to you get to work?..... | 19 |

Introduction

The City of Glendale is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element Update process is a unique opportunity to connect with residents of Glendale and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a community survey was facilitated online using the SurveyMonkey platform. The survey was conducted in five languages: Spanish, English, Armenian, Korean, and Filipino. The survey gathered information on housing-related issues. The survey, which was posted on April 5, 2021 and closed on May 2, 2021, focused on existing conditions to better understand the characteristics of households in Glendale, identify the community's housing needs and priorities, and uncover real or perceived fair housing concerns in Glendale.

This report is a summary of the responses received and the general themes that emerged.

To help gain insight into the profile of respondents, included in each survey was a question asking the respondent to identify whether they:

1. Live in Glendale but work somewhere else;
2. Live and work in Glendale;
3. Work in Glendale but live somewhere else; or,
4. Did not live or work in Glendale.

This Report summarizes the results of both surveys based on the respondent's answer to this question; in other words, the results of each question/topic area are grouped into **resident responses** (regardless of where they work), **worker responses** (which includes people who only work in Glendale but live somewhere else), and **other responses** (people who do not live or work in Glendale). The breakdown of response types by group is included in the summary for each survey.

Executive Summary

- 64% of residents have lived in Glendale for 10+ years
- 59% of residents chose to live in Glendale because of safe neighborhoods
- 43% of residents would rate their housing as being in excellent condition, while 31% rated it as showing signs of minor deferred maintenance
- 74% of residents are very satisfied or somewhat satisfied with their current housing situation
- 44% of residents already own a home in Glendale, while 44% rent

Issues that residents rated as most important to them include:

- Rehabilitate existing housing (88%)
- Promote affordable housing for working families (87%)
- Ensure that children who grow up in Glendale can afford to live in Glendale as adults (86%)
- Support fair/equitable housing opportunities (82%)
- Support programs to help neighborhoods that have suffered foreclosures (76%)
- Provide housing for all income levels (76%)

Community Survey: Existing Conditions and Fair Housing Issues

The Community Survey was comprised of 29 questions. It had a completion rate of 77% with 297 total responses. The survey responses reveal information about existing housing conditions and fair housing issues in Glendale. The results are organized into five categories: values and priorities; housing affordability; housing maintenance; housing fit; and fair housing.

Respondent Demographics

The survey contained seven questions related to demographics. The first question asked respondents if they live or work in Glendale. The answers to this question provide the following breakdown of response types by group:¹

Resident responses:

- Most of the respondents (83%) are residents of Glendale. Of all respondents, 46% live and work within Glendale and 36% work somewhere else.

Worker responses:

- Some (14%) respondents work in Glendale but live somewhere else.

Other responses:

- A small percentage (3%) of respondents neither live nor work in Glendale.

Of the other six demographic questions asked, one of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other five questions highlighted the following about the respondents:

- Of those individuals who live in Glendale, approximately 64% have lived here for 10+ years. The next highest response (16%) was 2-5 years, followed by 5-10 years (14%) and finally, fewer than two years (7%).²

¹ Question 1: Do you live and/or work in Glendale?

² Question 2: How long have you lived in the City?