



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

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CITY OF GLENDALE



Land Use and Mobility Update



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



Seniors and those on a fixed-income can afford to stay in their homes



Rent and mortgages are a manageable percentage of monthly income



Kids that have grown up in Glendale can afford to rent or buy here



Glendale community members are able to live closer to their jobs



A reduction in homelessness

Project Timeline



How can I get involved?

There are many ways that you can get involved and provide input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Glendale's values and priorities. Community input will be an important factor in determining how to accommodate the RHNA. Visit GlendalePlan.com to get involved including:

- » Join the email list to stay informed
- » Participate in our outreach events
- » Complete a community survey



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