



City of Glendale Housing Element Progress Update

Community Open House | October 11, 2021

Housing Element Background

State Requirements for Cities

- Mandatory General Plan Element
- Must be updated every 8 years
- CA Department of Housing and Community Development (HCD):
 - Sets regional housing need number
 - Reviews and certifies Housing Elements

SCAG Role in Housing Elements

- Council of Governments for six-county region (197 jurisdictions)
- Distributes regional housing needs from State number
- SCAG members have a target due date of Oct 15, 2021 plus a 120-day grace period (Feb 13, 2022)
- Adopts RTP – HE must be consistent with regional plans





Structure of the 2021-2029 Draft Housing Element

Part 1: Housing Plan

- Goals
- Policies
- Programs
- Quantified Objectives

Part 2: Background Report

- Housing needs assessment
- Existing housing inventory
- Constraints to providing housing (governmental and nongovernmental)
- Resources available for the development and preservation of housing
- Assessment of fair housing



Structure of the 2021-2029 Draft Housing Element

Appendix A: Site Inventory

- Map of sites to accommodate the City's RHNA
- List of sites and their characteristics
- Specific format in accordance with HCD requirements

Appendix B: Public Feedback

- Summary of outreach conducted
- Feedback received
- Table summarizing how input influenced the Housing Element

Public Engagement Program

- www.GlendalePlan.com
- Housing Element Virtual Workshop with survey
 - 300 responses
 - Conducted in English, Armenian, Spanish, Korean, and Filipino
- Open House in August (with other City planning projects)
- Briefing to City Council in August
- Advertisements on social media
- Direct outreach to stakeholders
- Direct outreach to Tribes

Highlights of 5th Cycle Progress

- Committed funding to develop new affordable housing projects
- Facilitated the acquisition of two multifamily projects for dedication as workforce housing
- Added the My Connect app so all residents can monitor energy use on their cell phones
- Adopted and implemented a Rental Rights Program in response to rising rental rates in the region
- Assisted with a 100% affordable new construction project, the San Gabriel Valley Habitat for Humanity
- Approved a new citywide Inclusionary Zoning Ordinance (IZO)
- Implemented a Commercial Development Impact Fee, a one-time fee charged to new commercial developments designated for affordable housing

5th Cycle RHNA Progress

During the 2014-2021 RHNA period, the City will have permitted 4,493 housing units, **222% of its 5th Cycle RHNA**

Status	Very Low	Low	Moderate	Above Moderate	Total
5 th RHNA Allocation	508	310	337	862	2,017
Permits Issued During the Planning Period	125	218	19	4,131	4,493
Remaining Allocation	383	92	318	0 (3,269 surplus)	0 (2,476 surplus)

How is Regional Housing Needs Assessment (RHNA) Determined?

- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNA
- HCD identified a RHNA of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved by the state
- **Glendale's regional connectivity (ex: highways, train, buses) and proximity to regional jobs means a larger allocation this planning cycle**

Glendale's 2021-2029 RHNA

- 1,341,827 housing units to SCAG Region
- 13,425 Housing Units to City of Glendale

Income Category	Number of Units	Percent of Total
Very-low Income (<50% AMI)	3,439	25.6%
Low Income (50-80% AMI)	2,163	16.1%
Moderate Income (80-120% AMI)	2,249	16.8%
Above Moderate Income (>120% AMI)	5,574	41.5%
Total	13,425	100%

RHNA Housing Site Criteria

Existing Site Condition (occupied sites require special analysis)

Realistic Capacity Potential (not all sites will develop at maximum density)

Acceptable RHNA Site

Site Size and Ownership (sites should be between 0.50 and 10 acres)

Demonstrated History of Successful Development (can be local or regional history)

Credits Towards the City's 6th Cycle RHNA

Status	Very Low	Low	Moderate	Above Moderate	Total
6th Cycle RHNA	3,439	3,163	2,249	5,574	13,425
Projects Constructed/Under Construction (7/1/21)	0	177	232	27	436
Projects Approved/Not Under Construction (7/1/21)	0	249	609	0	858
Proposed Projects	292	399	1400	557	2,686
ADU/JADU Projections (Min)	300	568	26	378	1,272
<i>Credits Subtotal</i>	592	1,393	2,267	962	5,214
Remaining RHNA	2,847	770	0 (+ 18)	4,612	8,229

Plan to Accommodate Remaining RHNA



Underdeveloped nonresidential land
designated for mixed-use development
(appropriate for all income households)



Underdeveloped residential land
(appropriate for moderate and above
moderate-income households)



Areas already master planned for
residential development (appropriate for all
income households)



Conversion of existing units to affordable
units (appropriate for moderate income
households)

Who Builds Housing?

- It is the City's job to demonstrate that there is enough land zoned for housing to accommodate its RHNA at all income levels (these are the "Housing Sites")
- The City of Glendale does not build housing
- The private market builds housing
- Glendale "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

Work Progress Summary

Work Completed to Date

- Introduction
- Review of Past Accomplishments
- Housing Needs Assessment
- Constraints
- Develop Site Inventory Strategy
- Identification of Progress Towards the RHNA
- Quantification of ADU Potential
- Evaluation of Existing Housing Element Sites

Next Steps (Reflective of Tonight's Input)

- Finalize Site Inventory
- Complete Fair Housing Analysis
- Finalize Housing Plan (goals, policies, programs)

Next Steps

Activity	Date
Draft Housing Element 30-Day Public Review	November 1, 2021 – December 1, 2021
HCD 60-Day Review Period	November 1, 2021 – January 1, 2022
Target Planning Commission Hearing	December 15, 2021
Target City Council Hearing	January 25, 2022
End of 120-Day Statutory Grace Period to Adopt Housing Element	February 13, 2022

Comments and Questions





#MyGlendale