



PUBLIC REVIEW DRAFT 2021-2029 HOUSING ELEMENT

Community Open House | November 15, 2021

HOUSING ELEMENT ORGANIZATION

Part 1: Housing Plan

- Goals and Policies
- Housing Programs
- Quantified Objectives

Part 2: Background Report

- 5th Cycle Accomplishments
- Housing Needs Assessment
- Constrains to Housing Development
- Housing Resources
- Assessment of Fair Housing and AFFH Analysis

HOUSING ELEMENT ORGANIZATION

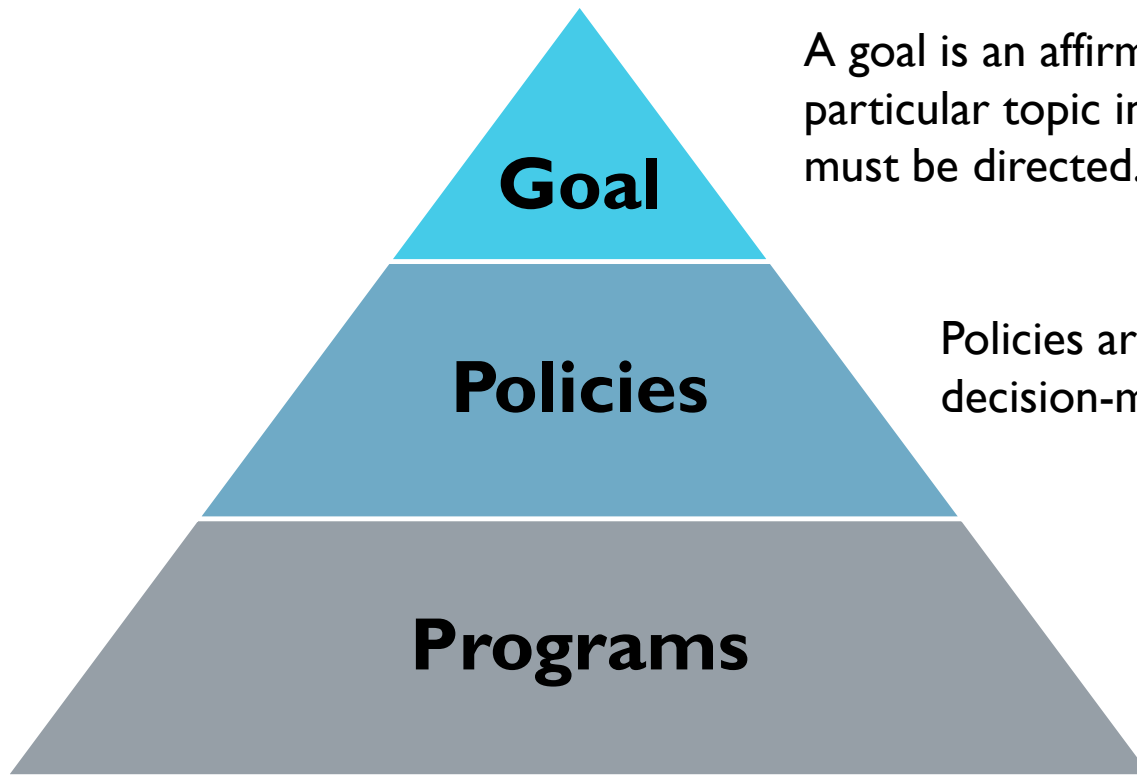
Appendix A: Site Inventory

- Map of Housing Element Sites
- List of parcel characteristics

Appendix B: Outreach Summary

- Description of outreach activities
- Copies of advertisements and presentations
- Summary of Community Survey
- Will be updated after the public review period to include public comments received (updated Appendix B will be provided to HCD)

GENERAL PLAN GOALS, POLICIES, AND PROGRAMS



A goal is an affirmative statement of desired future conditions, regarding a particular topic in the community, toward which effort and resources must be directed. Goals are high-level and long-term.

Policies are statements, usually starting with a verb, that guide decision-making and specify an intended level of commitment.

Programs are implementation steps to ensure goals and policies are carried out (progress can be measured).

SUMMARY OF THE 2021-2029 HOUSING PLAN

- **Goals**

- Includes six goals, all carried over from the current Housing Element (high-level goals remain relevant)

- **Policies**

- Continues to include many (43) current policies that are appropriate and working well
- Introduces 11 new policies to support action related to City's housing goals

- **Programs**

- Continues 20 existing programs such as the City's Inclusionary Housing Ordinance, Development of Affordable Units, Rental Rights, Fair Housing (and many more)
- Introduces 11 new programs to further support community priorities and Housing law

GOALS AND NEW POLICIES

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

- Policy 1.2: Adequate capacity
- Policy 1.5: Underdeveloped residential areas
- Policy 1.6: Accessory dwelling units
- Policy 1.10: Innovation in infill development
- Policy 1.11: Reuse of sites in Housing Element inventory

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

- Policy 2.3: Monitor and address effects of new development

GOALS AND NEW POLICIES

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

- Policy 3.6: City tools to facilitate development
- Policy 3.7: Workforce housing
- Policy 3.8: Regulatory incentives

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

- No new policies

GOALS AND NEW POLICIES

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

- Policy 5.4: Regulatory environment
- Policy 5.5: Public input

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

- No new policies

HOUSING PROGRAMS

Programs are organized in the following categories:

1. Adequate Sites (NEW)
2. Preservation and Enhancement of Existing Housing Stock
3. Production of Affordable and Special Needs Housing
4. Rental Assistance
5. Increased Homeownership
6. Housing Services
7. Fair Housing
8. Sustainability
9. Remove Constraints (NEW)

CURRENT AND NEW PROGRAMS

Strategy I: Adequate Sites

Current Programs

- None

New Programs

- Program IA: Land Use Policy and Development Capacity
- Program IB: Maintain Adequate Sites Throughout the Planning Period
- Program IC: Public Property Conversion to Housing Program
- Program ID: Replacement of Affordable Units
- Program IE: Adaptive Reuse
- Program IF: Accessory Dwelling Units

CURRENT AND NEW PROGRAMS

Strategy 2: Preservation and Enhancement of Existing Housing Stock

Current Programs

- Five current programs modified and maintained

New Programs

- None

CURRENT AND NEW PROGRAMS

Strategy 3: Production of Affordable and Special Needs Housing

Current Programs

- Five current programs modified and maintained

New Programs

- None

CURRENT AND NEW PROGRAMS

Strategy 4: Rental Assistance

Current Programs

- One current program modified and maintained (also see Program 2E)

New Programs

- None

CURRENT AND NEW PROGRAMS

Strategy 5: Increased Ownership Opportunities

Current Programs

- One current program modified and maintained

New Programs

- Program 5B: Tenant/Community Opportunity to Purchase

CURRENT AND NEW PROGRAMS

Strategy 6: Housing Services

Current Programs

- Three current programs modified and maintained

New Programs

- None

CURRENT AND NEW PROGRAMS

Strategy 7: Fair Housing

Current Programs

- One current program modified and maintained

New Programs

- Program 7B: Anti-Displacement Evaluation
- Program 7C: Affirmatively Furthering Fair Housing (AFFH) Program

CURRENT AND NEW PROGRAMS

Strategy 8: Sustainability

Current Programs

- Four current programs modified and maintained

New Programs

- None

CURRENT AND NEW PROGRAMS

Strategy 9: Remove Constraints

Current Programs

- None

New Programs

- Program 9A: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws
- Program 9B: Zoning Code Amendments – Housing Constraints

RHNA STRATEGY

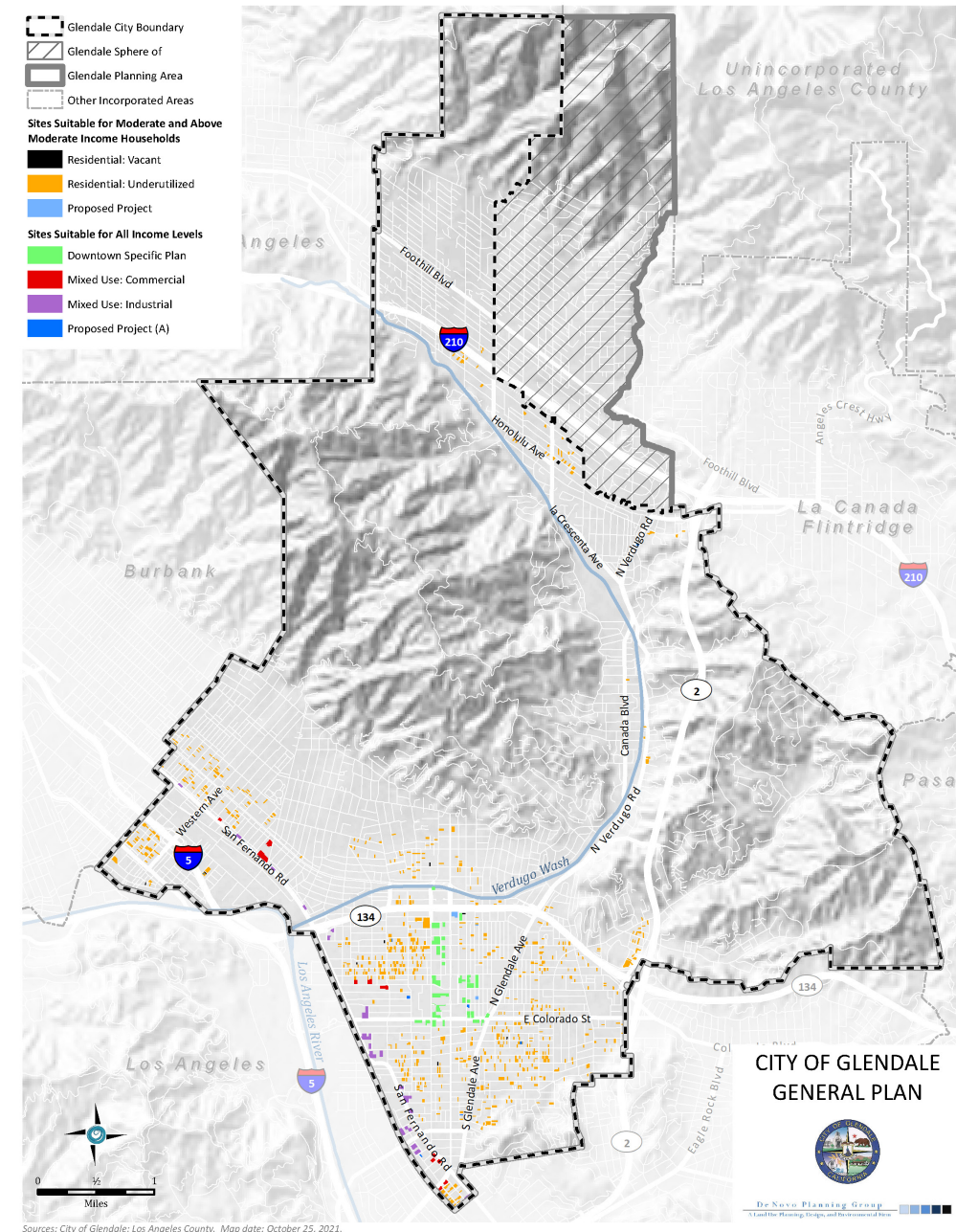
Credits Towards 6th Cycle RHNA

1. Projects constructed/under construction during planning period
2. Existing multifamily units converted to deed-restricted affordable units
3. Projects approved/not yet under construction

Sites to Accommodate Remaining 6th Cycle RHNA

1. Projects under consideration/not yet approved
2. Accessory dwelling units
3. Vacant residential sites
4. Underutilized residential sites
5. Underutilized mixed-use sites
6. Sites in the Downtown Specific Plan

Figure 3. Proposed Housing Element Sites



RHNA STRATEGY

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA	5,602	2,249	5,574	13,425
Credits	824	1,563	1,708	4,095
Remaining RHNA after Credits Applied	4,778	686	3,866	9,330
Proposed Projects	20	75	408	503
ADUs	868	26	378	1,272
Vacant Residential Sites	0	0	37	37
Underutilized Residential Sites	0	0	2,496	2,496
Underutilized Mixed-Use Sites	1,303	0	0	1,303
Sites in Downtown Specific Plan	5,038	0	0	5,038
Remaining RHNA After Sites Applied	+2,451 (surplus)	0 (585 prior to surplus of lower income units applied)	0 (547 prior to surplus of lower income units applied)	+1,319 (overall surplus available at all income levels)
Percent Surplus	9.8%			

FAIR HOUSING

Affirmatively Furthering Fair Housing (AFFH)

- “taking meaningful actions, in addition to combating discrimination, that overcame patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Assessment of Fair Housing

- Diversity
- Population with Disabilities
- Female-Headed Households
- Median Household Income
- Ethnicity/Racial Concentrations
- Opportunity Indices

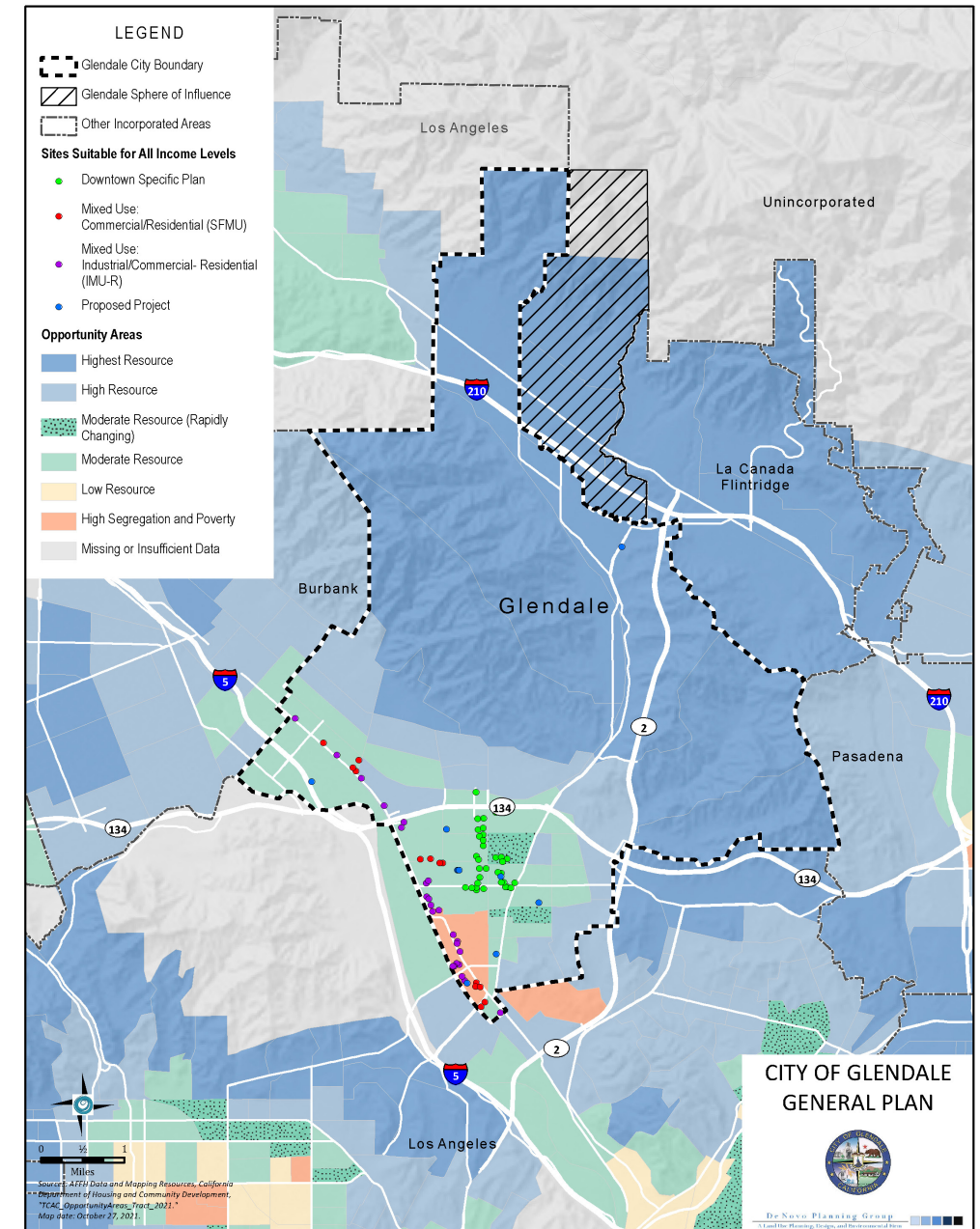
Supports RHNA Site Strategy

- Opportunities for housing in high resource areas
- Housing in areas with access to transportation, goods, and services

HCD OPPORTUNITY AREA MAP

- Sites to accommodate the City's lower-income RHNA are located in areas of different opportunity levels
- ADUs allow for more affordable housing options in built-out residential areas of high opportunity
- New development located along corridors and transit routes supports reduction in VMT and the goal to create more livable and sustainable neighborhoods
- New development in areas of high segregation and poverty can catalyze new investment to improve conditions for current and future residents

Figure 15: TCAC Opportunity Areas by Census Tract



SCHEDULE

- 30-Day Public Review Period: November 1 – November 30, 2021 (6:00 pm)
- Send to HCD for comments: November 2 – January 3, 2021
- How to Submit Comments:
 - Mail: Erik Krause
Deputy Director of Community Development, City of Glendale
633 East Broadway, Room 103, Glendale, CA 91206
 - Email: EKrause@glendaleca.gov
 - Leave: Deliver written comments to the City during public counter hours
 - Website: <https://www.glendaleplan.com/get-involved>
- All comments will be sent to HCD for consideration through the review process



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