CITY OF GLENDALE

2021-2029
HOUSING ELEMENT

Adopted February 2022
Revised November 2022
Minor Modifications February 2023

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CITY OF GLENDALE 2021-2029 HOUSING ELEMENT

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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 housings, 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

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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.

~~Policy 1.11: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply).~~

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 ~~handicapped~~ persons with disabilities or are adaptable for conversion to residential use by ~~handicapped~~ 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 ~~the~~ 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 ~~homeless~~ 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 (~~3,437~~252) and ~~and~~ approved/entitled units (~~1,344~~1,120) ~~,~~ are taken into consideration, the City of Glendale has a remaining 2021-2029 RHNA of ~~8,644~~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)~~, including 3,028 extremely/very low-income, 1,728 low-income, 686 moderate income, and 3,202 above moderate-income units~~.

The residential sites inventory consists of approximately ~~31~~ 32 acres of land designated for mixed-use development which is expected to yield at least ~~1,303~~1,659 new units, 17 acres of land designated for commercial development which is expected to yield at least 586 units, ~~35~~ 43 acres of land in the Downtown Specific Plan which is expected to yield at least ~~5,039~~6,417~~6,052~~ units, ~~167~~ 159 acres of underdeveloped residential land which is expected to yield at least ~~2,706~~2,591~~2,562~~ units, ~~1.8~~1 acre~~s~~ of vacant residential land which is expected to yield ~~54~~ 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 ~~503~~ ~~657~~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% 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.
Timeframe	Development of at least 5,510 new units by July 1, 2029. Ongoing implementation and annual reporting throughout the planning period.

Program 1B: Maintain Adequate Sites Throughout the Planning Period

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	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. 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.

Report as required through the HCD annual report process.

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

Program Description 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. 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.

Program Goals The City will ~~maintain~~ 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. City-owned sites are currently zoned for residential development and no rezoning is required for residential development to occur.

Responsible Agencies Community Development Department

Funding Sources	General Fund
2021-2029 Objectives	Maintain an adequate inventory of surplus lands. 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. Development of 50 deed-restricted affordable units at City-owned sites by the end of the planning period. Report as required through the HCD annual report process.
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; ~~O~~ongoing implementation.

Program 1D: Replacement ~~of Affordable Units~~Housing

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) ~~Ongoing implementation.~~

Program 1E: Adaptive Reuse

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

~~Explore~~ 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. ~~Consider preparation of an~~Prepare an Adaptive Reuse Ordinance and present the draft Ordinance to the City Council for review by December 2023~~to support the City's housing objectives~~. 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

~~Evaluate the potential to p~~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

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. ~~The~~ Every two years, the City will ~~also continue to~~ 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, ~~T~~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 ~~2022~~ 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~~2022~~ 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).
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	~~Immediate implementation and ongoing implementation for the duration of the planning period~~Ongoing throughout the planning period.

Program 1H: Adequate Alternative Sites

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 ~~homeless~~ 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, ~~P~~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.

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' ~~O~~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.

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.

Responsible Agencies Community Development Department

Funding Sources HUD-CDBG; City General Fund

2021-2029 Objectives Improve the quality of existing housing and correct City code violations.

~~Have the capability to p~~Perform 1,400 inspections annually.

~~; a~~Achieve 100% residential compliance.

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.

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

Timeframe Ongoing implementation and annual reporting throughout the planning period.

Program 2D: Neighborhood "Target Areas"

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~~, such as South or West Glendale~~.

~~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.~~

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 ~~in~~ 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

Program Description

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).

As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is conserve at least 100 units through code enforcement and another ~~241~~ 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.

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%.

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

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 ~~in~~ 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 facilitated 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.

	Preserve 557 deed-restricted affordable units, in accordance with the City's quantified objectives.
Timeframe	Proactive outreach to owners beginning three years before expiration of rental agreements; ~~O~~ongoing implementation and annual reporting throughout the planning period.

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 ~~homeless~~ service fairs to connect ~~homeless~~ persons experiencing homelessness ~~individuals~~ 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 ~~periodically~~ 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 ~~one~~ three density bonus project per year (without other public funding assistance), with ~~a~~ the goal of approving a minimum of ~~8~~50 units affordable to ~~Very Low~~ low-income households as part of projects utilizing density bonus provisions. This would provide for a total of ~~64~~ 400 ~~Very Low~~ low-income units during the 2021-2029 planning period. However, this goal is dependent upon applications for this program.

Responsible Agencies Community Development Department

Funding Sources None necessary

2021-2029 Objectives Continue to encourage development of housing for senior and low-income housing through promotion of density bonuses

P~~;~~ roduction of ~~64~~ 400 new units affordable to ~~very~~ 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). ~~.~~

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
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

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	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. 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. 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)
Timeframe	Ongoing implementation and annual reporting throughout the planning period.

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

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

Program Description

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.

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 ~~February~~ December 2023 and will be implemented by the Community Development Department by June 2024.

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

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.

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.

Timeframe

~~By~~ Study completed by ~~February~~ 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, ~~homeless~~ 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.

Responsible Agencies Community Development Department

Funding Sources HUD Section 8 Housing Choice Vouchers

2021-2029 Objectives 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.

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.

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 ~~ones~~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.

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.

Program 5B: Tenant/Community Opportunity to Purchase

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-~~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 ~~the homeless~~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 ~~to~~ 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; ~~O~~ongoing implementation and annual reporting throughout the planning period.

Program 6B: ~~Homeless~~ Services for Persons Experiencing Homelessness

Program Description

The City of Glendale has estimated in the 2020 count that there are 169 ~~homeless~~ 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 ~~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.

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 ~~homeless~~ 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.

~~Homeless~~ Prevention Services

- Provide ~~homeless~~ 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 ~~homeless~~ 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 ~~homeless~~ persons experiencing homelessness being discharged from Glendale Adventist Medical Center to address emergency needs and link them to ~~homeless~~ services under the local preference for ~~homeless~~ 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
- ~~Homeless~~ 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; ~~O~~ongoing implementation and annual reporting throughout the planning period.

Program 6C: Developmental Disabilities Housing Services

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, ~~W~~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 o~~O~~ngoing 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. ~~In 2021, the (2020-2025) was updated. Furthermore, t~~The City contracts annually with a fair housing provider for fair housing services to Glendale residents.

Program 7A: Fair Housing Plan

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 ~~500–550~~ 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.
Timeframe	Semiannual community fair housing workshops; provide for multi-language fair housing and landlord/tenant services annually; ~~O~~ongoing implementation and annual reporting throughout the planning period.

Program 7B: Anti-Displacement Evaluation

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

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.

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.

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.

Timeframe

Conduct study by August 1, ~~2023~~ 2024 and begin to establish resulting programs by December 31, ~~2023~~2024. Ongoing implementation and annual reporting throughout the planning period.

Program 7C: Affirmatively Furthering ~~F~~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 ~~taking meaningful~~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.~~Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services 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 providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:~~

~~*Housing Mobility Enhancement*~~

~~Update the City's Circulation Element by December 2023 to address new transportation connections and plan for multimodal connections between areas of high opportunity and lower opportunity~~

~~Continue to provide assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.~~

~~On at least a biennial basis, actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.~~

~~On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.~~

~~*New Housing Choices and Affordability in High Opportunity Areas*~~

~~Update the City's Land Use Element by December 2023 to create new land use designations and an updated Land Use Map that plans to accommodate residential growth in areas of high opportunity~~

~~Implement Program 1F: Accessory Dwelling Units~~

~~*Place-Based Strategies for Community Preservation and Revitalization*~~

~~On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. If the review identifies potential barriers to replacing segregated living patterns with integrated and balanced living patterns or the ability to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement, the City will, in the subsequent year, take action to further alleviate these conditions through City-led efforts to its General Plan, Zoning Code, other plans.~~

~~On a semiannual basis, conduct a meeting of internal City Staff working in the fields of planning, housing, and code enforcement to identify neighborhoods in need of focused preservation and revitalization efforts and use this information to inform the City's CBDG funding strategy~~

~~*Displacement Protection*~~

~~Implement Program 7B: Anti-Displacement Evaluation~~

~~On an annual basis, work with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.~~

~~On a biennial basis, evaluate the City's Inclusionary Housing Policies and Programs to review the technical elements of the policies and programs and~~

~~determine if they continue to meet the City's housing objectives as quantified in the Housing Element.~~

~~Education and Outreach~~

- ~~Providing public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will continue to be made available on the City's website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.~~

- ~~City staff serving will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer discrimination complaints to the City's fair housing service provider upon receipt.~~

- ~~Annual training of City staff, including through coordination with local advocacy groups, on how to receive, log, refer, and follow up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD the Department of Fair Employment and Housing to ensure that affordable housing laws are actively enforced.~~

- ~~Biennial fair housing update to the Planning Commission and to City Council.~~

- ~~Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast).~~

~~Providing fair housing literature to schools, libraries, and post offices by December 2022. This information is available via the City's fair housing service provider and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.~~

~~Evaluate the potential preparation and adoption of an Anti-Harassment Ordinance and provide a briefing to the City Council with available options by October 1, 2023.~~

~~Prepare and adopt a historic context statement for the City of Glendale by December 2022.~~

~~Continue implementing educational programming through the Library, Arts & Culture Department, on at least an annual basis, to enhance and elevate culturally diverse artistic voices and bring additional focus on systemic racism by amplifying cultural voices through a lens of diversity, equity, and inclusion.~~

- ~~Conduct a biennial survey, by neighborhood, to identify fair housing issues geographically and conduct targeted outreach, in collaboration with fair housing service providers, to address the specific needs of different Glendale neighborhoods~~

- ~~Evaluate a Right to Counsel law for eviction cases and present the results of the evaluation to the City Council by October 1, 2023~~ Integration/Segregation

- ~~Working with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.~~

- ~~On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.~~

- ~~Access to Opportunity~~

- ~~Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.~~

- ~~On an ongoing basis, actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.~~

- ~~On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.~~

Responsible Agencies Community Development Department, fair housing services provider

Funding Sources General Fund, CDBG, grant funding~~General Plan~~

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.~~Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.~~
Timeframe	Ongoing for the 2021-2029 planning period beginning immediately, and as further outlined in Table HP-1.~~Ongoing outreach and coordination, beginning immediately; annual review of fair housing brochure and posters to ensure that the most recent information provided by the City's fair housing service provider is being disseminated; annual presentations and media outreach.~~

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.	• 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	• High priority/ ~~within 18 months of Housing Element adoption~~April 2024	• Citywide	• 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
		available due to the regular appointment process or vacancies.			participation in local government.
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)	• 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.	• High priority/ April 2024~~within 18 months of Housing Element adoption~~	• Citywide; target marketing in high resource areas	• 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)	• 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-	• Medium priority/December 2024 ~~within 24 months of Housing Element~~	• Increase the number of voucher assistance recipients in higher opportunity	• Increase the number of low-income recipients in receiving voucher assistance in higher opportunity areas by 5% by FY 25/26;

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		income households; • 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.	~~adoption~~	areas; • Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.	• Have discussions 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)	• 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.	• High priority/ April 2024~~within 18 months of Housing Element adoption~~	• Citywide with emphasis on sites located in higher resource areas.	• 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	Direct City Financial Assistance (Program 3B)	• Assemble property and extend write-down grants to non-profit developers to	• Medium priority~~/ within 24 months of~~	• Citywide with focus on areas with higher	• Subject to availability of funding, assist with

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Opportunity Areas for all Members of the Community		increase supply of affordable housing; • 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.	~~Housing Element adoption~~/December 2024	proportions of overcrowded households and lower levels of owner-occupied households.	construction of 400 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)	• 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.	• High priority/ April 2024~~within 18 months of Housing Element adoption~~	• Citywide across all opportunity levels.	• 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)	• 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.	• High priority/ April 2024~~within 18 months of Housing Element adoption~~	• Target projects in areas of high or highest opportunity/income.	• 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.

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Adaptive Reuse (Program 1E)	• Evaluate opportunities for adaptive reuse of commercial and office buildings for housing, including incentives to facilitate affordable and supportive housing production; • Prepare an Adaptive Reuse Ordinance.	• Medium priority/ ~~within 24 months of Housing Element adoption~~/December 2024	• Identify how Adaptive Reuse Ordinance could facilitate new residential development in TCAC opportunity areas of high or highest resource/areas of high income.	• Evaluate opportunities for adaptive reuse by April 2023; • 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)	• Expand the availability of workforce housing by converting market-rate units to deed-restricted affordable units.	• Medium priority/December 2024 ~~within 24 months of Housing Element adoption~~	• Citywide with an emphasis on evaluating opportunities in areas at highest risk of displacement.	• 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)	• 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/ ~~within 24 months of Housing Element adoption~~/December 2024	• Target neighborhoods in lower income census tracts in southern and western Glendale; • Prioritize funding for public infrastructure improvements in targeted areas.	• 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	Multifamily Acquisition/Rehabilitation Loan	• Maintain quality of housing.	• Medium	• Citywide with	• As funding is

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Neighborhoods, Including Services and Amenities	Program (Program 2A)	particularly for extremely low, very low, and low-income households; • Provide multifamily rental acquisition/rehabilitation loans or work collaboratively with project sponsors to secure funding.	priority/~~ within 24 months of Housing Element adoption~~/December 2024	focus on census tracts with higher proportions of special needs populations, including seniors, persons with disabilities, lower income households, and female-headed households.	available, rehabilitate 100 multifamily units with 80% in areas with higher proportions of special needs populations.
Public Investment in Specific Neighborhoods, Including Services and Amenities	Mixed Use Standards on Transportation Corridors (Program 3E)	• Review and modify mixed-use development standards on existing commercial corridors to encourage mixed-use development; • Amend mixed-use standards to reduce government constraints.	• Medium priority/ December 2024~~within 24 months of Housing Element adoption~~	• Focus on standards for the C1, C2, and C3 commercial zones where mixed-use development is planned to occur.	• 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.
Code Compliance for Preservation of Housing Stock	Code Enforcement (Program 2C)	• Improve the quality of existing housing and correct City code violations; • Provide information and guidance regarding the City's housing rehabilitation programs to households cited for code violations.	• High priority/ ~~within 18 months of Housing Element adoption~~June 2024	• Citywide with identification of areas that may require special support.	• Review code enforcement trends on a quarterly basis to identify any areas of the community that warrant special support and focus future code compliance education in those

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
					areas as needed. Perform 1,400 inspections annually and achieve 100% compliance.
Public Investment in Specific Neighborhoods, Including Services and Amenities	Encourage mixed-income strategy in housing development.	• 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 ~~within 24 months of Housing Element adoption~~	• 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.	• 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)	• Conduct a Displacement Risk Analysis Study to identify the local conditions	• Medium priority/ December	• Focus analysis where development is	• Conduct analysis by August 1, 2024 and establish

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		that lead to displacement and develop and implement an action program based on the results; • Identify potential partners to participate in the study that specialize in eviction-related and displacement topics, such as fair housing services providers; • Review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns.	2024 ~~within 24 months of Housing Element adoption~~	anticipated to occur, e.g., Downtown, mixed-use areas; • Target specific actions to sensitive communities already identified as at-risk of displacement.	resulting programs (if any) by December 31, 2024. Annually monitor program effectiveness; • Ongoing, and at least annual, review of planning proposals.
Preservation of Affordable Housing	Conservation of Existing and Future Affordable Units (Program 2E)	• 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.	• Medium priority/ December 2024~~within 24 months of Housing Element adoption~~	• Citywide, depending on location of deed-restricted units.	• 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. ~~This program is on-going.~~

Program Goals

~~Identify additional opportunities beyond those already provided to enable permit streamlining to increase the production of housing in Glendale, with a focus on housing affordable to lower income households~~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.

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 ~~at City Hall~~ 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.

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.

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.

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	~~Ongoing implementation and annual reporting throughout the planning period~~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, is possible, based on the results of ongoing litigation.
Timeframe	Implement by ~~2023~~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~~ 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 ~~M~~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; o~~O~~ngoing 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~~(c)(3)~~ (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~~The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure and shall be subject to the same standards for a single family residence in the same zone~~.

~~D. **Agricultural worker housing**: The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.~~

~~E.~~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.

~~F.~~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 ~~2022~~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**	~~557~~657

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

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PART 2:
BACKGROUND REPORT

Adopted February 2022

Revised November 2022

Minor Modifications 2023

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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 housings, 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 ~~Vergudo~~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	
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. 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. 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. 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.	**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. **Continue/Modify/Delete:** Modify to direct the City to continue monitoring available funding sources to restart this program, if feasible.

Program 1b. Multi-family Acquisition/Rehabilitation Loan 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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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: • 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 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. 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. Additionally, the City of Glendale website, brochures available at various public venues including the City Hall campus and	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

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.	
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. 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. 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 City Attorney's Office for possible legal action. Code Enforcement and public outreach staff produce	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

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 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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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 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	**Result/Evaluation:** The City continues to annually monitor the expiration dates of affordability restrictions on affordable housing units. 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%. 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%.

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. As outlined in Program 1d, Glendale will continue to use code enforcement efforts to maintain existing affordable housing stock. Glendale's goal is 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.	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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
Strategy 2: Production of Affordable Housing	
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. 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 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	**Result/Evaluation:** During the planning period, the City met the program goals in the following manner: • 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. The City will continue to implement the density bonus policy. **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.

residents. Appendix D shows lots in the R-1250 and R-1650 zones which may be suitable for lot consolidation density bonus. 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. 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.	
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. 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. 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 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	**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: • 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 homeownership project for low-income first-time homebuyers. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

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.

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.

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 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.

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.	
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. 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. 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. 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.	**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. 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). **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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 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 will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO	**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. The City continues to provide technical assistance to local nonprofit agencies interested in affordable housing development. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

requirements. 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 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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

Strategy 3: Rental Assistance	
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: • 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). 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: • 36% Non Elderly Household Members, and • 64% Elderly Household Members. 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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
Strategy 4: Increase Homeownership Opportunities	
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.	**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. **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.

Strategy 5: Housing Services	
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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.	**Result/Evaluation:** The City has continued to provide supportive services for ~~homeless~~ persons experiencing homelessness. • 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 ~~homeless~~ 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 ~~homeless~~ unhoused households with disabilities in 2019-2020, 57 unhoused ~~homeless~~ households with disabilities in 2016-2017, 57 unhoused ~~homeless~~ households with disabilities in 2015-2016, and 53 unhoused ~~homeless~~ households with disabilities in 2014-15. For 2019-2020, eight disabled ~~homeless~~ 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 Site housing provided a total of 12

	units for families and individuals; Family Promise of Verdugos provided six units of housing for ~~homeless~~ 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. • 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 ~~homeless~~ persons experiencing homelessness were served with outreach and housing navigation served 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 ~~homeless~~ participants experiencing homelessness. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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 aimed at providing for general commercial activities. Hospitals, however, share characteristics that are not typical of general	**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. **Continue/Modify/Delete:** Delete.

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.	
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
Strategy 6: Fair Housing	
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

Strategy 7: Sustainability	
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.
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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

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 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.	**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. **Continue/Modify/Delete:** This program is continued for the 2021-2029 Housing Element.

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)

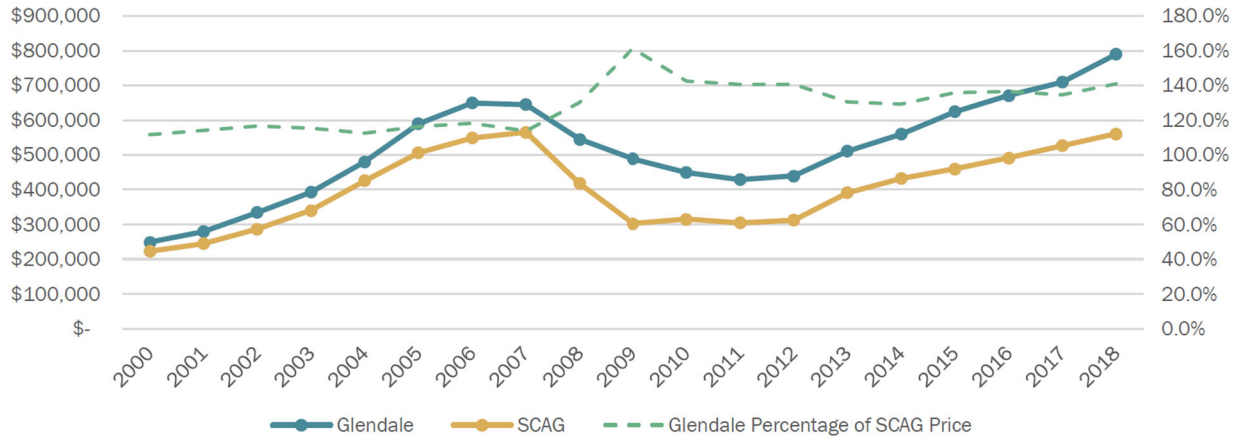
Price	Homes	Percent
$500,000 and more	109	94.0%
$400,000 - $499,999	3	2.6%
$300,000 - $399,999	4	3.4%
$200,000 - $299,999	0	0.0%
$100,000 - $199,999	0	0.0%
$0 - $99,999	0	0.0%

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 $400,00 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	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent	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
~~Gardens on Garfield Affordable Apartments~~	~~307 E Garfield Ave~~		~~29~~	~~30~~	~~2030~~
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	~~82~~0	~~70~~0	~~562~~125	0	~~714~~125
Units Approved/ Entitled	~~188~~186	~~329~~329	~~2~~0	~~587~~605	~~1,106~~1,120
Subtotal	*~~279~~195*	*~~399~~329*	*~~564~~125*	*~~830~~848*	*~~2,072~~1,497*
Remaining Allocation	**~~3,160~~3,244**	**~~1,764~~1,834**	**~~1,685~~2,124**	**~~4,744~~4,726**	**~~11,353~~11,928**

Source: City of Glendale, ~~2021~~ 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%

[1]A 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 ~~handicapped~~ 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
Median Household Income (All Households)	*$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.

~~HOMELESS~~ PERSONS EXPERIENCING HOMELESSNESS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of ~~homeless~~ persons and families experiencing homelessness. ~~Homeless~~ These persons and families are defined as those who lack a fixed and adequate residence. People who are experiencing homeless may be chronically ~~homeless~~ unhoused (perhaps due to substance abuse or mental health issues) or situationally ~~homeless~~ unhoused (perhaps resulting from job loss or family strife). ~~Homeless p~~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 ~~homeless~~ 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 a~~-~~n unhoused ~~homeless~~ condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

~~*Homeless*~~ *Estimates of Persons Experiencing Homelessness*

Counting the ~~homeless~~ 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 ~~homeless~~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.

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 ~~homeless~~ unhoused persons Countywide (excluding Glendale, Pasadena, and Long Beach).

Countywide, there has been an increase in the ~~homeless~~ 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 ~~homeless~~ individuals in shelters has increased by approximately 99.1% (8,769 ~~homeless~~persons), while the unsheltered ~~homeless~~ individuals increased by 49.9% (15,337 ~~homeless~~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 ~~homeless~~ unhoused population. As shown in Table 36, subpopulations of the ~~homeless~~ unhoused include the chronically ~~homeless~~unhoused, severely mentally ill persons, persons with chronic substance abuse, veterans, and victims of domestic violence. The largest subpopulations in Glendale are chronically ~~homeless~~ unhoused (38 ~~homeless~~ persons), severely mentally ill (33 ~~homeless~~ persons), victims of domestic violence (19 ~~homeless~~ persons), chronic substance abusers (17 ~~homeless~~ persons), and veterans (8 ~~homeless~~ persons).

Table 36: ~~Homeless~~ 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 ~~homeless~~ subpopulations of persons experiencing homelessness. Table 37 provides a list of emergency and transitional shelters and available services for the ~~homeless~~ unhoused population in and around Glendale.

Table 37: Facilities and Services for Persons Experiencing Homelessness~~the Homeless~~

Organization Name	Type of Service Provided	~~Homeless~~ 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 ~~homeless~~ unhoused population of 169 persons but only 83 beds, indicating an unmet demand for 86 ~~homeless~~ persons. It is noted that the 2020 point-in-time survey identified 94 sheltered unhoused ~~homeless~~ persons and 75 unsheltered unhoused ~~homeless~~ persons. The discrepancy between sheltered ~~homeless~~ persons and the city's total capacity to house ~~homeless~~ persons experiencing homelessness indicates a need for additional community services resources to assist and match the ~~homeless~~ 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.

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	~~Low~~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
~~Gardens on Garfield Affordable Apartments 307 E Garfield Ave~~	~~29~~		~~THOMAS SAFRAN AND ASSOCIATES~~	~~2030~~	~~Low~~
Glendale Accessible Apartments 6206 San Fernando Rd	24 Disabled	Section 8	GLENDALE HOUSING CORPORATION	2030	~~Low~~Medium
Glendale City Lights 3673 San Fernando Rd	68 Family	LIHTC	GLENDALE CITY LIGHTS	2030	~~Low~~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

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	~~Low~~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	~~Low~~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~~373~~ units with a high (241 units) or moderate (~~132~~316 units) risk of conversion would require approximately $111.4~~74.6~~M, 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 $139.3~~93.3~~M ($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~~333,835~~ in rent subsidies would be required monthly (or $6.04~~.0~~M annually). Assuming a 20-year affordability period, the total subsidy is about $119.6~~80.1~~M.

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.

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~~the homeless~~.

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
~~Homeless~~Persons Experiencing Homelessness	169 persons (2020)
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	~~373~~ 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 ~~35~~ 27 – ~~60~~ 35 du/ac.	R-1250	High Density Residential (up to ~~34~~ 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. ~~The applicable development and parking standards are discussed in Table 41 below.~~

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	2 spaces per du + 0.25 guest per du

Development Standard (Residential)	DSP	TCSP
	every 10 units	

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.

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, SMFU, 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, ~~M~~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.

~~***Mobile Home Park:*** The City of Glendale has no mobile home parks and mobile home parks are not permitted in 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 ~~homeless~~ unhoused individuals. The Glendale 2020 Point-in-Time Count conducted by the City of Glendale Continuum of Care identified a citywide ~~homeless~~ unhoused population of 169. The sites inventory identifies 71 ~~vacant~~ 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 ~~would~~may be suitable for emergency shelters and warranted further study~~, totaling acres~~. 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 ~~vacant~~ 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 ~~homeless~~ 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 ~~homeless~~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. ~~The~~ 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(~~ca~~)(~~35~~) 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. ~~allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses. *See* ***Residential congregate care living, limited*** *and* ***residential congregate living, non-medical****.*~~

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 ~~homeless~~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 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 2nd and 3rd residential floors (see Diagram 1 in Figure 30.11.030)		
	Side Street	5 ft. min and an average of 8 ft. for 1st residential floor; 8 ft. min and an average of 11 ft. for 2nd residential floor; and 11 ft. min. and an average of 14 ft. for 3rd residential floor (see Diagram 2 in Figure 30.11.030)			
	Interior[2]	5 ft. min and an average of 8 ft. for 1st residential floor; 8 ft. min and an average of 11 ft. for 2nd residential floor; and 11 ft. min. and an average of 14 ft. for 3rd 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

~~The City must identify subdivision level improvement requirements, such as minimum street widths, and analyze their impact as potential constraints on housing supply and affordability.~~ 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 ~~right-of-way~~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.	• 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	• 1-bedroom units - 1~~.25~~ space~~s~~ • 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	• 1 space per every 4 beds
Residential congregate living, non-medical, except for Senior housing	• 1 space for every 3 residents
Senior housing	• 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	• 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	• 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	• 1 space (see Section 30.34.080)
Affordable Housing Projects Using Density Bonus	• 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 ~~z~~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 applications/permits 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 R 1, 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 are 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:

~~1.~~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.

~~2.~~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:

~~a.~~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;

~~b.~~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,

~~c.~~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.

~~3.~~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 DENSITES 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 ~~one-hundred~~300 short-term rentals in Glendale listed on *Airbnb.com* in ~~July~~ January 2022, largely operating outside of the City's short-term rental requirements~~2021~~. The majority (200+ rentals) ~~(88)~~ 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~~, with the exception of~~ (note that development fees for parks ~~and parks~~ and library mitigation are single- and multifamily ~~, which only apply to multifamily~~multifamily projects, as shown in Table 54.

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-rtesidential 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~~.00~~
Environmental Review (CEQA)	$2,604~~.00~~
Building	
Plan Check	~~$19,179.40~~$87,000*
Building	~~$22,564.00~~$105,000*
Electrical Service Fee	$20,000~~.00~~
Residential Development Impact Fees	
School Fees	~~$106,515.00~~$208,000
~~Street Improvement~~	~~$5,000.00~~
~~Parkway Improvement~~	~~$55.00~~
~~Water Improvements~~	~~$10,000.00~~
Sewer Connection	$48,430~~.31~~
~~Parks (Quimby, residential multi-family)~~	~~$17,006.00~~
Park and Library Mitigation ~~(residential multi-family)~~	~~$18,751.00~~$844,000*
Total Fees for 45-Unit Project	~~$278,447.71~~$1,303,377
Total Fees per Multifamily Unit	~~$6,187.73~~$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 constructions 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 ~~s~~ 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 ~~can~~ 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, ~~2,052~~252 housing units have been developed, are under construction, or have received building permits in Glendale (Table 56**Table 56**).**

~~Pursuant to Assembly Bill No. 787, the City may also count as a credit towards meeting a portion of its 6th Cycle RHNA, units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Units credits through this method may account for up to 25 percent of the City's moderate-income RHNA. Glendale's 6th Cycle moderate-income RHNA is 2,249 units, meaning that the City may take credit for up to 562 moderate-income units through this opportunity.~~

~~Two existing multifamily projects in Glendale (Brio Apartments and Next on Lex) have been converted to deed-restricted projects and qualify to represent a portion of the City's progress towards meeting its RHNA. These projects are not newly constructed, however, deed restrictions have been put in place to provide for very low, low, and moderate income units~~1B~~. Together, the two projects provide for 559 deed-restricted units affordable to moderate-income households, and an additional 70 deed-restricted units affordable to very-low income households and 70 deed-restricted units affordable to low-income households. sincome~~

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; ~~1,344~~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. ~~Units identified as being affordable to moderate-income households represent a combination of deed-restricted units and units affordable to this income category based on market rents~~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						
~~3903 (3901-3915) San Fernando Rd~~	~~12~~		~~132~~		~~**144**~~	
1407 W Glenoaks Blvd	5			50	**55**	COO 12/23/21
~~4201 Pennsylvania Ave~~				~~30~~	~~**30**~~	
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
~~518-520 E. Windsor~~			~~9~~	~~25~~	~~**34**~~	
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
~~520 N. Central~~				~~99~~	~~**99**~~	
~~364 W. California Ave~~				~~5~~	~~**5**~~	
~~518 Glenwood~~	~~1~~			~~4~~	~~**5**~~	
~~327 Salem~~	~~22~~	~~21~~			~~**43**~~	
~~515 W Broadway~~	~~8~~			~~172~~	~~**180**~~	
~~633 N Central (Bldg A), 540 N Central (Bldg B)~~			~~507~~		~~**507**~~	
~~3903 San Fernando Rd~~	~~12~~		~~130~~		~~**142**~~	
~~507 E Colorado~~	~~5~~			~~85~~	~~**90**~~	
~~185 N Orange~~				~~156~~	~~**156**~~	
~~600-610 N Central~~				~~235~~	~~**235**~~	
~~300 N Central~~				~~71~~	~~**71**~~	

319 N Central (aka 313 W. California)	4			90	94	
301 N. Central (aka 304 Myrtle)	4			87	91	
Subtotal	***977***	***210***	***7780***	***1176243***	***2,0522 52***	
Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units						
Subtotal	***70***	***70***	***559***	***0***	***699***	
Approved/Entitled Units Not Yet Under Construction						
Various Single Family Residences				70	**70**	Approved
130 N. Central Ave			158		**158**	
413 N. Brand Blvd				228	**228**	Approved
2612 Honolulu Ave				28	**28**	Approved
429-503 N. Kenwood St	3			18	**21**	Approved
1815 1821 S Brand Blvd			38	38	**38**	Approved
1820 S Brand Blvd			28	26	**2826**	Approved
1412-1422 5th St. & 1116 Sonora Ave	50	15			**65**	Approved
400 N. Maryland	4			24	**28**	Approved
238 Concord St	2			11	**13**	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	1	**127**	Approved
920 E. Broadway	21	8	1	1	**30**	Approved
Subtotal	***186242***	***344329***	***2260***	***532605***	***1,3441 ,120***	
Total	**195389 276**	**435 399329**	**01,563 573**	**1,708 900848**	**1,3724 .095 2,148**	

Source: City of Glendale, January 2022~~2021~~

As of ~~October~~ December 2021, the City has achieved approximately ~~30~~10% of its overall RHNA obligation with housing units constructed, under construction (252) and~~,~~ ~~existing units converted to deed-restricted affordable units, or~~ approved/entitled (~~4,095~~1,120 units). With these units taken into account, the City has a

remaining RHNA of ~~9,330~~12,053 units as shown in Table 57 ~~(~~(~~3,050~~3,244~~,~~ extremely low/very low-income units, ~~1,728~~1,834 low-income units, ~~686~~ 2,249 moderate-income units, and ~~3,866~~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	~~977~~	~~210~~	~~778~~0	~~1176~~243	~~2,052~~252
~~Conversion of Existing Multifamily Units to Deed-Restricted Affordable Units~~	~~70~~	~~70~~	~~559~~	~~0~~	~~699~~
Units Approved/ Entitled	~~186~~242	~~344~~329	~~226~~0	~~532~~605	~~1,344~~1,120
Subtotal	***~~195~~389***	***~~435~~329***	***~~1,563~~0***	***~~1,708~~848***	***~~4,095~~1,372***
Remaining Allocation	~~3,244~~3,050	~~1,728~~1,834	~~686~~2,249	~~3,866~~4,726	~~9,330~~12,053

Source: City of Glendale, January 2022~~2021~~, 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. ~~Much~~ 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. ~~The City has included Policy 1.11 to comply with this requirement. Non-vacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA~~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. ~~All~~ Nearly all residential recycling sites are expected to produce units affordable to above moderate-income households. ~~None of the City's lower-income RHNA is expected to be accommodated within the City's residential zoning designations~~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 statue (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; there 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). However, to determine a realistic capacity for underutilized mixed-use sites, the City has assumed 50% of maximum capacity, excluding any potential density increases as a result of density bonus provisions.

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 statue (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 ~~Orange County~~ 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 statue (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: ~~Realistic Capacity Adjustment Factors - Commercial Zones~~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 ~~all~~ 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 ~~the table~~ 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 in 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, 147 sites have existing commercial, industrial and/or office uses and 4 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 and one government facility (a post office) where the government use could be maintained and integrated into redevelopment of the half-acre site. 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.*

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 ~~development~~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 ~~upzoned~~up zoned to 100 units per acre and include increases in 200 feet in height. ~~No s~~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 ~~the~~ 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.

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 consistency 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 last. 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), ~~location~~zoning, age of structure, ~~existing development pattern~~, floor area ratio, improvement to land value ratio~~age of structure~~, and low demand for existing uses ~~underutilization, and density levels~~. 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:

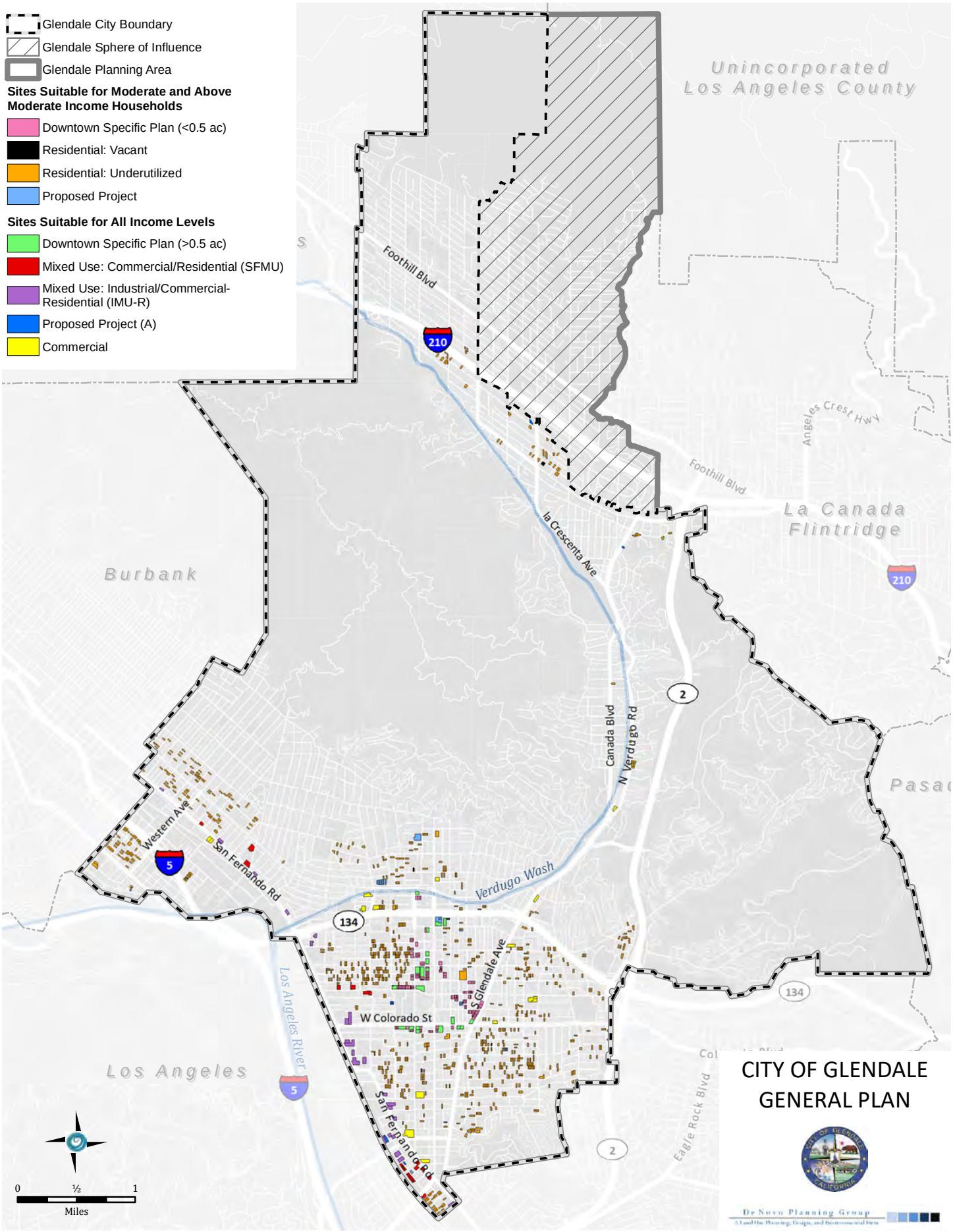
1) Proposed projects;
2) Accessory dwelling units;
3) Vacant residential sites;
4) Underutilized sites in residential areas;
5) Underutilized sites in mixed-use areas;
~~5)~~6) Underutilized sites in commercial areas; and
~~6)~~7) Sites in the Downtown Specific Plan area.

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~~, Housing Sites Inventory~~, and detailed in Appendix A.

1. Proposed Projects

As of December 2021, ~~The~~the City is currently reviewing ~~11-16~~18 multifamily projects and 54 single-family development applications which would result in the production of ~~503-782~~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) ~~, 61 units affordable to moderate-income households,~~ and 900 new units affordable to above-moderate income households.

Figure 3. Overall Housing Sites Map



CITY OF GLENDALE GENERAL PLAN

De Novo Planning Group

Sources: City of Glendale; Los Angeles County. Map date: February 6, 2023.

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Table 65: ~~Credits Towards the RHNA~~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			~~23~~20	~~28~~25
452 W Milford	2			15	17
534 N Kenwood				11	11
1642 S Central Ave	3		~~28~~	28	31
822 E Chesnut St		~~1~~		~~12~~13	13
1242 S Maryland	~~1~~			~~11~~12	12
526 Hazel St	2		~~15~~	15	17
3450 N Verdugo	4		~~18~~	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	~~192~~34	~~10~~27	~~756~~10	~~96840~~8701	~~503~~821,029
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~~2021~~

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 ~~approved~~ permitted ~~150 ADUs in 2018, 148~~110 ADUs in 2019, ~~and 170~~ 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 ~~**constructed**~~ **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 ~~developed~~ permitted from ~~20182~~2019-202~~1~~0 was ~~159~~173, multiplied by 8, yields the estimate of ~~1,272~~1,384 ADUs to be permitted ~~constructed~~ 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 2.[6]

[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.

3. Vacant Residential Sites

The City has identified ~~nine~~ four vacant parcels designated for residential development. **In total, these sites can accommodate ~~37~~ 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, ~~three~~ 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	~~2~~1	~~0.35~~0.16	35	~~13~~6
R 1650	1	0.20	26	5
R 2250	~~3~~1	~~0.43~~0.14	19	~~8~~3
R 3050	~~3~~1	~~0.81~~.50	14	~~11~~7
Total Vacant Residential Site Potential	**~~9~~4**	**~~1.79~~1.0**	**-**	**~~37~~21**

Source: City of Glendale, 2021

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 ~~854~~ 844 parcels (totaling ~~158~~ 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 ~~2,496~~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 ~~are not~~ anticipated to accommodate ~~any portion of the City's lower-income RHNA~~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 ~~158~~ 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	~~197~~196	36.49	26	0	673
R 2250	~~401~~392	~~71.46~~69.76	19	0	~~944~~895
R 3050	~~123~~124	26.44	14	0	~~252~~280
Total Underutilized Residential Site Potential	~~854~~844	~~158.37~~159.1	-	103	~~2,495~~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 ~~37~~ 48 ~~sites~~ parcels (totaling ~~31.35~~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 ~~1,303~~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 ~~50~~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 ~~26~~ 31 units for the site (~~50~~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)	~~2~~1	~~2.91~~1.32	35	~~51~~33	~~1%~~0.65%
Commercial/Residential Mixed Use (adjacent to R-3050, R-2250. R-1650 and R-1250)	6	4.13	70	~~145~~173	~~2.6%~~3%
Commercial/Residential Mixed Use (not adjacent to R1, R1R, ROS, R-3050, R-2250. R-1650 and R-1250)	~~5~~18	~~3.78~~6.41	100	~~189~~391	~~3.3%~~8%
Industrial/Commercial Residential Mixed Use (adjacent to R1, R1R or ROS)	3	1.78	35	~~31~~37	~~0.5%~~0.7%
Industrial/Commercial Residential Mixed Use (adjacent to R-3050, R-2250. R-1650 and R-1250)	4	3.32	70	~~116~~140	~~2%~~3%
Industrial/Commercial Residential Mixed Use (not adjacent to R1, R1R, ROS, R-3050, R-2250. R-1650 and R-1250)	~~18~~17	~~15.42~~14.73	100	~~771~~885	~~13.8%~~17%
Total Underutilized Mixed-Use Site Potential	**~~37~~48**	**~~31.35~~31.69**	**-**	**~~1,303~~1,659**	**~~23.3%~~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

~~6~~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. ~~and the Downtown area is~~ 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 ~~459~~ 458 parcels in the Downtown Specific Plan area. Of these ~~459~~ 458 parcels, the City has identified ~~33~~ 20 parcels (totaling ~~35.5~~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 ~~33~~ 20 parcels identified in the inventory to accommodate a portion of the City's lower-income RHNA represent only ~~84~~.4% of the total number of parcels in the Downtown Specific Plan area and only ~~15~~8% of the total developable project area; these sites are all between~~. While the Downtown Specific Plan includes smaller parcels which may be candidates for lot consolidation, this inventory only considers parcels~~ 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, ~~and this~~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. ~~All~~ 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

~~Through these parcels, the City has identified the capacity to accommodate at least 5,038 units of its lower income RHNA allocation within the Downtown Specific Plan area.~~ 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 ~~have~~ can ~~utilized~~ utilize density bonus provisions.

Table 70: Downtown Specific Plan Sites

Zoning Designation	Number of Parcels	Acres	Assumed Density	Assumed Capacity ~~(Lower Income)~~	Income Level	Percent of Lower Income RHNA
Downtown Specific Plan (>0.50 ac)	~~34~~20	~~38.8~~18.24	142	~~5,038~~2,590	Very Low/Low	~~89.9~~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 (~~503 782~~961 net new units), ADU projections (1,272 units), vacant residential sites (21 new units), ~~and~~ underutilized residential sites (~~2,533~~2,562 net new units), underutilized mixed-use sites (~~1,303~~1,659 units), underutilized commercial sites (586 units), and sites in the Downtown Specific Plan (~~5,038~~6,052 units), the sites inventory identifies capacity for at least ~~10,649~~13,113 units, ~~7,229~~5,281 of which have been identified as being able to meet the City's remaining lower-income RHNA of ~~4,778~~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 ~~1,319302~~1,060 units, an ~~108~~% overall surplus ~~(with all of the surplus recorded in the lower income RHNA category)~~. 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.

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	678524	5640	830848	2,0721,372
Remaining RHNA after Credits Applied	4,7784,9245,078	6861,6852,249	3,8664,7444,726	9,33011,35312,053
Proposed Projects	2061	610	408701900*	503782961*
ADUs	868	26	378	1,272
Vacant Residential Sites	0	0	3721	3721
Underutilized Residential Sites	0103	0	2,4962,459	2,4962,562
Underutilized Mixed-Use Sites	1,3031,659	0	0	1,3031,659
Underutilized Commercial Sites	0	586	0	586
Sites in the Downtown Specific Plan	5,0382,590	01,731	01,731	5,0386,052
Remaining RHNA after Sites Applied	**+ 2,451203 5 (surplus)**	**+ 94 (surplus)2040 (585 prior to surplus of lower income units applied)**	**+773763 (surplus)0 (547 prior to surplus of lower income units applied)**	**+ 1,060 (surplus)+1,3191,302 (overall surplus available at all income levels)**

Source: City of Glendale, 20212022

**Net increase in units resulting from Proposed Projects*

5D. Financial, Housing, and Administrative 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.~~

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 ~~homeless~~ 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.~~5F~~

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 disadvantages 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 statements[9] 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 Glendale[11] 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 identified[12] (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 practices[13] 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 violated[14]. 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 Laws[15]. 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 follow[16].

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 complied 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.orgl10.15251scq.2013.95.3.284
[23] Central Avenue Sounds: Lee Young. Interviewed by Stephen L. Isoardi, 1991. 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

Formal methods that kept Glendale all white are most clearly represented by racially restrictive covenants in housing. In the 191~~0~~0s 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]

Law Review. P 1153. August 7, 2005.
[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.

Redlining was a means to classify neighborhoods worthy of investment or lending. The Home Owner's Loan 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 the 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. ~~The~~ A redlining map ~~included as Exhibit 1 of this report~~, "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.

[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=GOnVAAAAMAAJ&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.

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 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

[52] *City of Glendale Analysis of Impediments to Fair Housing Choice 2020-2025*, Prepared by the City of Glendale, September 29, 2021.

percent). Approximately 23 percent of clients identified themselves as ethnically Hispanic. The racial/ethnic 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

[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.

Development Department Housing Division staff provides answers to housing-related questions, directs the 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.

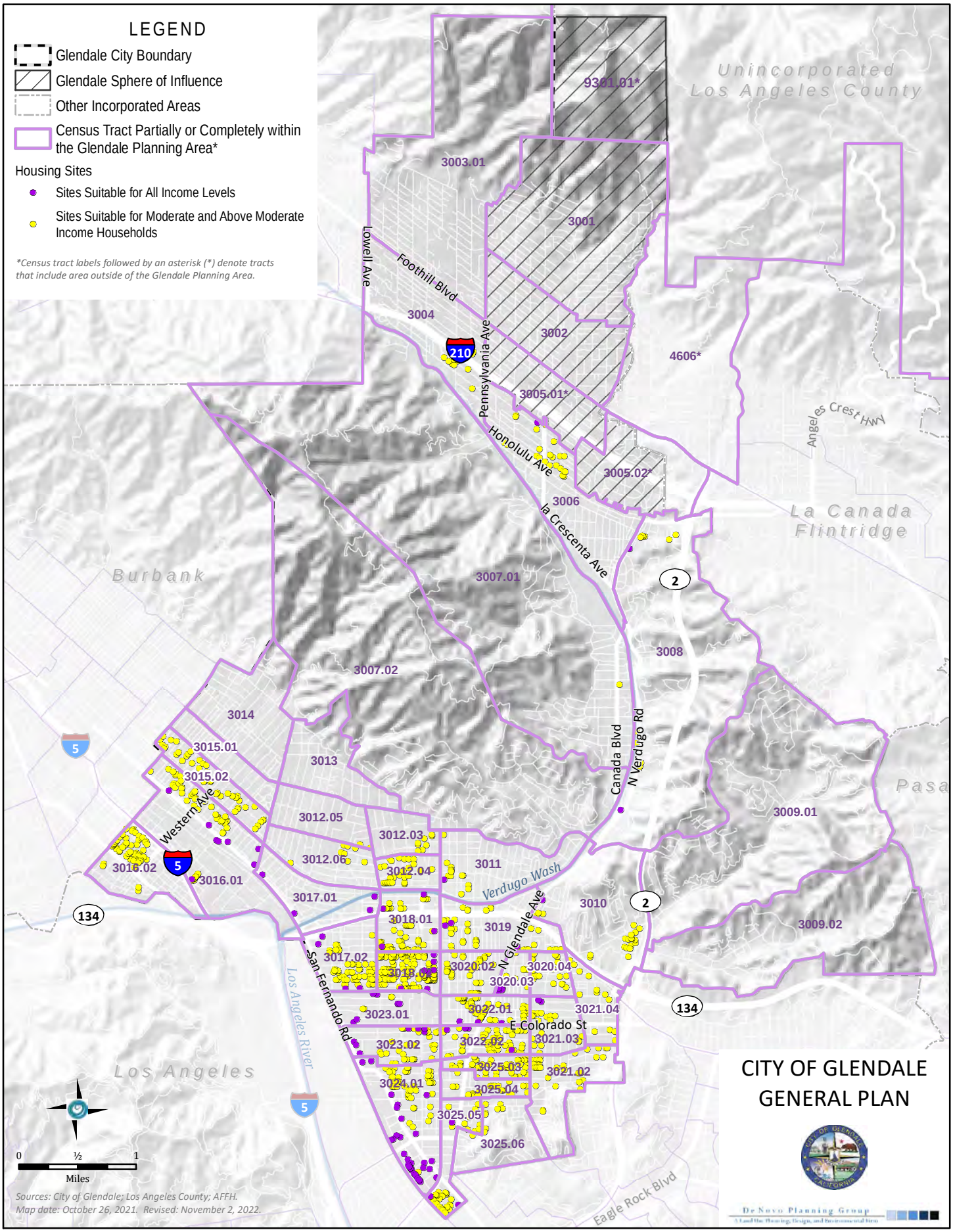
Table 72: Compliance with Fair Housing Laws

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 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.	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.
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.
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: (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.

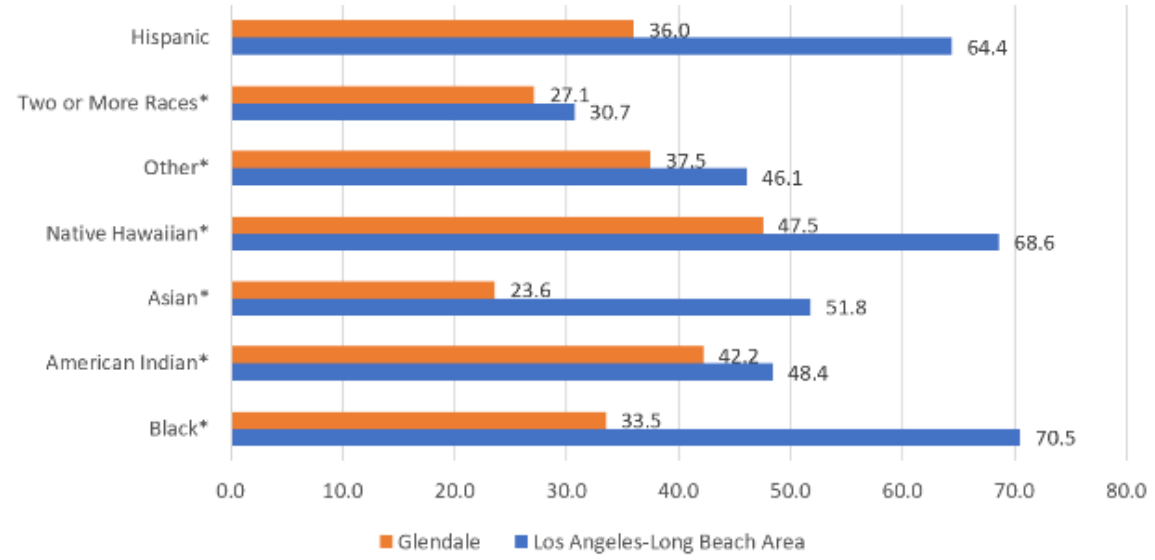
Figure 5 shows the dissimilarity between each of the identified race and ethnic groups and White population for the City of Glendale and the Los Angeles-Long Beach metropolitan area. The White (not Hispanic or Latino) population within Glendale makes up approximately 74% of the City's population. The 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



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Los Angeles-Long	70.5	48.4	51.8	68.6	46.1	30.7	64.4
Glendale	33.5	42.2	23.6	47.5	37.5	27.1	36.0

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 Adia (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 7~~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 7~~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 concertation 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 8~~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 8~~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 9~~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 10~~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, ~~female-headed households~~familial status, seniors, and median household income. ~~In all~~ 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 – ~~adjacent portions of~~ which are shown on the ~~above~~ 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. ~~Nonetheless, the City will continue to consider these patterns to determine any changes from current conditions.~~

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 10~~ 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 11~~ 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. ~~The City~~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 RCAAs, 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 (RCAAs) metric to more fully tell the story of segregation in the United States.[55] RCAAs 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 11~~ Figure 21 (Ethnicity Analysis) with ~~Figure 10~~ Figure 19 (Median Household Income), ~~as~~ 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~~,~~

[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

~~there are RCAAs located in Glendale~~. 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 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 ~~has a~~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 ~~and~~ 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 2*0*, 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

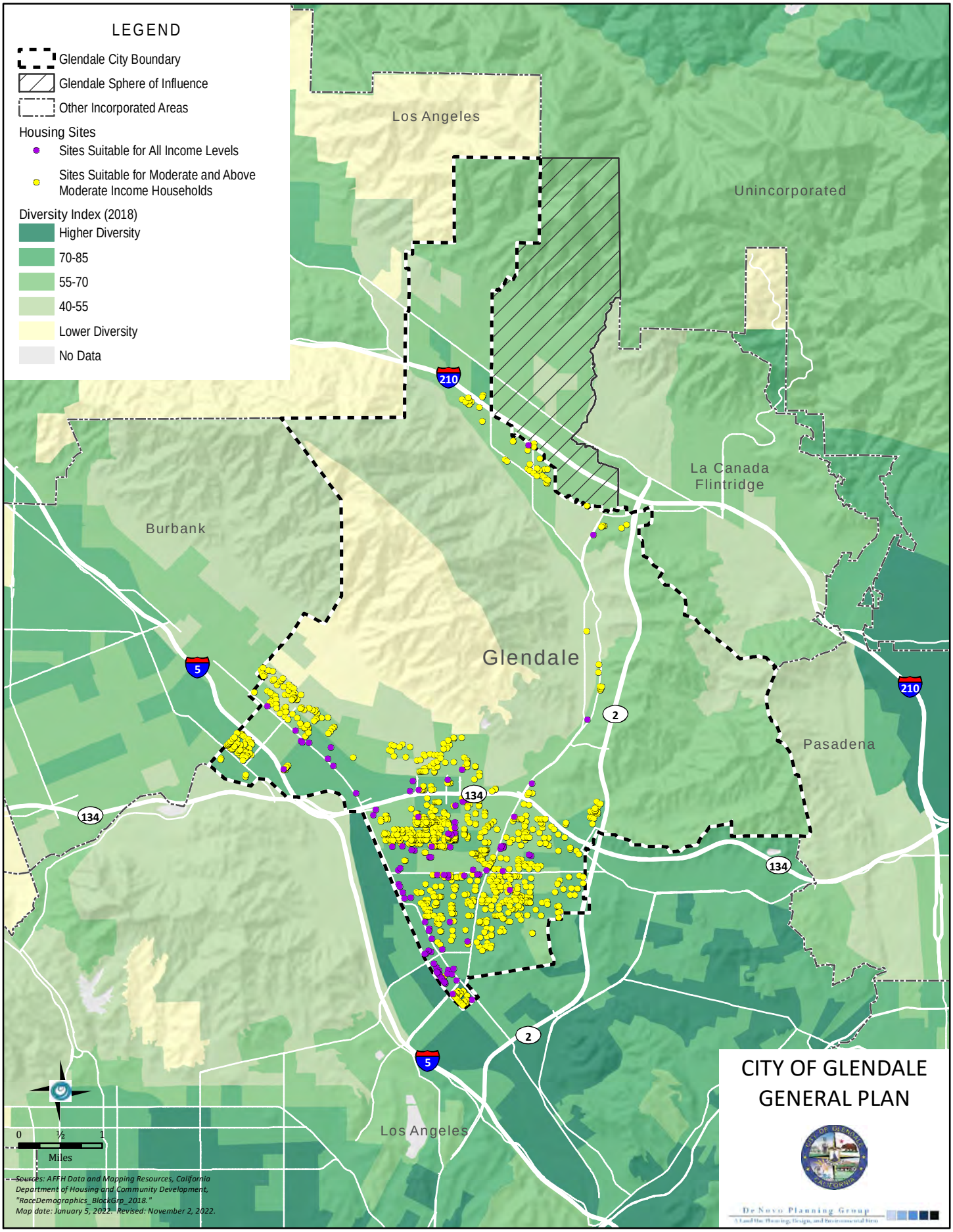


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Figure 7. Diversity Index by Census Block Group 2010

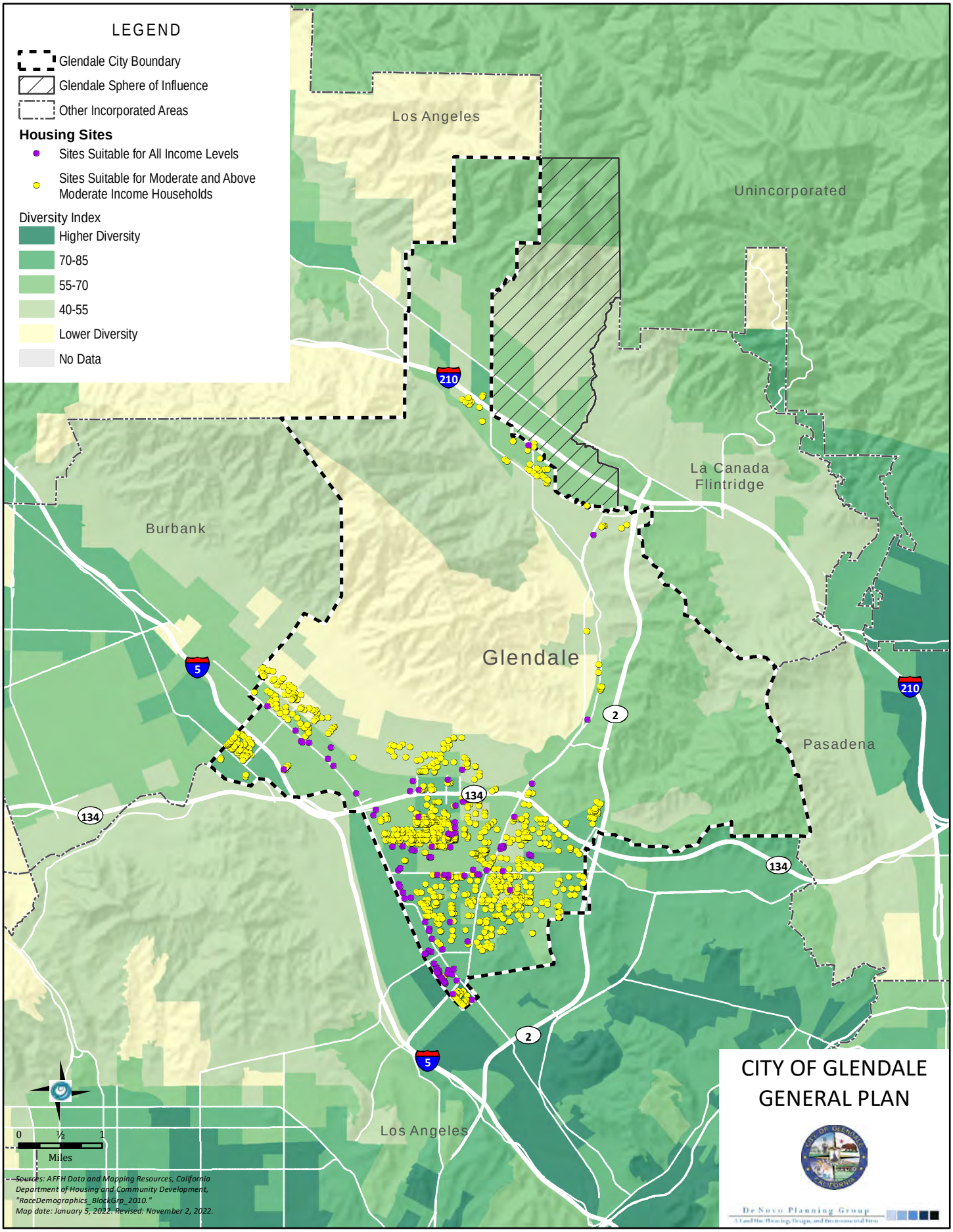

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Figure 8. Diversity Index by Census Block Group 2018 - Countywide

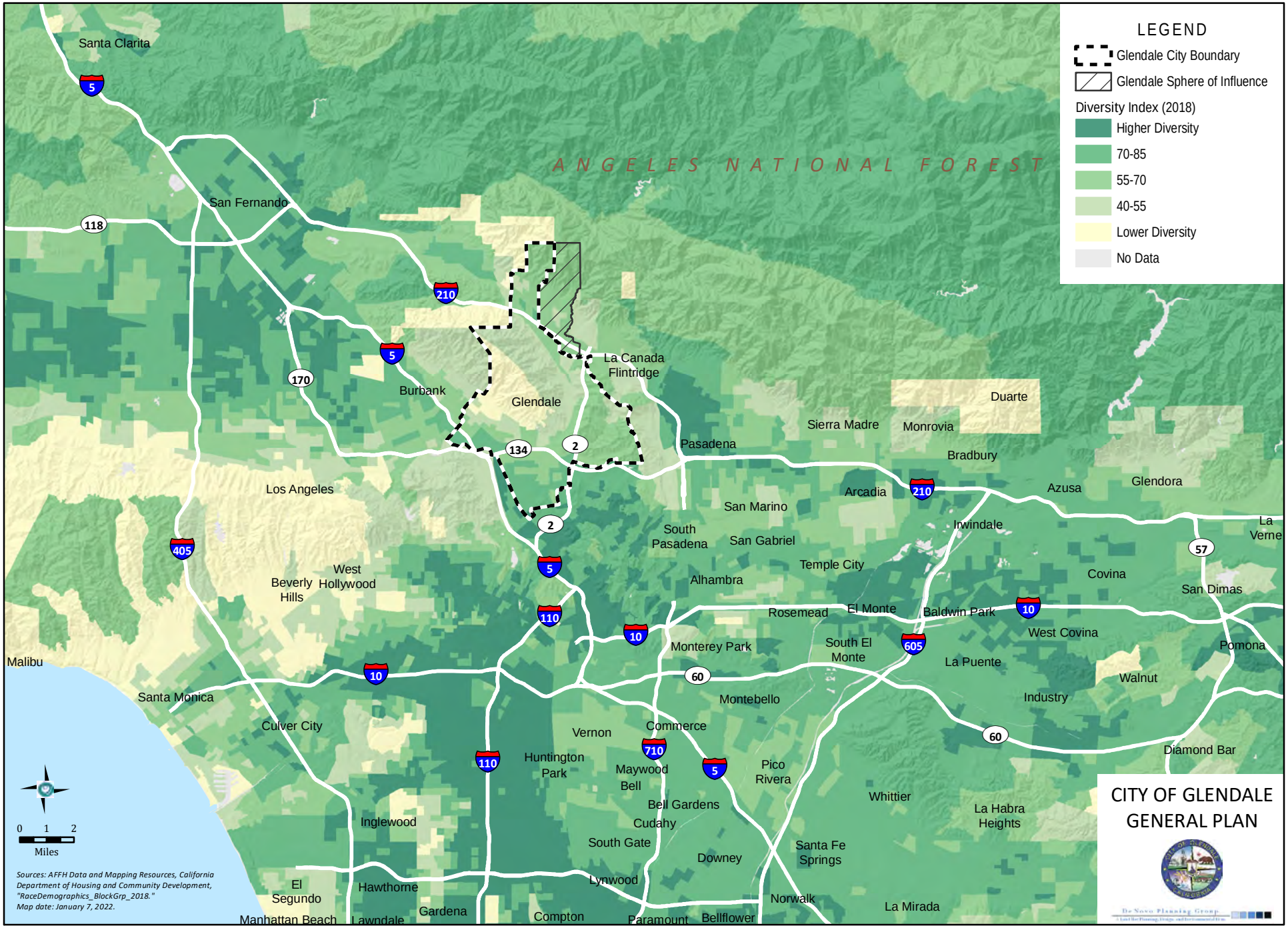

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Figure 9. Proportion of Population with Disabilities by Census Tract

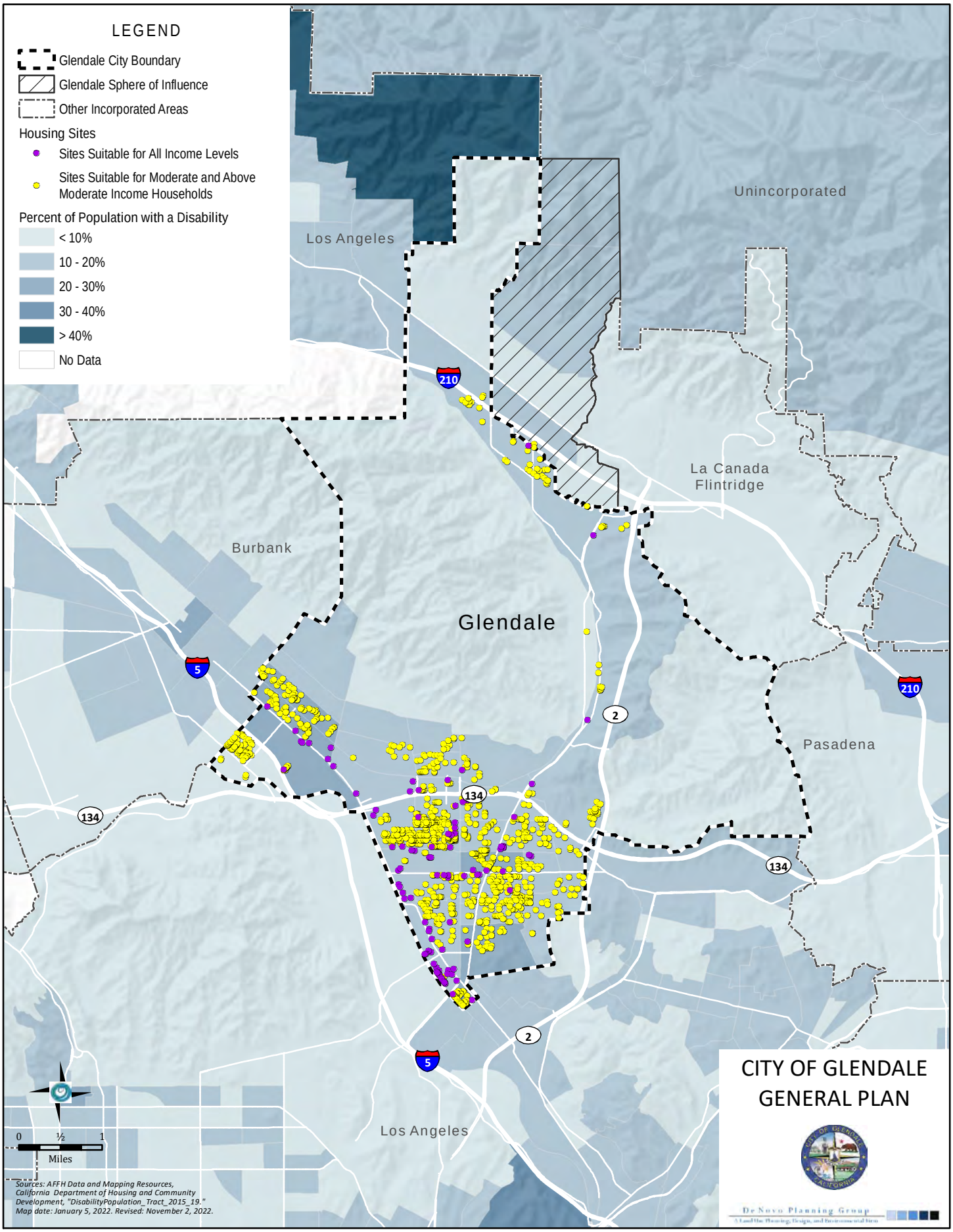

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Figure 10. Proportion of Population with Disabilities by Census Tract - Countywide

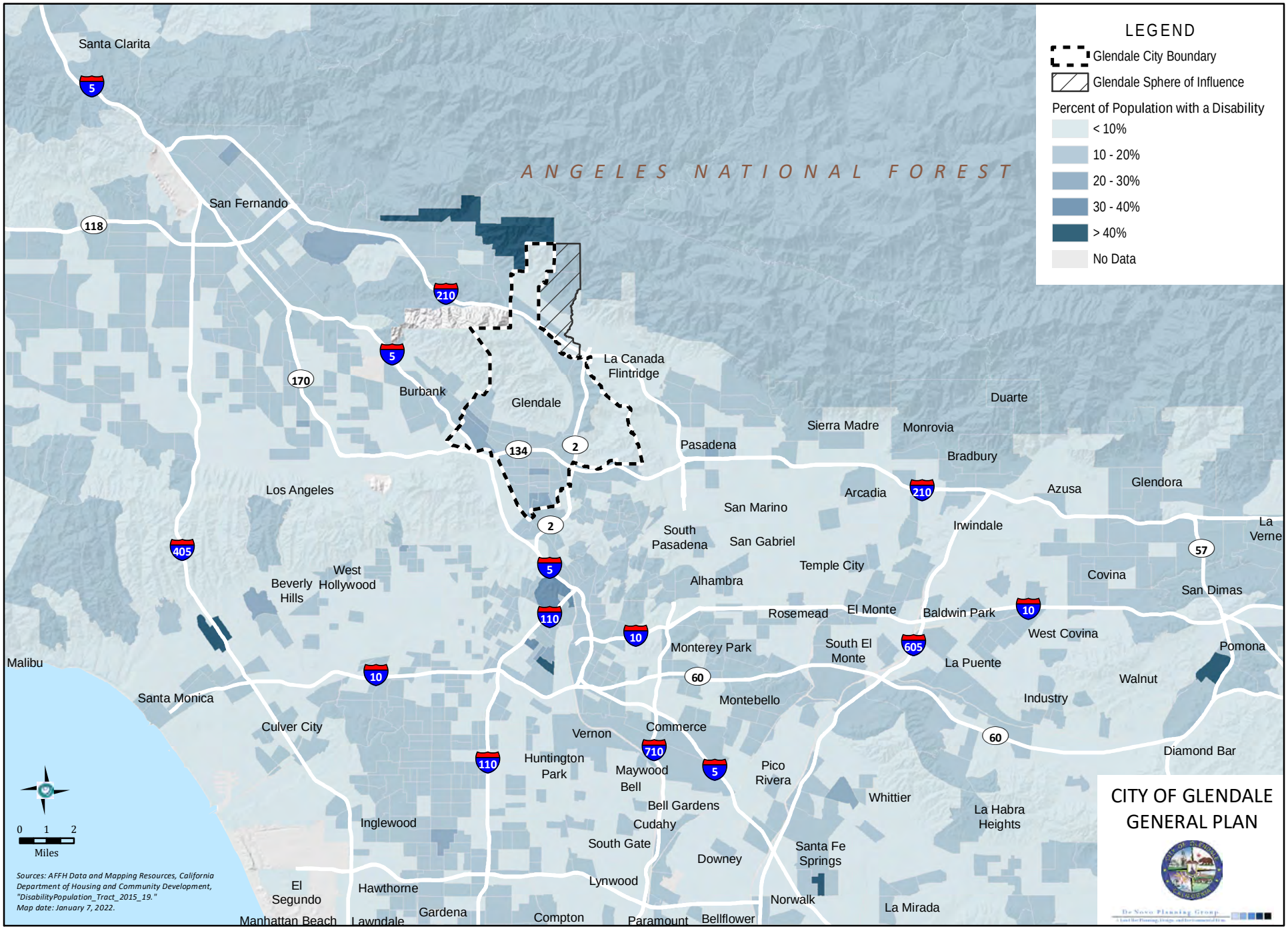

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Figure 11. Percent of Population 18 Years and Over in Households Living with Spouse

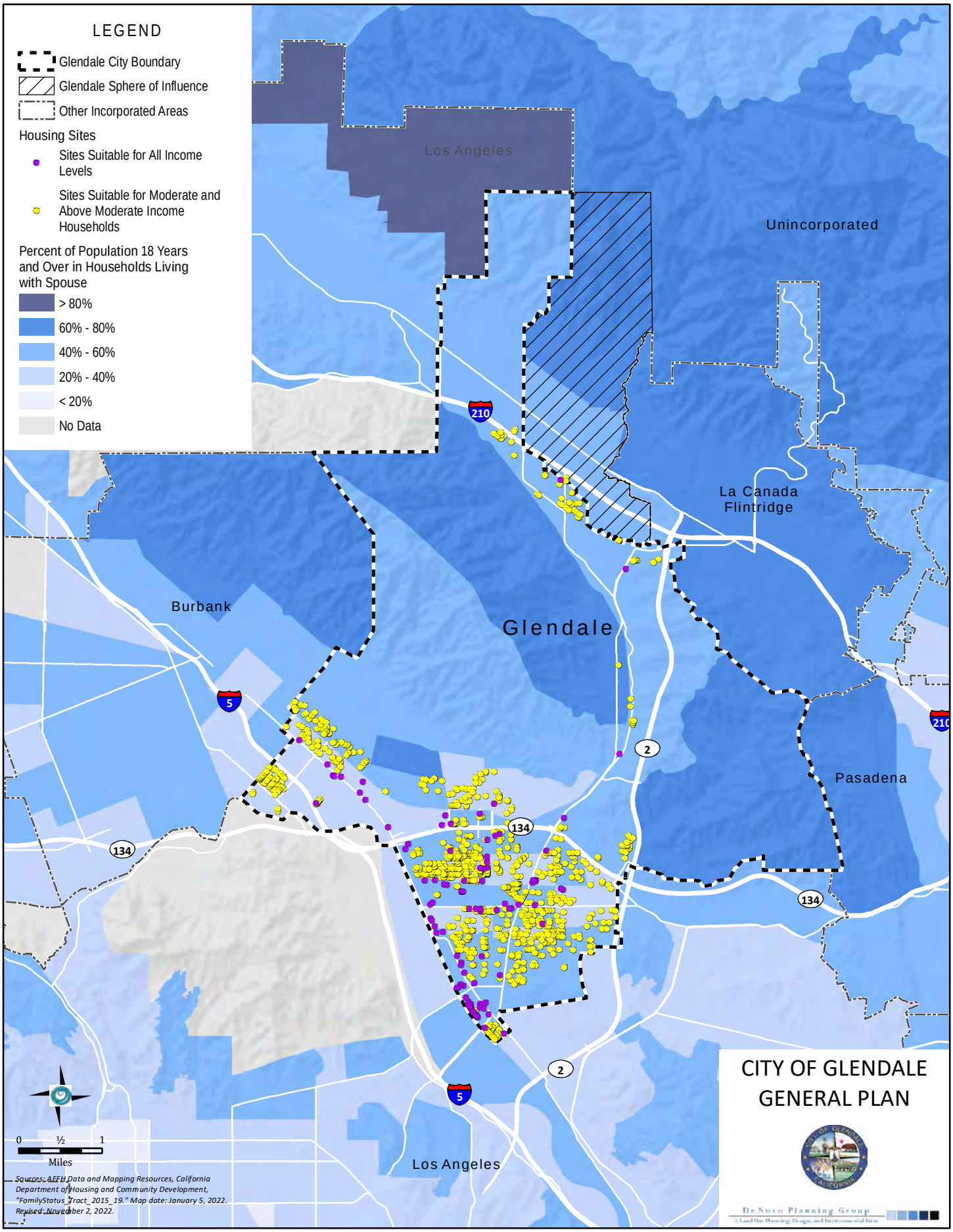

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Figure 12. Percent of Population 18 Years and Over in Households Living with Spouse - Countywide

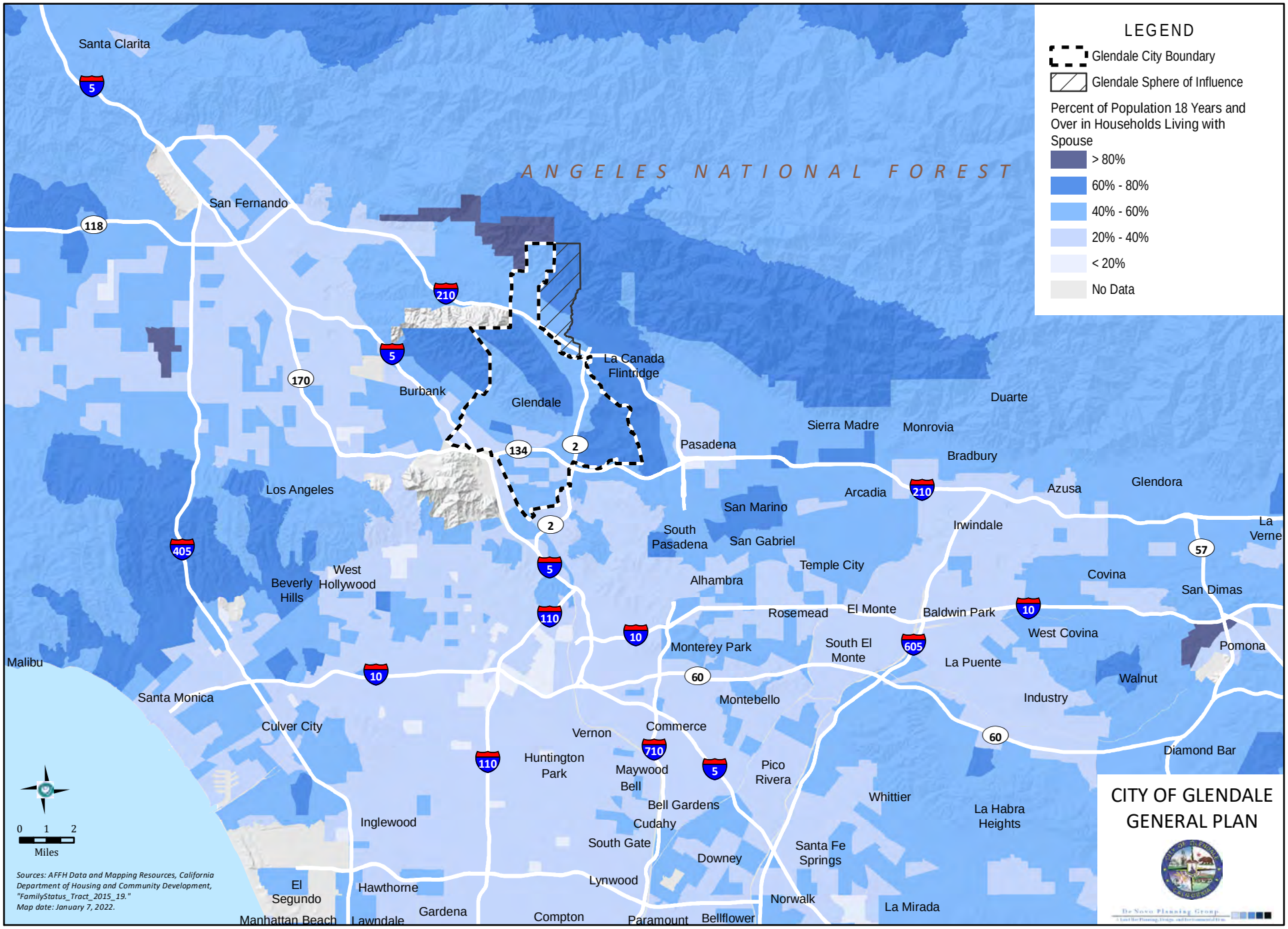

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Figure 13. Percent of Children in Married Couple Households

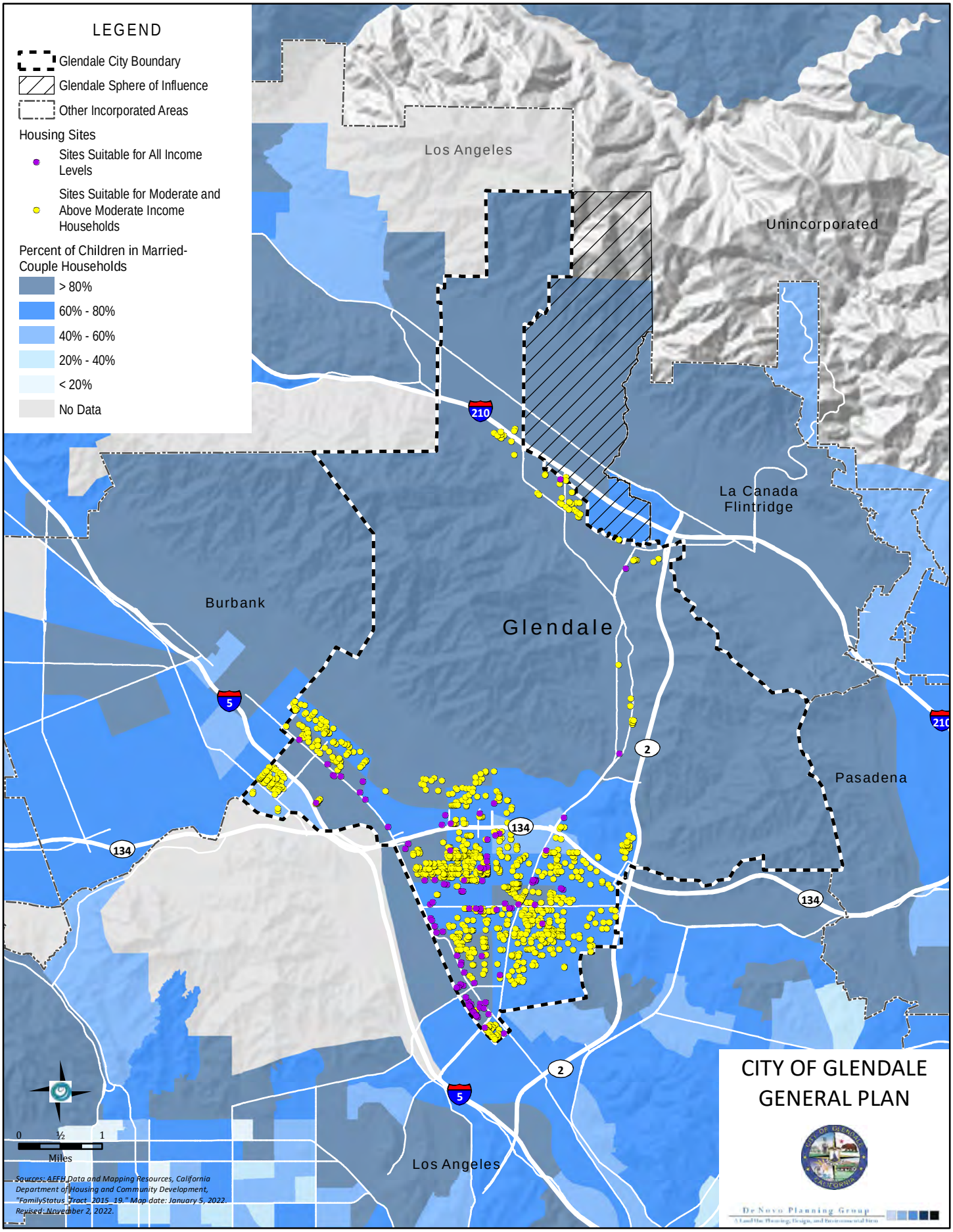

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Figure 14. Percent of Children in Married Couple Households - Countywide

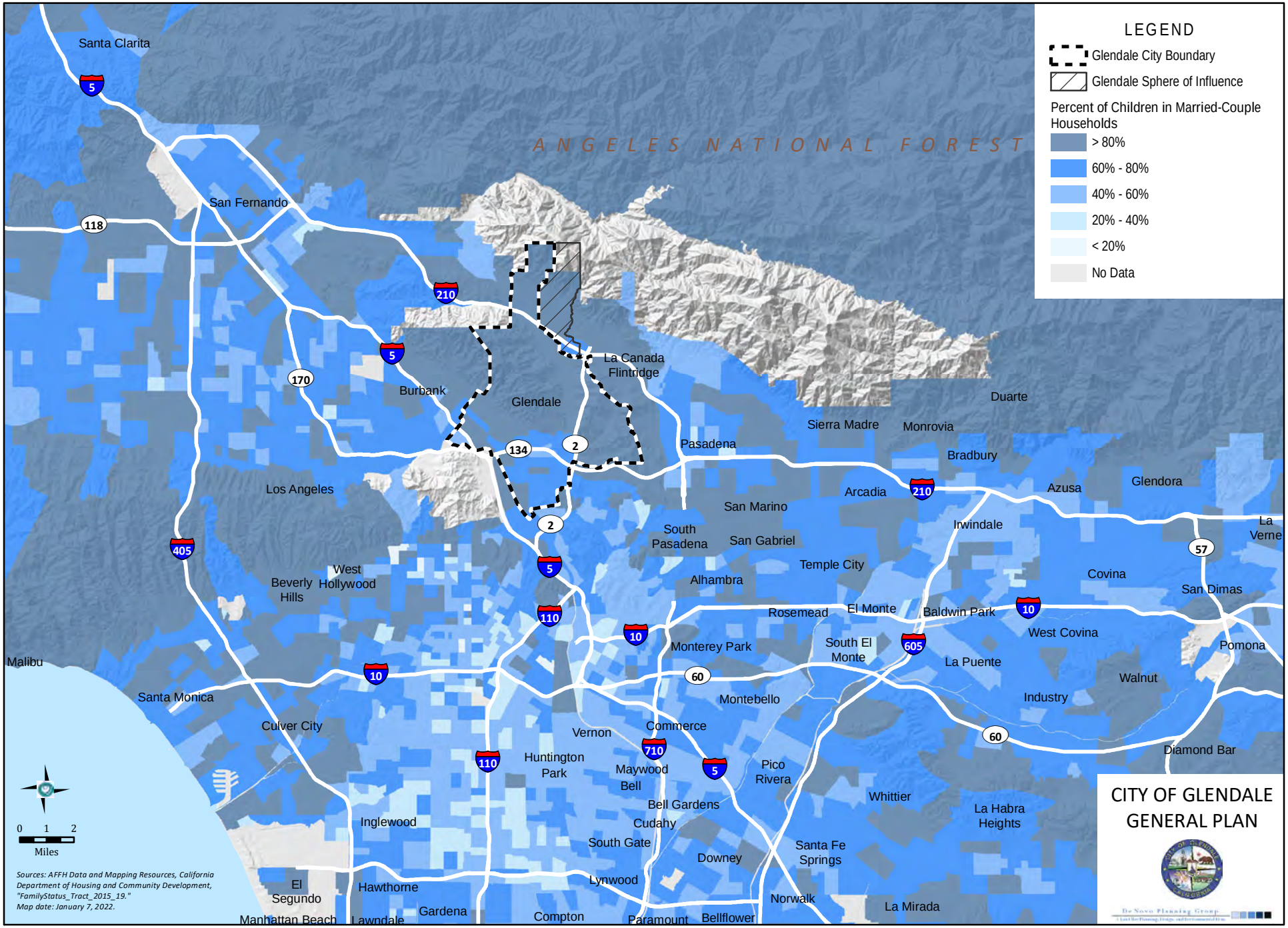

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Figure 15. Female-Headed Households by Proportion of Children Present by Census Tract

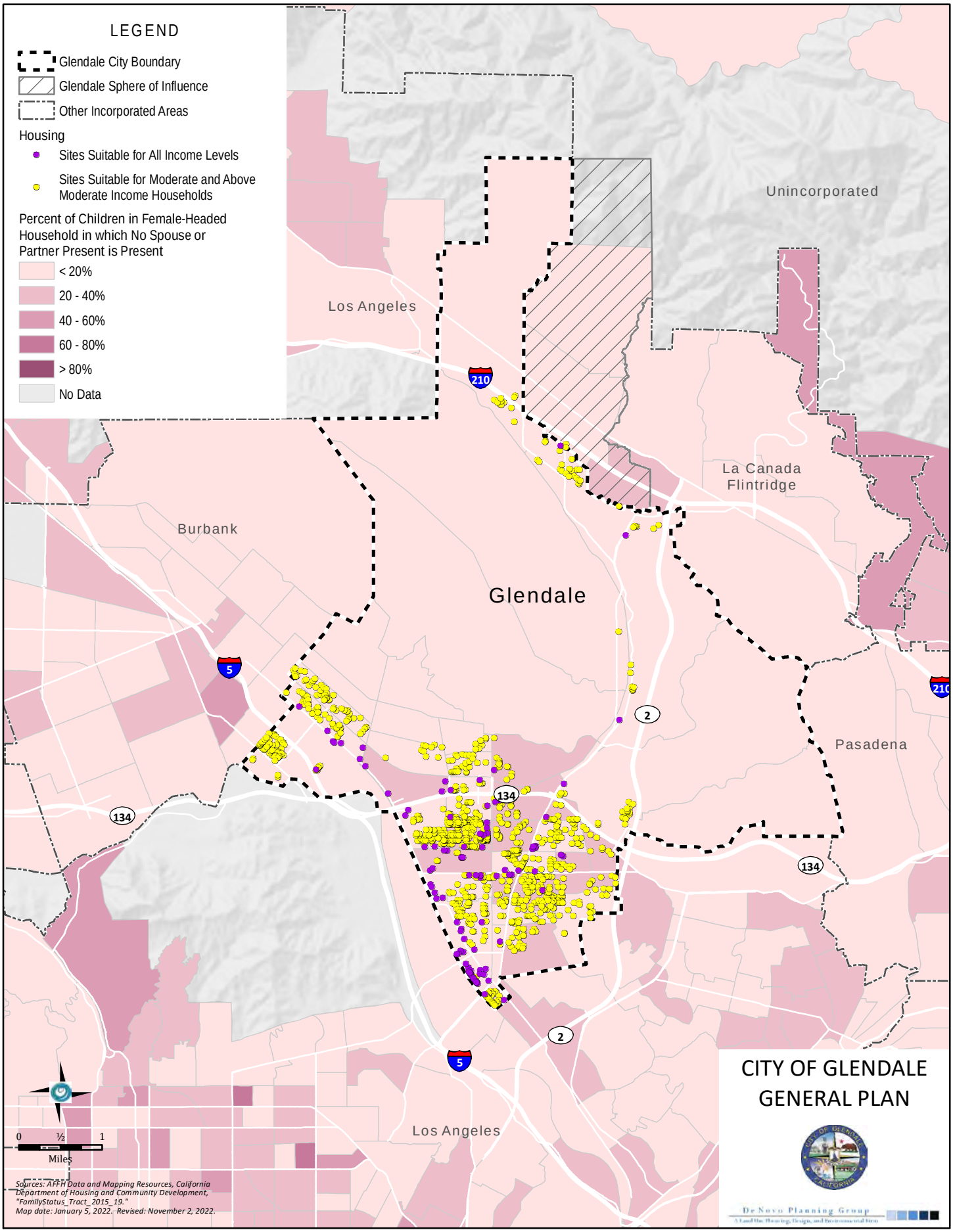

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Figure 16. Female-Headed Households by Proportion of Children Present by Census Tract - Countywide

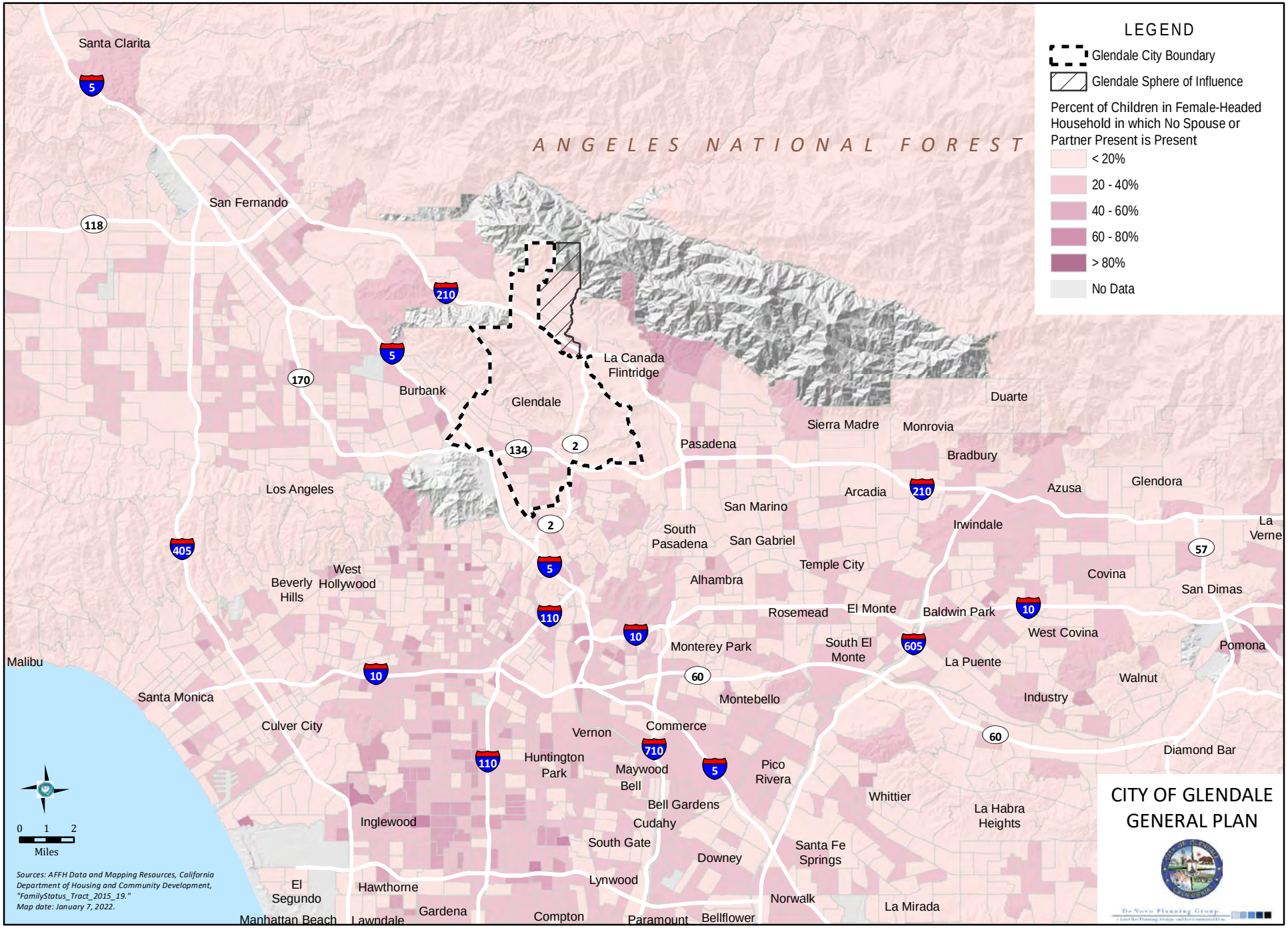

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Figure 17. Proportion of Senior Residents by Census Tract

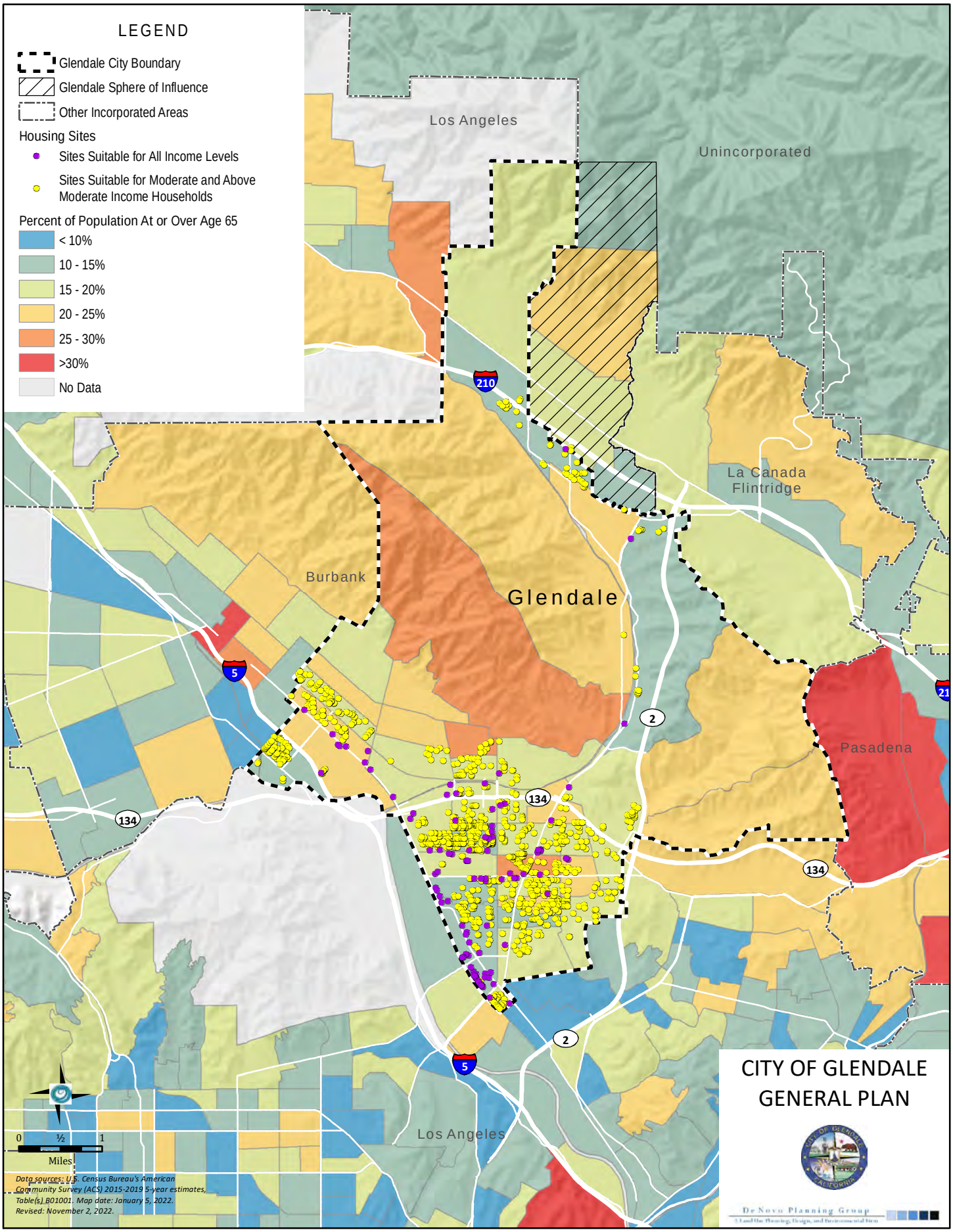

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Figure 18. Proportion of Senior Residents by Census Tract - Countywide

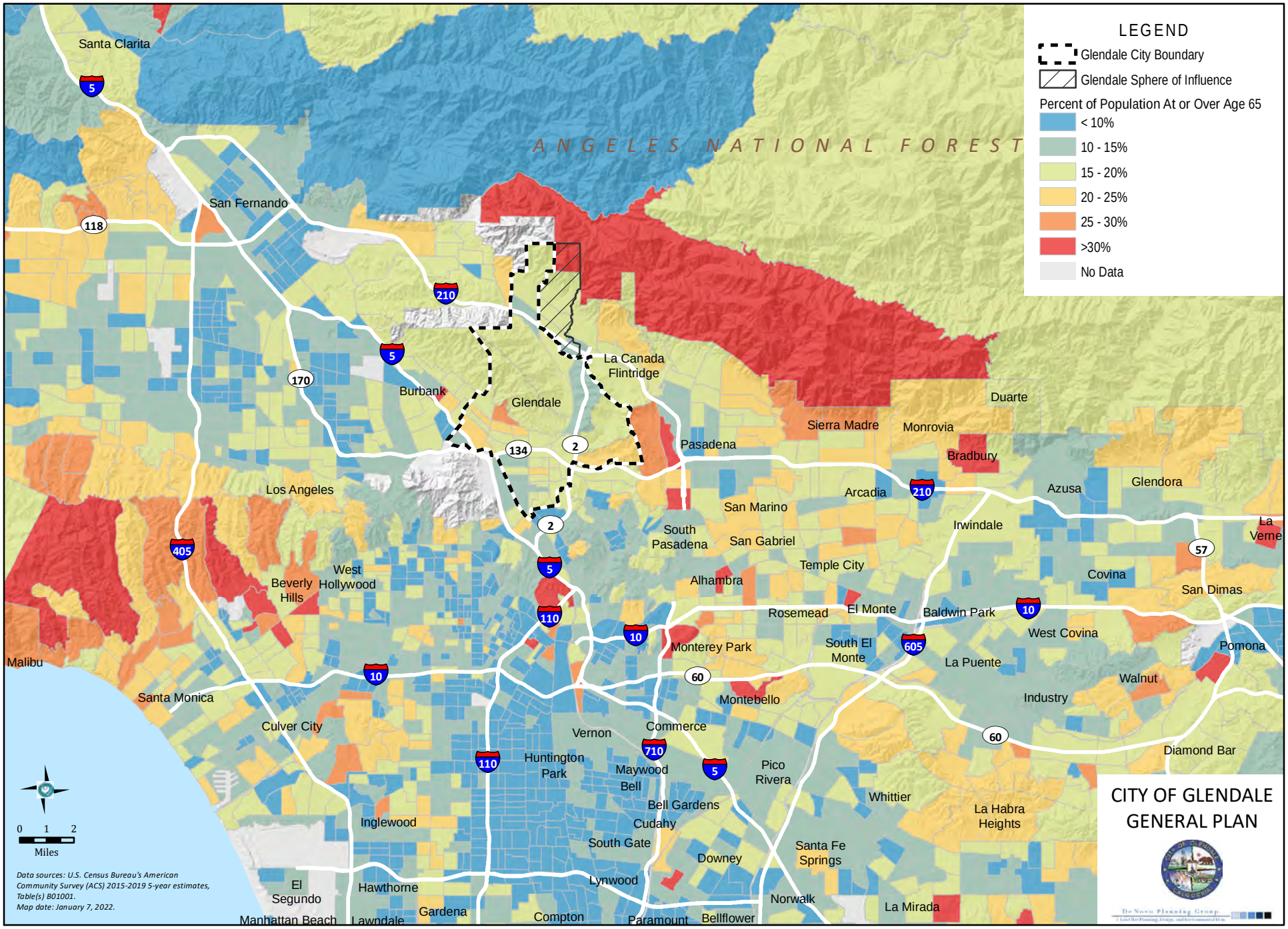

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Figure 19. Median Household Income by Block Group

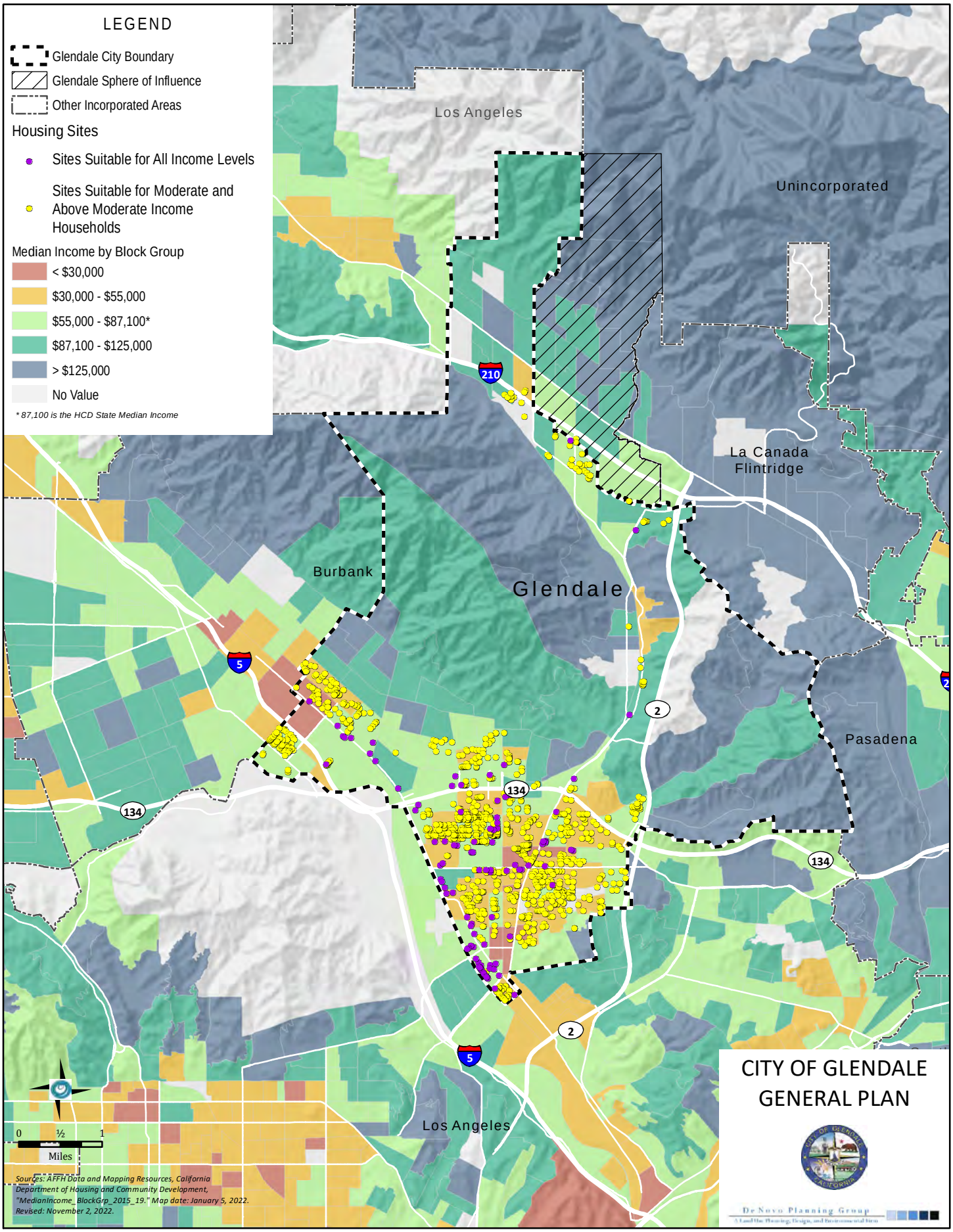

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Figure 20. Median Household Income by Block Group - Countywide

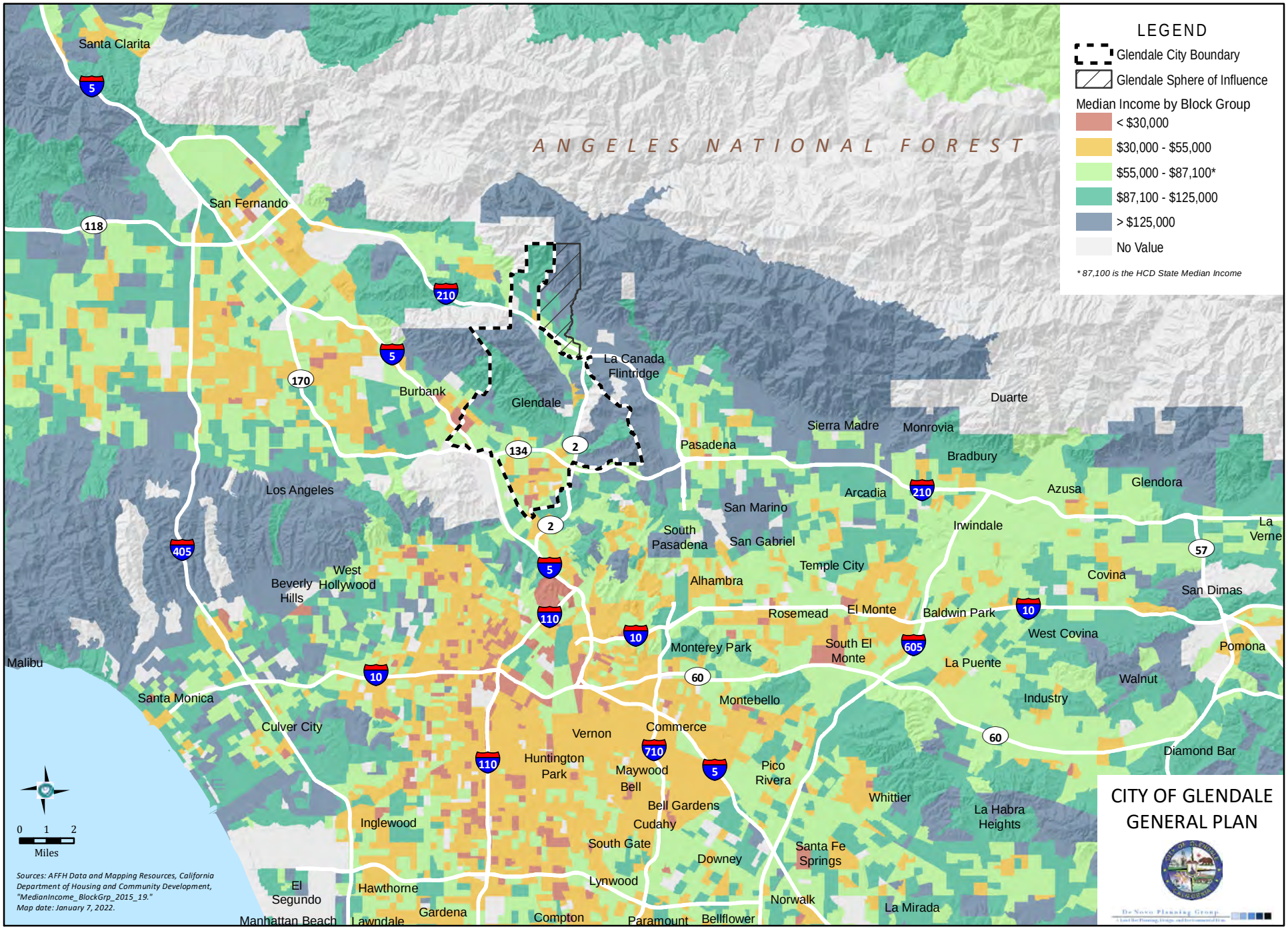

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Figure 21. Ethnicity Analysis - Racial Concentrations

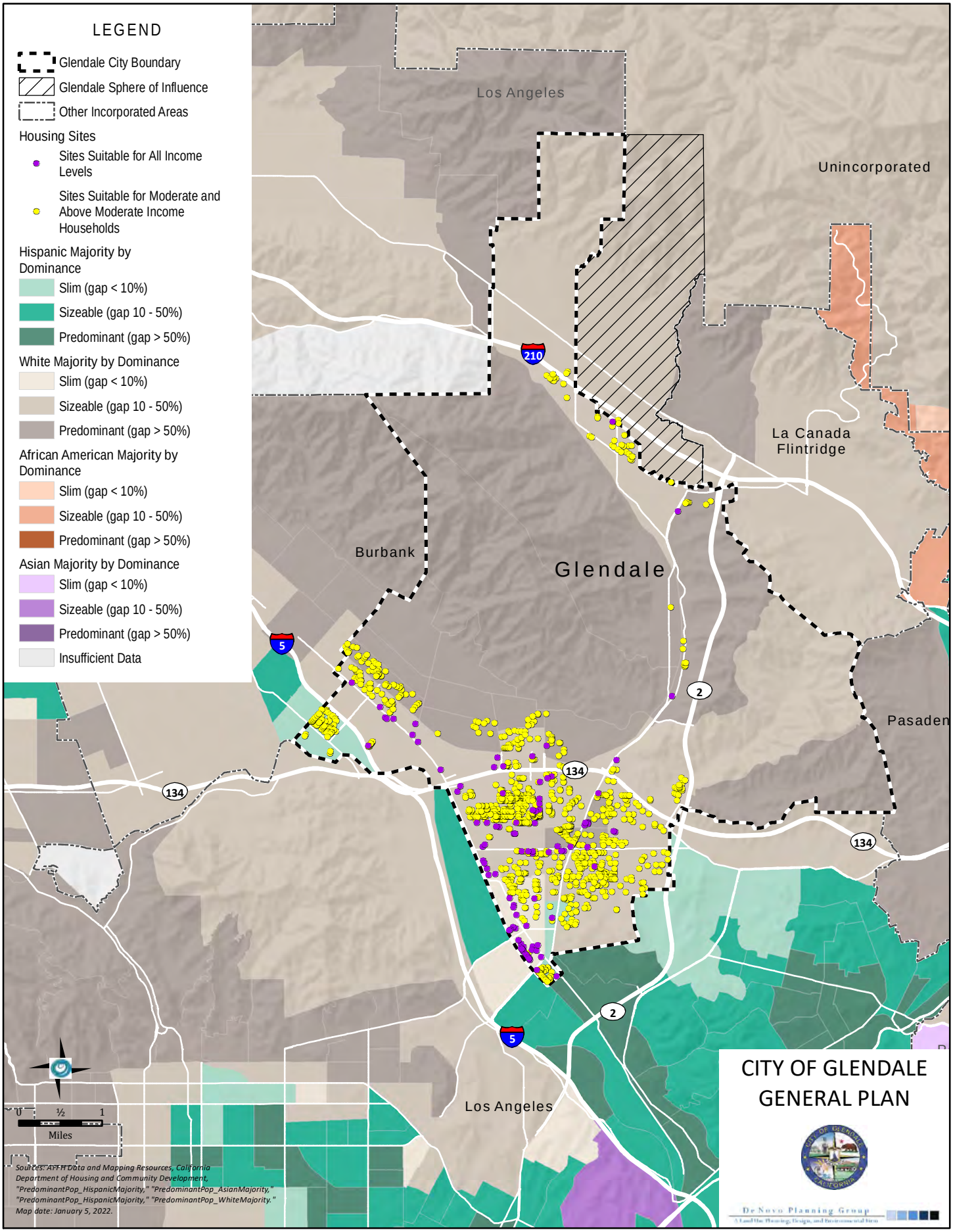

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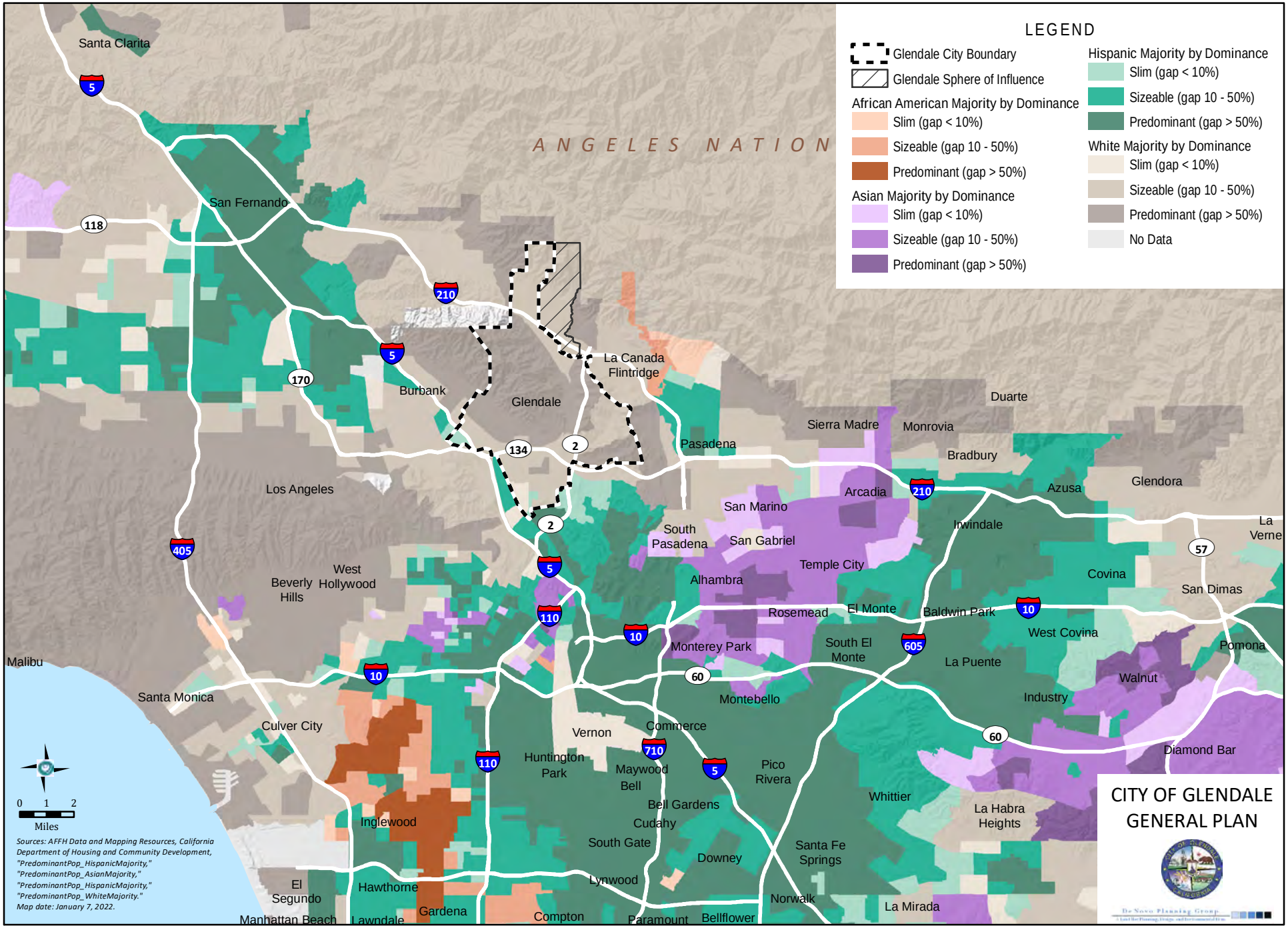
Figure 22. Ethnicity Analysis - Racial Concentrations - Countywide



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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 64~~ 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.

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 64~~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"~~The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty~~. ~~Table 65~~ 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	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

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
30-18.01	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
3022.01	Moderate	0.32	0.38	0.63
3022.02	Moderate	0.50	0.30	0.60

Census Tract	Resource Level	Economic Score	Environmental Score	Educational Score
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. ~~primarily located in moderate resource areas, with several in high 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. ~~Opportunity map scores for Glendale census tracts are presented in Figure 15 along with the City's sites inventory. Opportunity scores rise from south to north as shown in Figure 15, with 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.~~

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. T~~H~~However, ~~t~~racts 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 15~~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 Ferando 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 to 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 13~~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 14~~ Figure 25 shows that areas adjacent to the freeways have the ~~highest~~ lowest environmental scores (worst). Scores generally improve north of the 134 Freeway with the Montrose neighborhood, ~~and~~ Crescenta Highlands neighborhood, and open space areas (Verdugo Mountains in central Glendale and northern Glendale) having some of the best ~~(lowest)~~ 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.

~~This pattern~~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.

~~Opportunity map scores for Glendale census tracts are presented in Figure 15 along with the City's sites inventory. Opportunity scores rise from south to north as shown in Figure 15, with 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.~~

Transportation/Transit Routes

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. ~~Figure 16~~ 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.

[56] AllTransit, https://alltransit.cnt.org/metrics/?addr=~~Westminster~~Glendale%2C+CA, accessed December 22, 2021.

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 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. ~~Furthermore, there~~ 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. ~~ seems to be no correlation between access to opportunity and racial/ethnic composition.~~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 ~~highly~~ 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 ~~low and moderate~~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~~between low and moderate 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. ~~Access to opportunity appears to be consistent and equitable across the community.~~

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.

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 ~~rehabilitation~~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

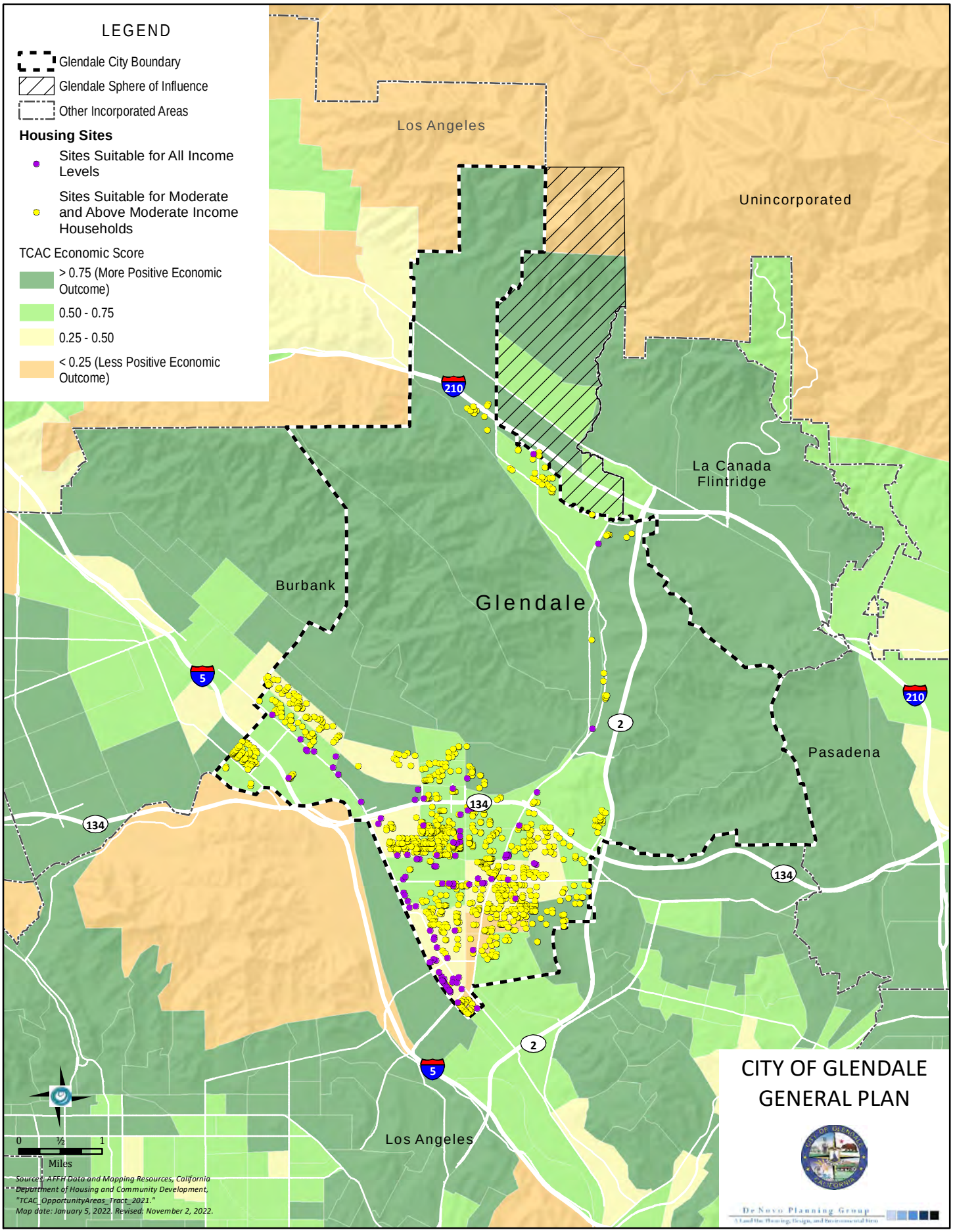

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Figure 24. TCAC Educational Score by Census Tract

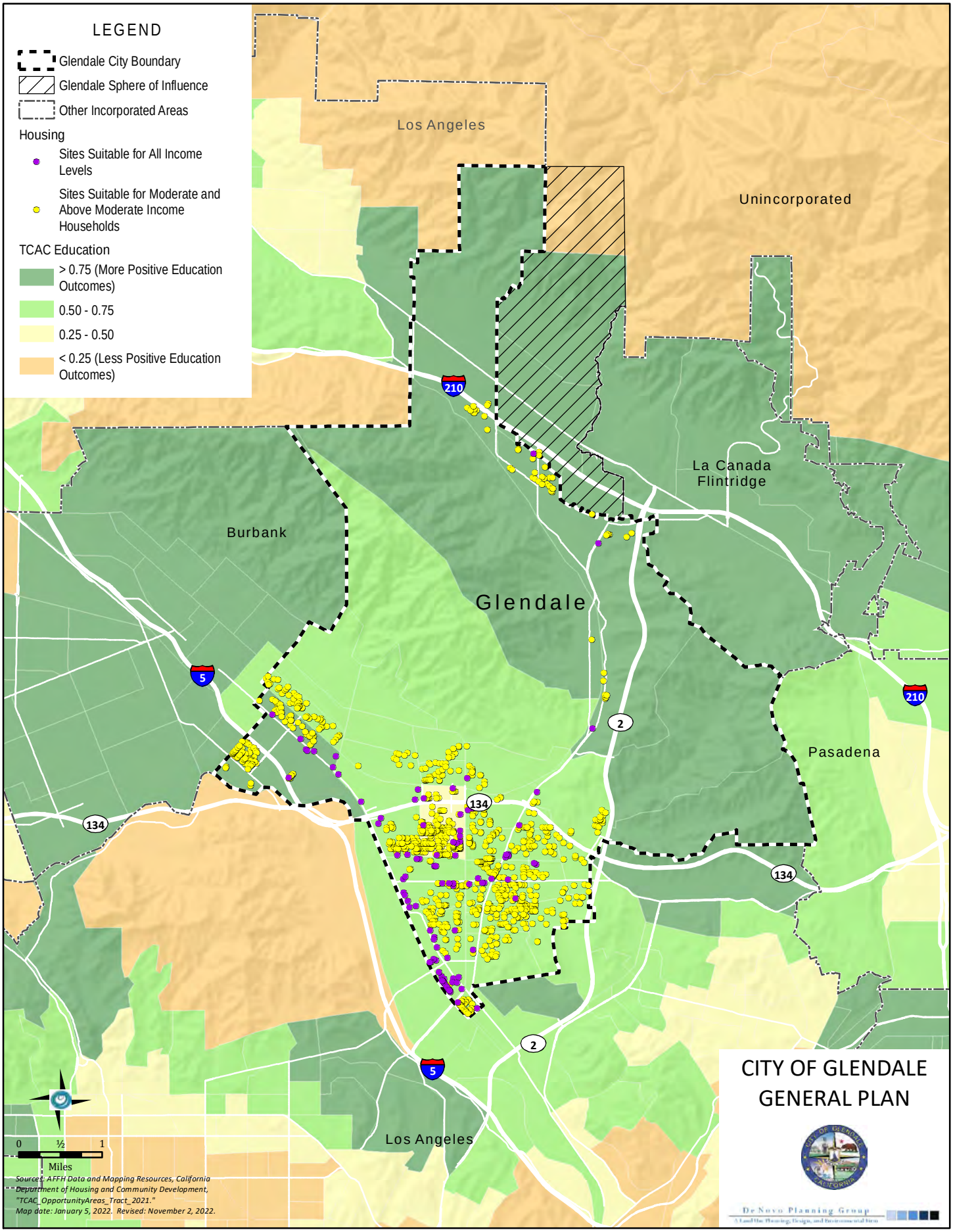

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Figure 25. TCAC Environmental Score by Census Tract

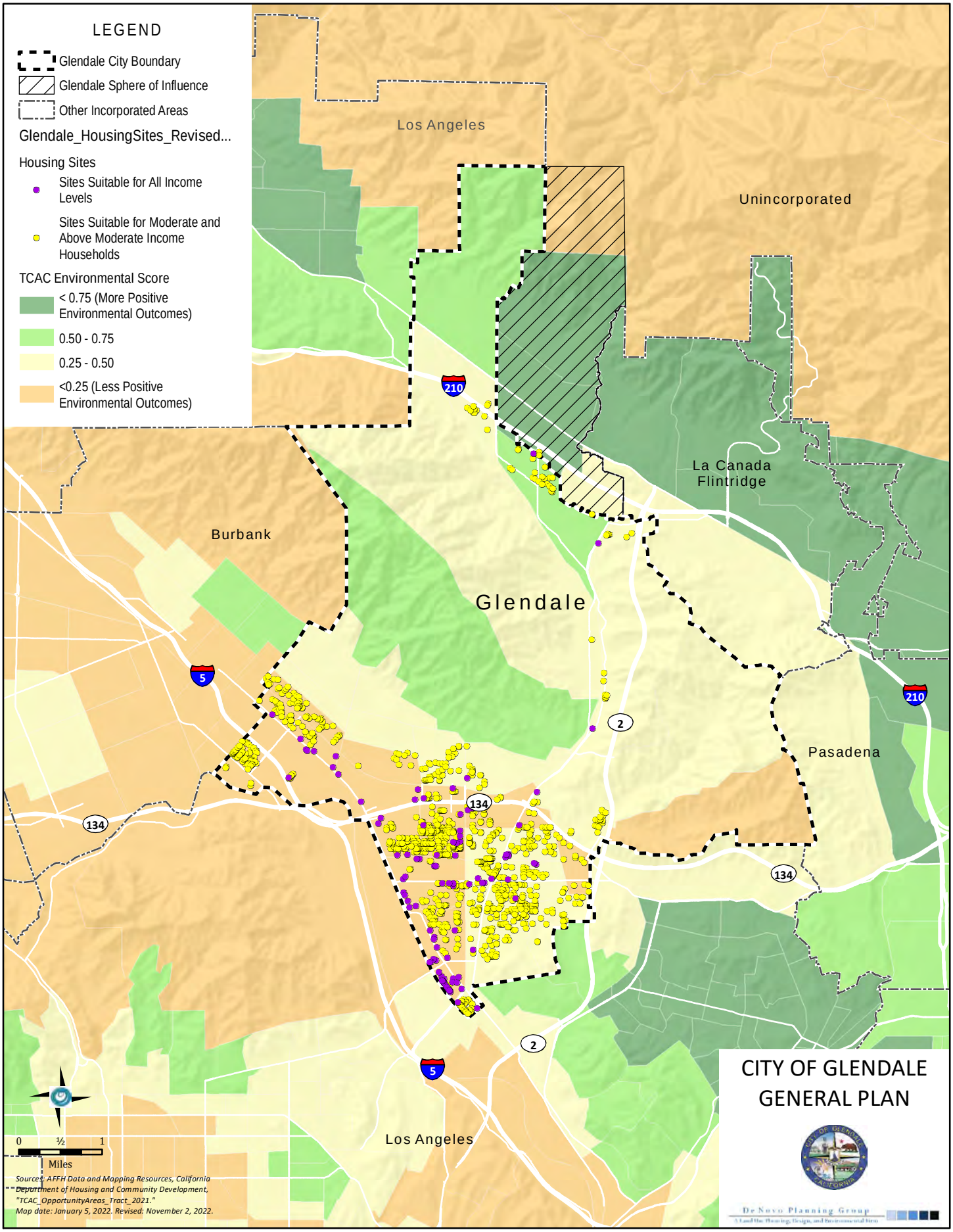

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Figure 26. TCAC Opportunity Areas by Census Tract

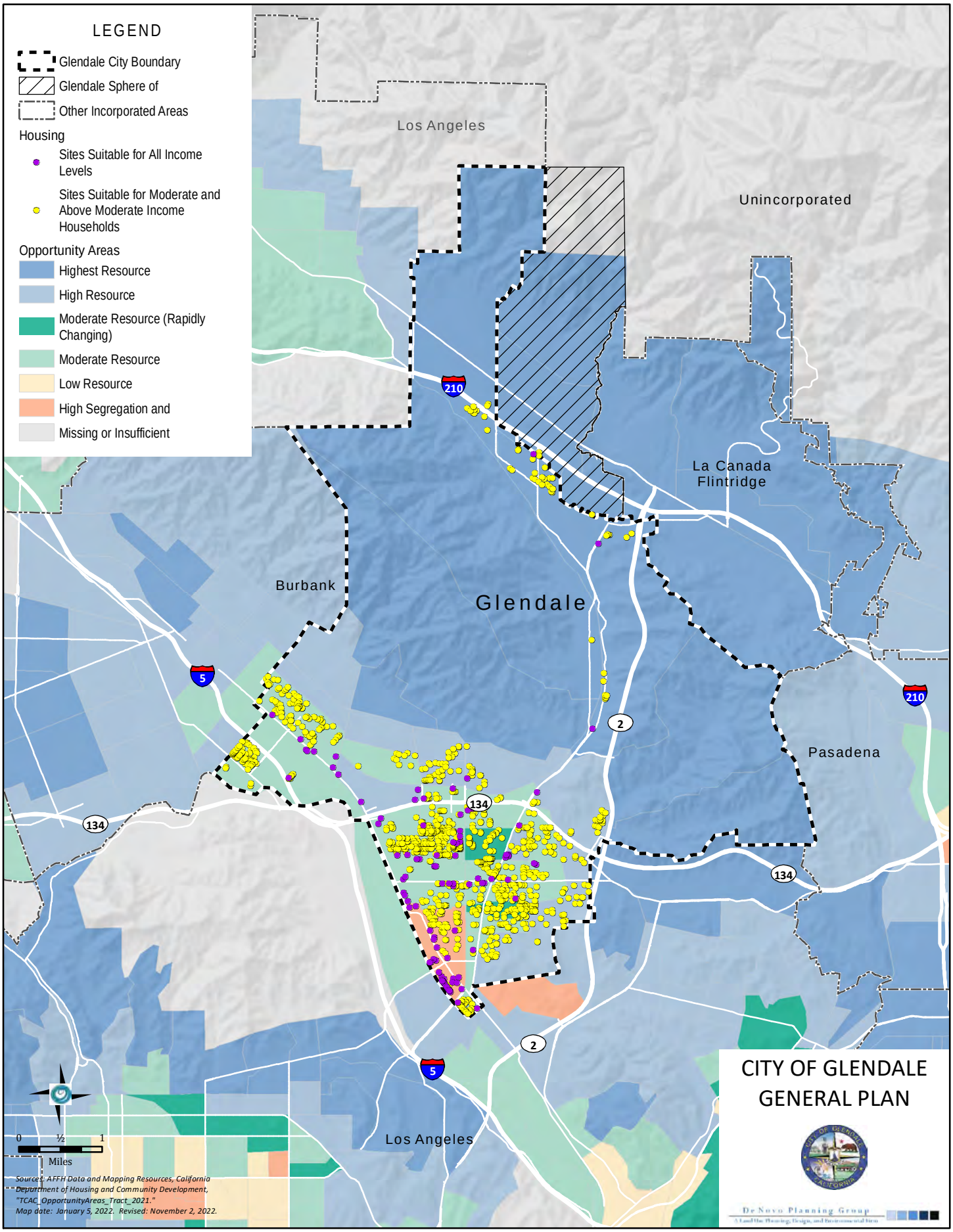

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Figure 27. Jobs Proximity Index by Block Group

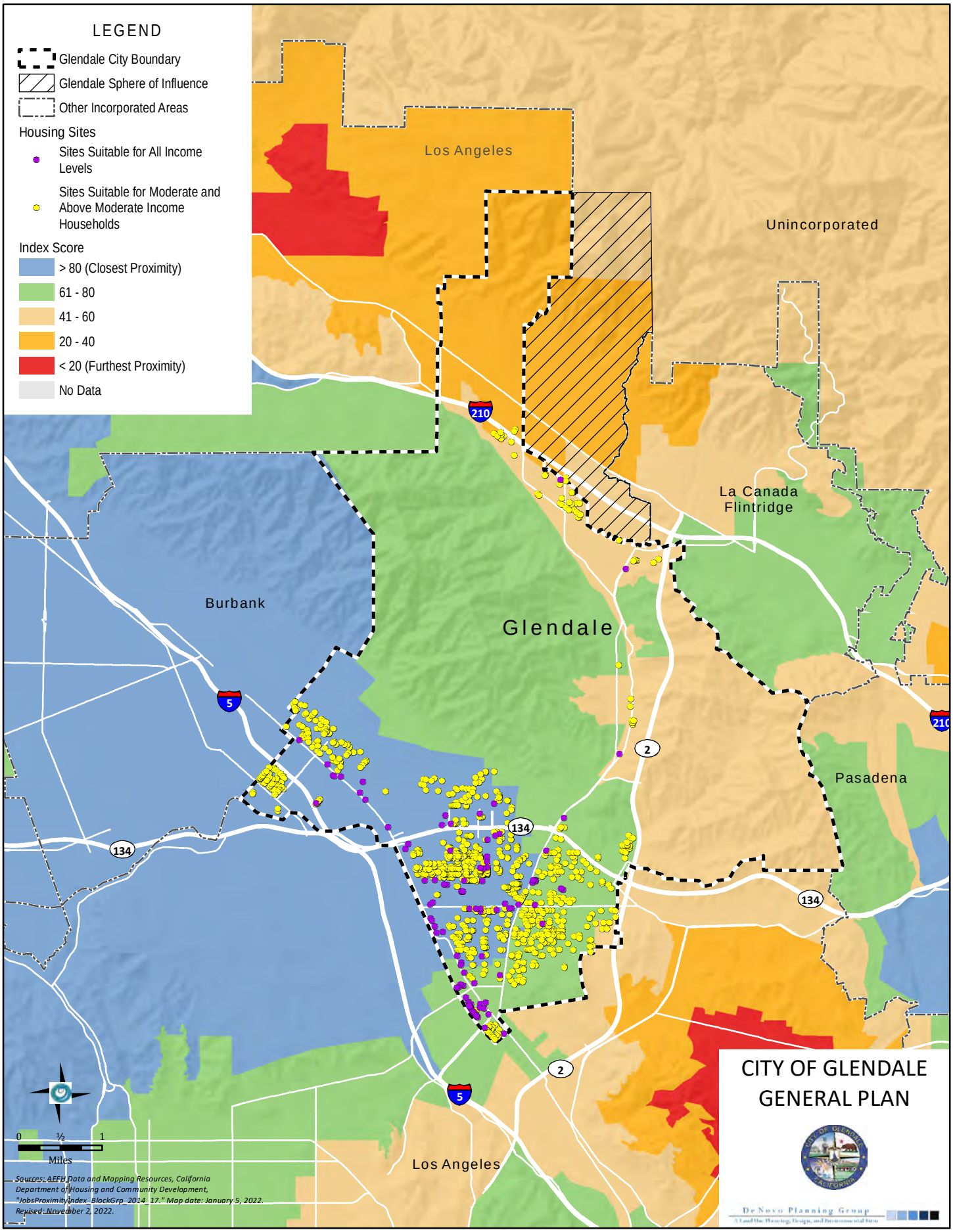

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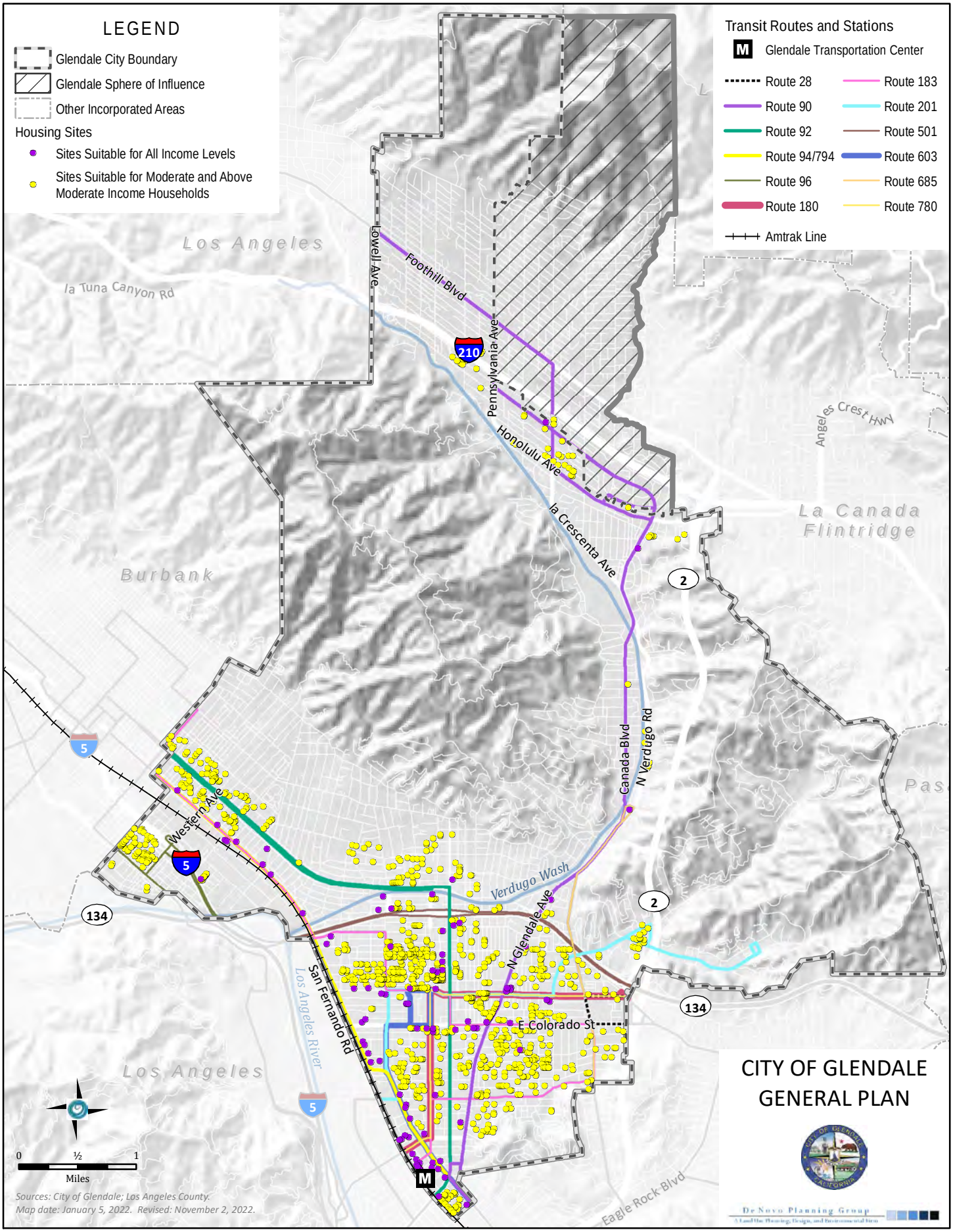
Figure 28. Transit Routes



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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~~e~~ 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 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 ~~details~~ policies and programs to reduce risk to life and property due to hazards, including environmental hazards, and address ~~on~~ 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. ~~Program 7B details efforts the City will take to engage these communities during the planning period.~~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	Resource Designation	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 ~~ra~~ce 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.

~~Ss~~ 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~~s~~ 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. ~~proposed lL~~ower income RHNA sites ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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. ~~The majority of sites are located in areas of moderate to high diversity, and no sites are located in areas of lower diversity.~~

Table 79 and ~~Figure 7~~ Figure 9 shows 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 ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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 ~~are~~ located near transit corridors and activity centers~~, which also benefits~~ and provide access to transportation, goods, and services for persons with disabilities. ~~However, these sites are not concentrated in areas with already high levels of disability.~~ 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 8~~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 ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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 9~~ 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 ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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.

~~Figure 10~~ Table 79 and Figure 20 shows the sites designated to meet Glendale's RHNA allocation in relation to median household income. As shown, proposed ~~lower income~~ RHNA sites at all income levels, including lower income sites, ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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) ~~(census tract 3014.00)~~. 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 15~~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, ~~T~~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. ~~Figure 17~~ Table 79 and Figure 29 show~~s~~ the sites designated to meet the ~~lower-income~~ RHNA allocation for Glendale ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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. ~~and four sites (located within the Tropico neighborhood) are located in the census tracts with the highest levels of homeowner households overburdened by housing costs (>80%).~~

Homeowners may also be at risk of displacement if they cannot keep up with housing costs. ~~Figure 18~~ Table 79 and Figure 30 show~~s~~ the sites proposed to meet Glendale's ~~lower income~~ RHNA allocation ~~(underutilized mixed-use sites and sites within the Downtown Specific Plan allowing for densities of at least 30 du/ac)~~ 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. ~~The intent of introducing new residential development in these areas (at locations currently developed with commercial uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents.~~

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, ~~T~~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 ~~might~~ to occur ~~in the future and has~~ and the City has developed a number of programs to protect against displacement. ~~Program 7B to study and address potential issues related to 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 patters, 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 ~~largely accommodated in these locations which do not represent~~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, ~~However,~~ 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. ~~program to encourage additional development of lower income units throughout the community through its accessory dwelling unit program.~~ 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

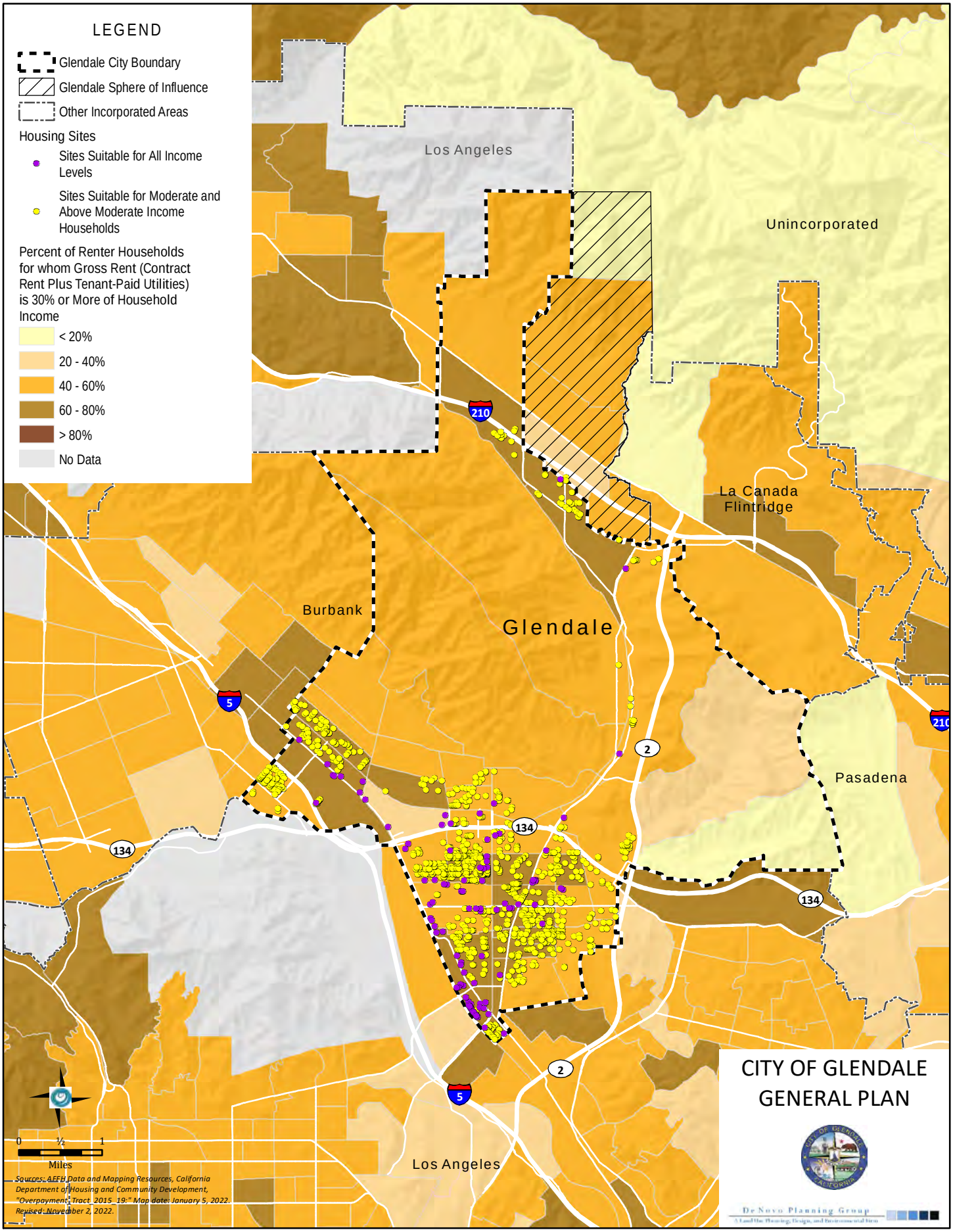

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Figure 30. Cost-Burdened Owner Households by Census Tract

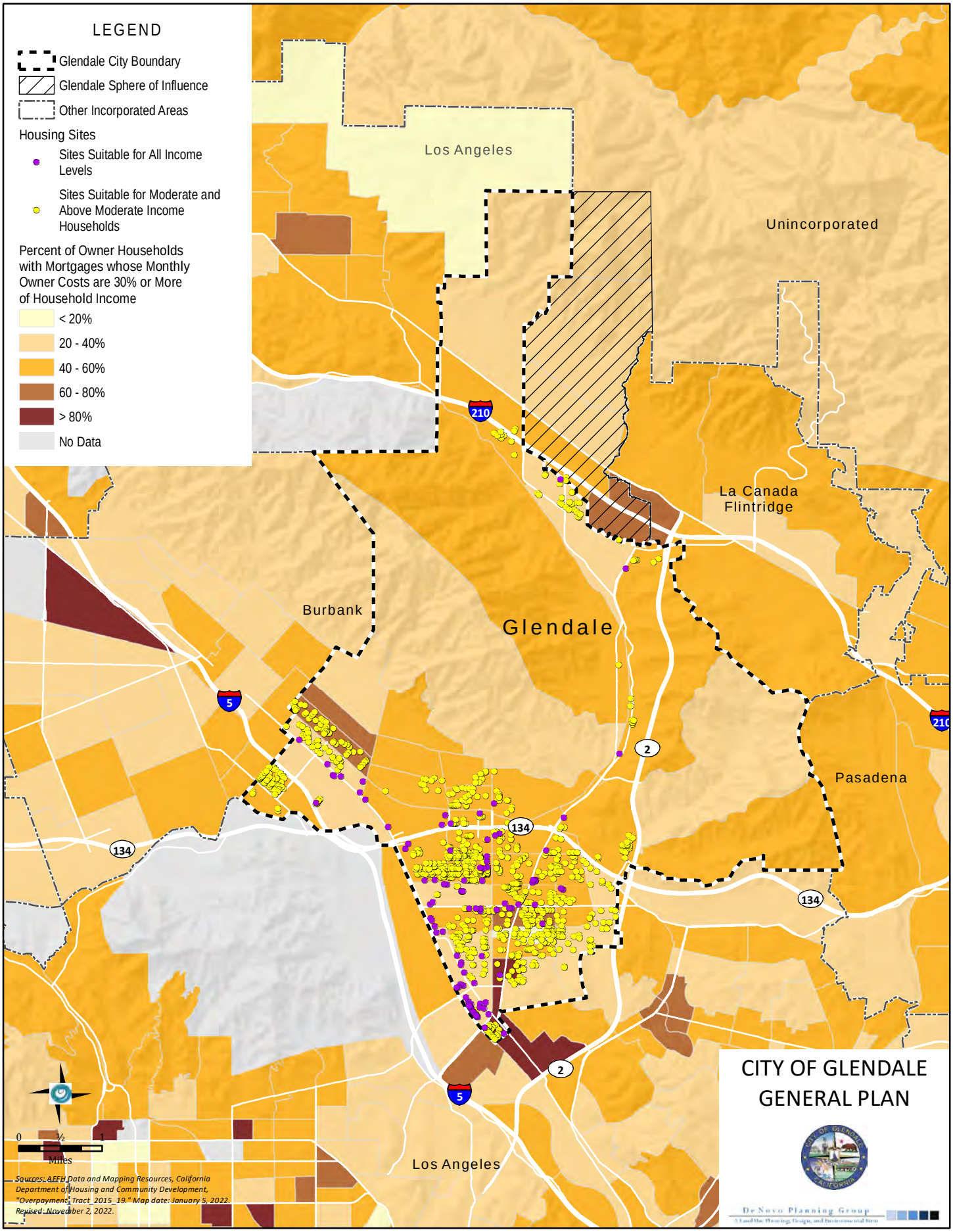

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Figure 31. Cost-Burdened Renter Households by Census Tract - Countywide

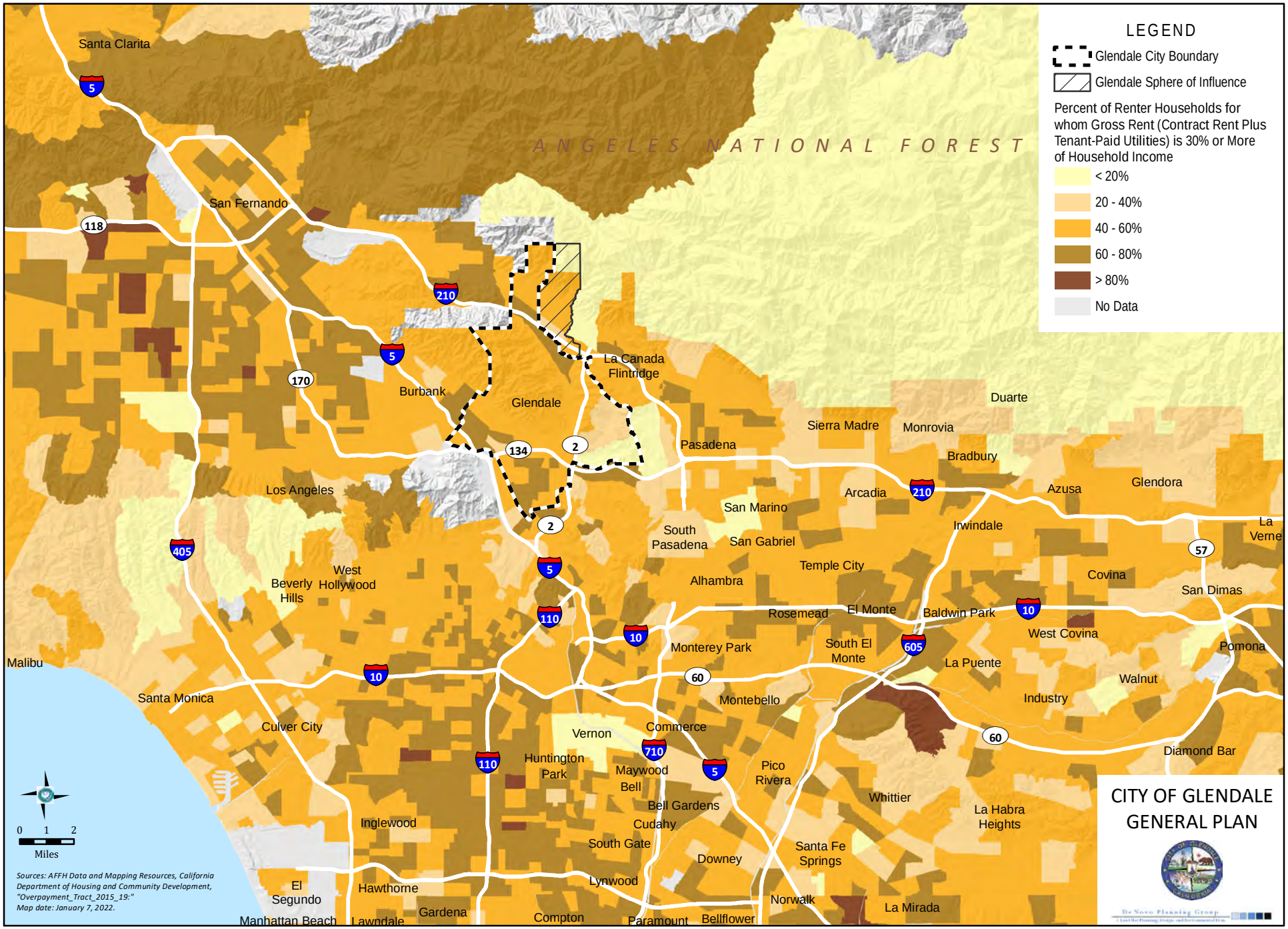

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Figure 32. Cost-Burdened Owner Households by Census Tract - Countywide

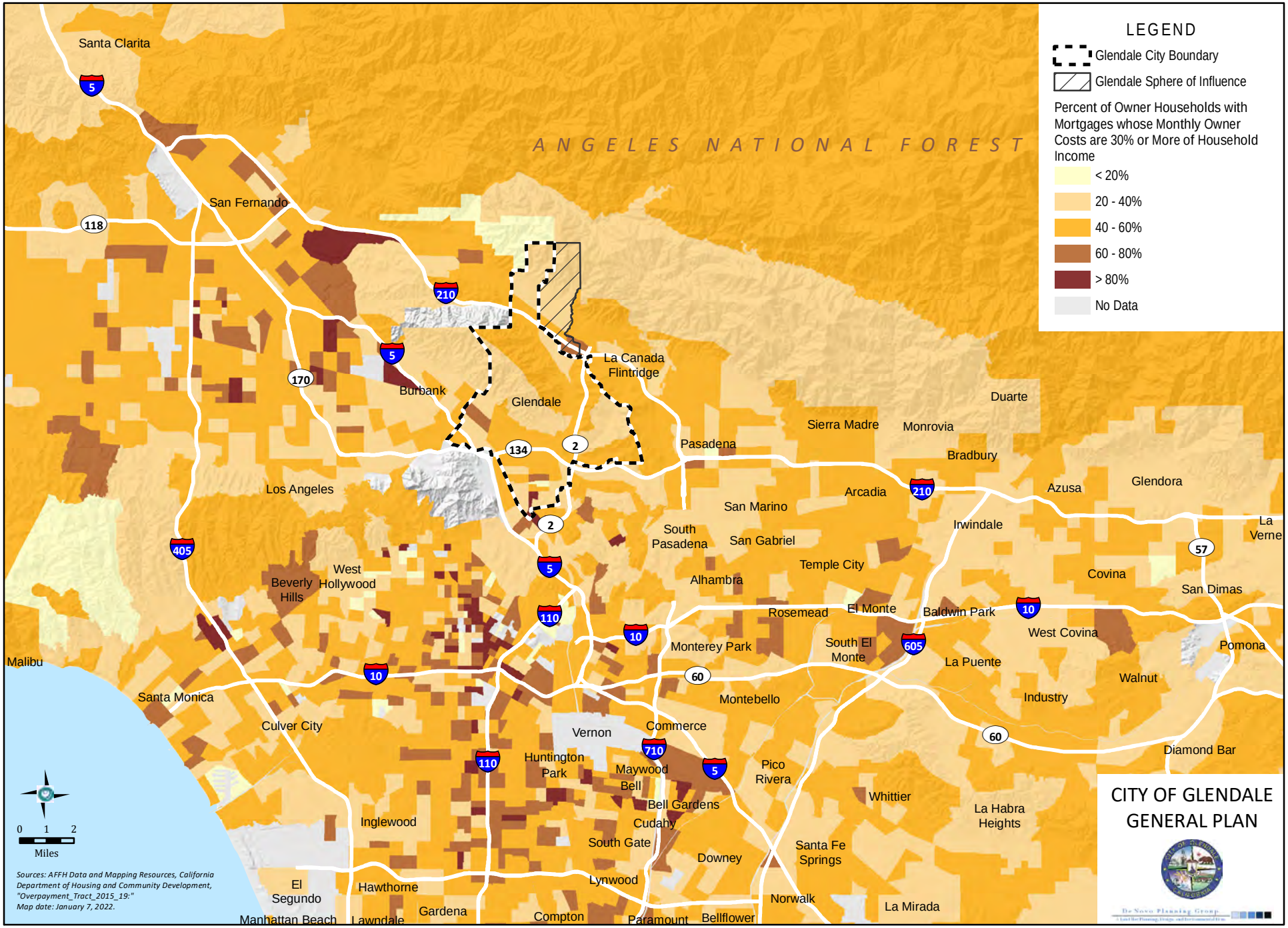

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Figure 33. Overcrowded Households by Census Tract

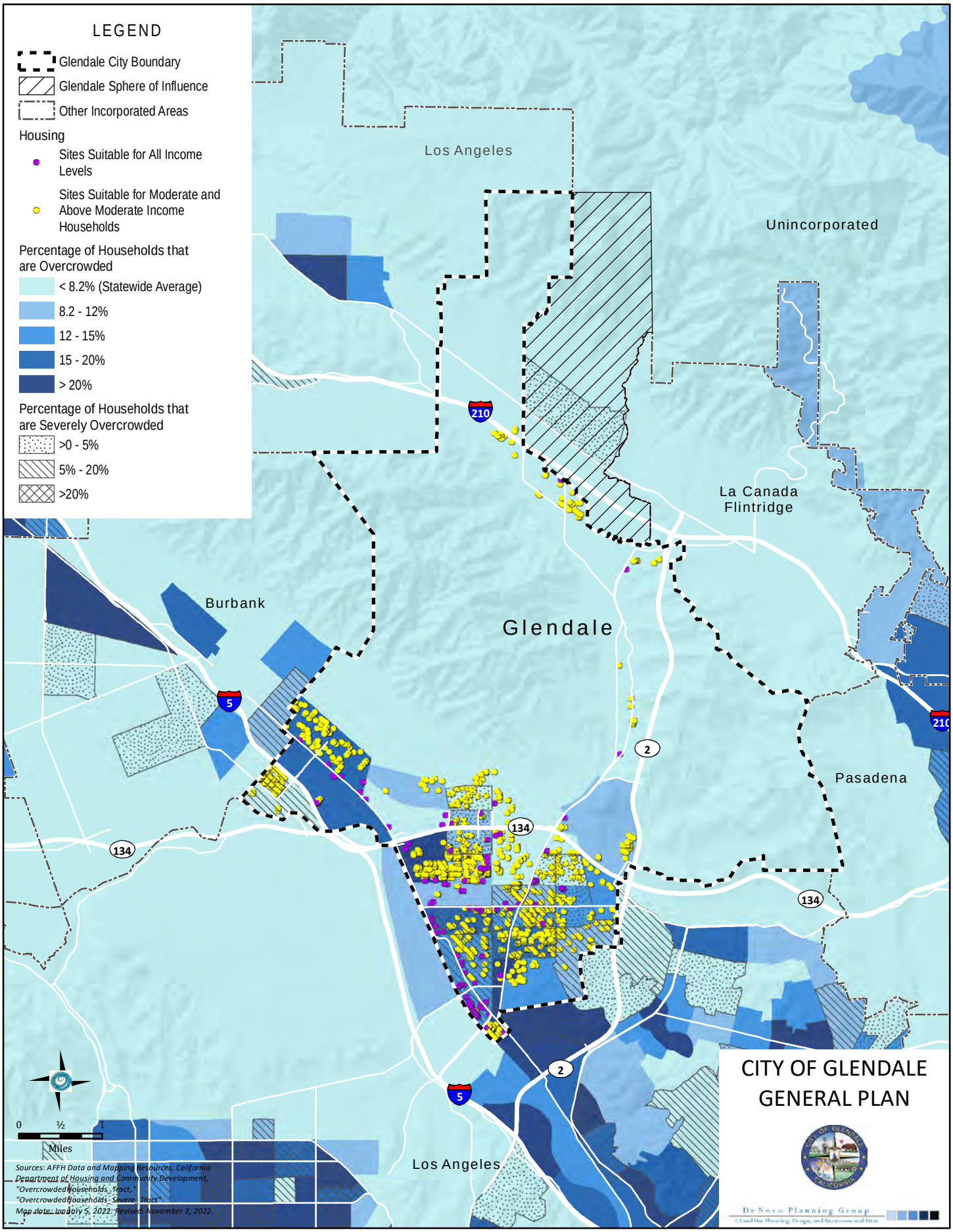

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Figure 34. Overcrowded Households by Census Tract - Countywide

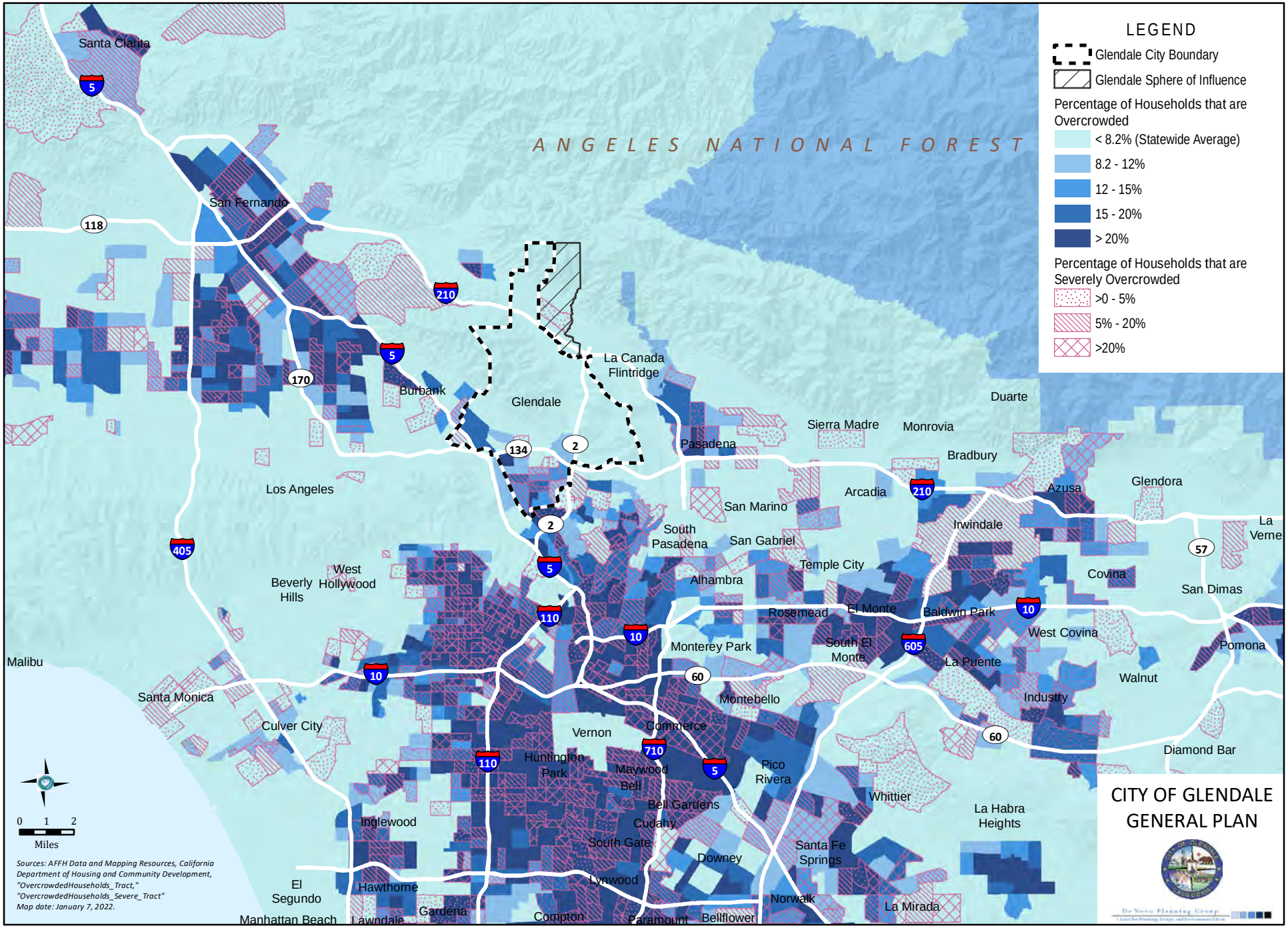

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Figure 35. Gentrification and Displacement

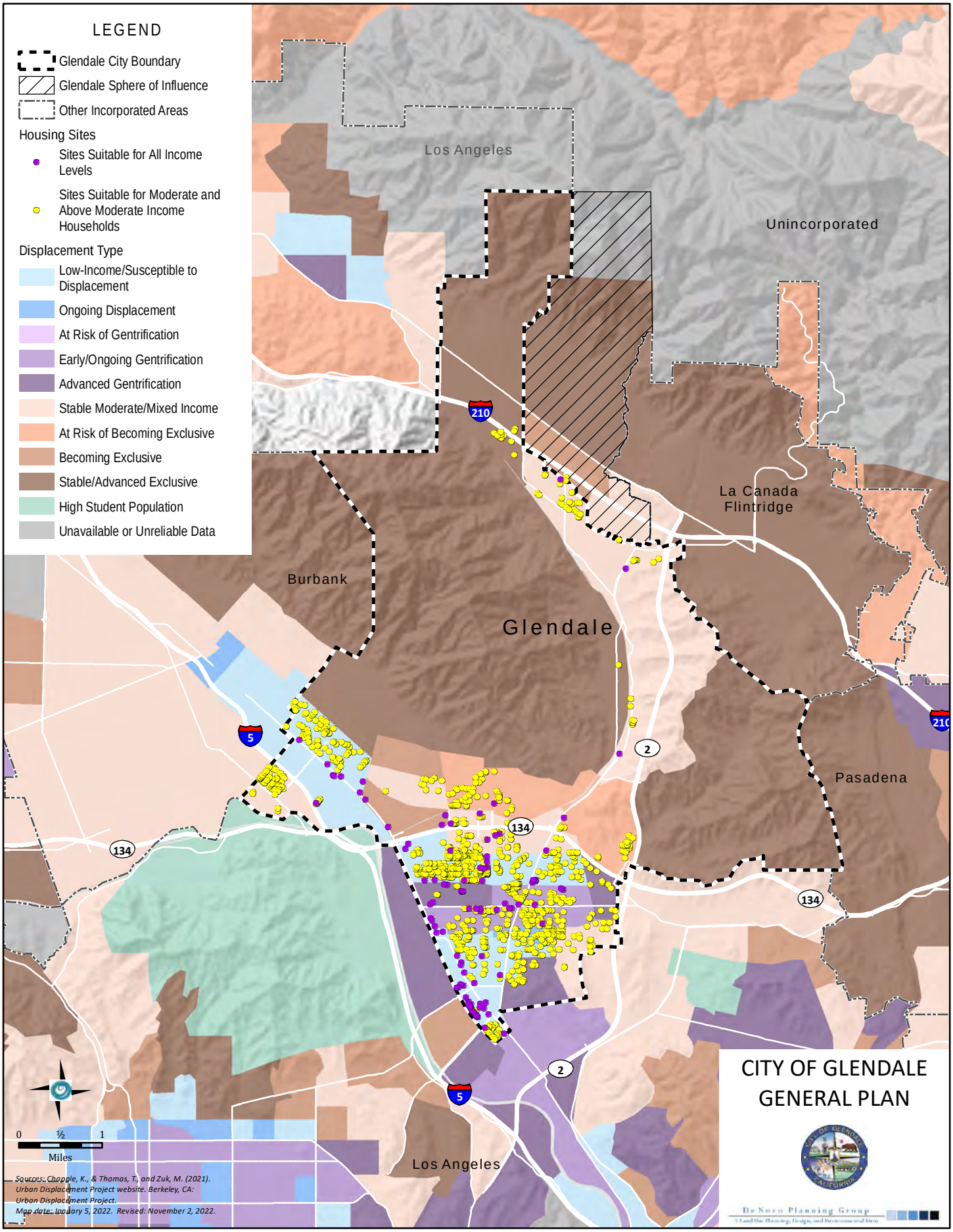

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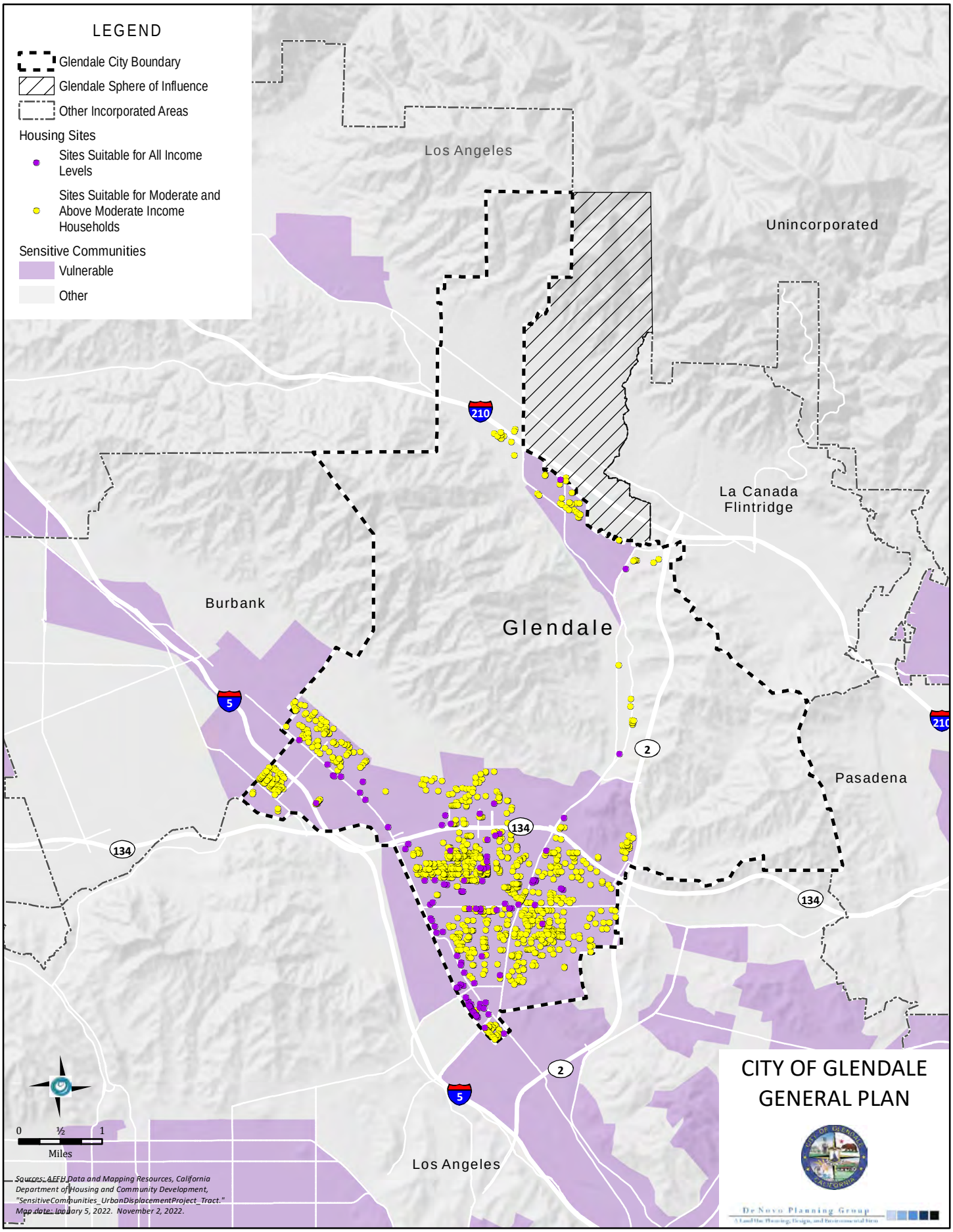
Figure 36. Sensitive Communities



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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)	• Land use and zoning laws • Lack of community revitalization strategies • Location and type of affordable housing ~~Displacement of residents due to economic pressures~~ • ~~Community opposition~~ ~~Housing discrimination~~ ~~Land use and zoning laws~~ ~~Location and type of affordable housing~~	High	• Program 1E ~~Program 1F~~ • Program 2A • Program 2C • Program 2D • Program 2E ~~Program 3A~~ ~~Program 3B~~ ~~Program 3C~~ ~~Program 3D~~ • Program 3E ~~Program 5A~~ ~~Program 5B~~ ~~Program 7B~~ • ~~Program 7B~~Program 7C
Disproportionate Housing Needs, including Displacement Risks (New Opportunities, Displacement)	• Displacement of residents due to economic pressures • Lack of private investment in specific neighborhoods • • Lack of renter protections ~~Community opposition~~	High	~~Program 1E~~ • ~~Program 1F~~Program 1H • Program 2E • Program 3C • Program 4A • Program 5B • Program 7A ~~Program 2A~~ ~~Program 2D~~ ~~Program 3B~~ ~~Program 5A~~

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
			• Program 7B
Disparities in Access to Opportunity (New Opportunities, Housing Mobility)	• High demand for affordable housing, due to the high housing costs in the region • Location and type of affordable housing	Medium	• 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)	• Lack of accessible housing for persons with disabilities • Inaccessible government facilities or services • Access to transportation to persons with disabilities	Medium	• Program 3B~~Program 6A~~ • • Program 4A • ~~Program 6C~~Program 9B • Program 9C
Fair Housing Enforcement and Outreach (Housing Mobility, Displacement)	• 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	• 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.

1. **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.
2. **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.
3. ~~**Community opposition**~~**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. ~~Community opposition is a significant contributing factor to fair housing issues in Los Angeles and Glendale. In Glendale, and many other communities, there is a lack of community understanding around affordable housing and the important role it plays in helping meet the needs of a variety of community members, including young people, working professionals, seniors, persons with disabilities, single-parent households, low income households, and other at-risk populations~~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 ~~7C~~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 1D: Replacement of Affordable Units~~
- 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 3D: Community Housing Development Organizations and other Nonprofit Housing Organizations~~
- 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

Adopted February 2022

Revised November 2022

Minor Modifications 2023

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Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	GLENDALE
Housing Element Cycle	6th
Contact Information	
First Name	Erik
Last Name	Krause
Title	Deputy Director of Community Development
Email	ekrause@glendaleca.gov
Phone	(818) 937-8156
Mailing Address	
Street Address	633 East Broadway, Room 103
City	GLENDALE
Zip Code	91206
Website	
	https://www.glendaleca.gov/

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 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; 0.4
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	22	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	0.4	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) C	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 Commercail 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	984 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 Commercail (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; 3.11
GLENDALE	306 E BROADWAY	91205	5642-004-026		DSP	DSP/EB	0	0	0.35	Commercial	YES - Current	NO - Privately-Owned	Available		0	25	25	50	Downtown Specific Plan	4,477 SF Commercial (1-story)	0.29; 1.15
GLENDALE	115 S KENWOOD ST	91205	5642-004-028		DSP	DSP/EB	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.01; 0
GLENDALE	117 S KENWOOD ST	91205	5642-004-030		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	7,640 SF Commercial (2-story)	1.03; 0.67
GLENDALE	300 E BROADWAY	91205	5642-004-911		DSP	DSP/EB	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.02; 0
GLENDALE	415 E BROADWAY	91205	5642-006-046		DSP	DSP/EB	0	0	0.11	Commercial	YES - Current	NO - Privately-Owned	Available		0	8	8	16	Downtown Specific Plan	6,880 SF Commercial (2-story)	1.2; 1.71
GLENDALE	425 E BROADWAY	91205	5642-006-058		DSP	DSP/EB	0	0	0.23	Commercial	YES - Current	NO - Privately-Owned	Available		0	16	16	32	Downtown Specific Plan	2,584 SF Commercial (1-story)	0.26; 0.75
GLENDALE	510 E BROADWAY	91205	5642-007-005		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	3,750 SF Commercial (1-story)	0.51; 0.42
GLENDALE	117 S JACKSON ST	91205	5642-007-034		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Residential; 6 units	0; 0.29
GLENDALE	121 S JACKSON ST	91205	5642-007-035		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Residential; 7 units	0; 0.43
GLENDALE	123 N JACKSON ST	91206	5642-007-037		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	3,376 SF Commercial (1-story)	0.45; 0.55
GLENDALE	137 S JACKSON ST	91205	5642-007-043		DSP	DSP/EB	0	0	0.05	Residential	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	Residential; 1 unit	0; 0.2
GLENDALE	419 E HARVARD ST	91205	5642-007-045		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Residential; 1 unit	0; 0.05
GLENDALE	423 E HARVARD ST	91205	5642-007-054		DSP	DSP/EB	0	0	0.12	Residential	YES - Current	NO - Privately-Owned	Available		0	8	8	16	Downtown Specific Plan	Residential; 2 units	0; 0.05
GLENDALE	500 E BROADWAY	91205	5642-007-055		DSP	DSP/EB	0	0	0.35	Commercial	YES - Current	NO - Privately-Owned	Available		0	25	25	50	Downtown Specific Plan	6,500 SF Commercial (1-story)	0.43; 0.19
GLENDALE	135 S GLENDALE AVE	91205	5642-008-016		DSP	DSP/EB	0	0	0.48	Commercial	YES - Current	NO - Privately-Owned	Available		0	36	36	72	Downtown Specific Plan	20,850 Commercial (1-story)	0.99; 0.7
GLENDALE	143 S GLENDALE AVE	91205	5642-008-017		DSP	DSP/EB	0	0	0.43	Commercial	YES - Current	NO - Privately-Owned	Available		0	31	31	62	Downtown Specific Plan	33,248 SF Commercial (2-story	1.75; 2.71
GLENDALE	145 S GLENDALE AVE	91205	5642-008-020		DSP	DSP/EB	0	0	0.21	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	1,816 SF Commercial (1-story)	0.2; 0.17
GLENDALE	201 S GLENDALE AVE	91205	5642-009-001		DSP	DSP/EB	0	0	0.22	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	4,476 SF Commercial (1-story)	0.47; 0.82
GLENDALE	217 S GLENDALE AVE	91205	5642-009-004		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	3,000 SF Commerial (1-story)	0.43; 0.33
GLENDALE	221 S GLENDALE AVE	91205	5642-009-005		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	2,145 SF Commercial (1-story)	0.29; 0.47
GLENDALE	229 S GLENDALE AVE	91205	5642-009-007		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	2,500 SF Commercial (1-story)	0.36; 0.1
GLENDALE	500 E HARVARD ST	91205	5642-009-015		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	4,500 SF Commercial (1-story)	0.64; 0.99
GLENDALE	512 E HARVARD ST	91205	5642-009-023		DSP	DSP/EB	0	0	0.41	Parking	YES - Current	NO - Privately-Owned	Available		0	29	29	58	Downtown Specific Plan	Surface parking lot	0.79; 0.01
GLENDALE	518 E HARVARD ST	91205	5642-009-024		DSP	DSP/EB	0	0	0.2	Parking	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	Surface parking lot	0.98; 0.01
GLENDALE	510 E HARVARD ST	91205	5642-009-026		DSP	DSP/EB	0	0	0.32	Commercial	YES - Current	NO - Privately-Owned	Available		0	23	23	46	Downtown Specific Plan	8,750 SF Commerical (1-story)	0.62; 0.37
GLENDALE	235 S GLENDALE AVE	91205	5642-009-027		DSP	DSP/EB	0	0	0.32	Commercial	YES - Current	NO - Privately-Owned	Available		0	22	22	44	Downtown Specific Plan	1,884 SF Commercial (1-story)	0.14; 0.32
GLENDALE	211 S GLENDALE AVE	91205	5642-009-031		DSP	DSP/EB	0	0	0.28	Commercial	YES - Current	NO - Privately-Owned	Available		0	20	20	40	Downtown Specific Plan	8,383 SF Commercial (2-story)	0.69; 0.35
GLENDALE	225 S GLENDALE AVE	91205	5642-009-032		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	4,275 SF Commercial (2-story)	0.62; 1.18
GLENDALE	512 E WILSON AVE	91206	5642-011-028		DSP	DSP/EB	0	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	20,727 SF Commercial (4-story	2.36; 1.38
GLENDALE	513 E BROADWAY	91205	5642-011-038		DSP	DSP/EB	0	0	0.13	Commercial	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	3,000 SF Commerial (1-story)	0.55; 0.45
GLENDALE	511 E BROADWAY	91205	5642-011-039		DSP	DSP/EB	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,000 SF Commercial (1-story)	0.73; 0.5
GLENDALE	509 E BROADWAY	91205	5642-011-040		DSP	DSP/EB	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,000 SF Commercial (1-story)	0.76; 0.5
GLENDALE	505 E BROADWAY	91205	5642-011-041		DSP	DSP/EB	0	0	0.12	Parking	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Surface parking lot	0.94; 0.06
GLENDALE	501 E BROADWAY	91205	5642-011-042		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	5,400 SF Commercial (1-story)	0.8; 0.42
GLENDALE	520 E WILSON AVE	91206	5642-011-045		DSP	DSP/EB	0	0	0.29	Commercial	YES - Current	NO - Privately-Owned	Available		0	21	21	42	Downtown Specific Plan	25,307 SF Commercial (4-story	1.28; 3.49
GLENDALE	500 E WILSON AVE	91206	5642-011-047		DSP	DSP/EB	0	0	0.36	Commercial	YES - Current	NO - Privately-Owned	Available		0	26	26	52	Downtown Specific Plan	6,500 SF Commercial (1-story)	0.36; 1.08
GLENDALE	115 W WILSON AVE	91203	5642-015-037		DSP	DSP/MO	0	0	0.13	Commercial	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	4,992 Commercial (1-story)	0.91; 0.33
GLENDALE	121 W WILSON AVE	91203	5642-015-038		DSP	DSP/MO	0	0	0.05	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,115 Commercial (1-story)	0.89; 0.35
GLENDALE	204 N ORANGE ST	91203	5642-015-039		DSP	DSP/MO	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.02; 0.03
GLENDALE	212 N ORANGE ST	91203	5642-015-040		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	6,000 SF Commercial (1-story)	0.8; 1.07
GLENDALE	213 N ORANGE ST	91203	5642-015-046		DSP	DSP/OC	0	0	0.43	Commercial	YES - Current	NO - Privately-Owned	Available		0	31	31	62	Downtown Specific Plan	21,900 SF Commercial (1-story	1.16; 0.25
GLENDALE	201 N ORANGE ST	91203	5642-015-047		DSP	DSP/OC	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,510 SF Commercial (1-story)	0.95; 1.24
GLENDALE	205 W WILSON AVE	91203	5642-015-048		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	1,250 SF Commercial (1-story)	0.93; 0.25
GLENDALE	207 W WILSON AVE	91203	5642-015-049		DSP	DSP/OC	0	0	0.04	Commercial	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	1,440 SF Commercial (1-story)	0.86; 0.26
GLENDALE	209 W WILSON AVE	91203	5642-015-050		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	2,096 SF Commercial (1-story)	1.61; 2.54
GLENDALE	211 W WILSON AVE	91203	5642-015-051		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	1,25 SF Commercial (1-story)	0.83; 0.67
GLENDALE	213 W WILSON AVE	91203	5642-015-052		DSP	DSP/OC	0	0	0.04	Commercial	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	600 SF Commercial (1-story)	0.37; 0.27
GLENDALE	210 N CENTRAL AVE	91203	5642-015-054		DSP	DSP/OC	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	6,800 SF Commercial (2-story)	0.76; 0.56
GLENDALE	214 N CENTRAL AVE	91203	5642-015-055		DSP	DSP/OC	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	4,215 SF Commercial (1-story)	0.48; 0.45
GLENDALE	216 N CENTRAL AVE	91203	5642-015-056		DSP	DSP/OC	0	0.2	Parking	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	220 N CENTRAL AVE	91203	5642-015-057		DSP	DSP/OC	0	0	0.21	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	4,375 SF Commercial (1-story)	0.49; 0
GLENDALE	216 N ORANGE ST	91203	5642-015-059		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	5,000 SF Commercial (1-story)	0.69; 1.75
GLENDALE	W WILSON AVE/N ORANGE ST	91203	5642-015-901		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	0; 0
GLENDALE	210 N ORANGE ST	91203	5642-015-902		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	0; 0
GLENDALE	222 N ORANGE ST	91203	5642-015-904		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	27.82; 0
GLENDALE	W WILSON AVE/N ORANGE ST	91204	5642-015-906		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	1.05; 0
GLENDALE	246 N ORANGE ST	91203	5642-015-907		DSP	DSP/MO	0	0	0.19	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	4-story parking garage	0.93; 0
GLENDALE	N MARYLAND AVE/E WILSON AVE	91206	5642-016-045		DSP	DSP/TD	0	0	0.33	Parking	YES - Current	NO - Privately-Owned	Available		0	23	23	46	Downtown Specific Plan	Surface parking lot	0.99; 0.01
GLENDALE	224 N MARYLAND AVE	91206	5642-016-046		DSP	DSP/TD	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	Residential; 20 units	0; 0.81
GLENDALE	N MARYLAND AVE/E WILSON AVE	91206	5642-016-900		DSP	DSP/TD	0	0	0.33	Parking	YES - Current	NO - Privately-Owned	Available		0	24	24	48	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-902		DSP	DSP/TD	0	0	0.1	Parking	YES - Current	NO - Privately-Owned	Available		0	7	7	14	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-903		DSP	DSP/TD	0	0	0.08	Parking	YES - Current	NO - Privately-Owned	Available		0	6	6	12	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-904		DSP	DSP/TD	0	0	0.09	Parking	YES - Current	NO - Privately-Owned	Available		0	7	7	14	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-905		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

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	486 SF Commercial (1-story) ar	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 Hou	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 Hou	84	0	0	84	Downtown Specific Plan (A)	10,875 SF Commercial Strip Ma	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 Hou	85	0	0	85	Downtown Specific Plan (A)	9,921 SF Commercial Strip Mall	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 Hou	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 Hou	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 Hou	74	0	0	74	Downtown Specific Plan (A)	12,344 SF Motel 41 rooms 2-sto	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 Hou	250	0	0	250	Downtown Specific Plan (A)	121,948 SF Office ~ 5-stories	1.59; 1.62
GLENDALE	503 E COLORADO ST	91205	5642-009-034		DSP	DSP/EB	0	0	0.74	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	105	0	0	105	Downtown Specific Plan (A)	12,497 SF Commerical 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 Hou	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	1.88	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	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 Hou	178	0	0	178	Downtown Specific Plan (A)	172,254 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 Hou	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 Hou	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 Hou	154	0	0	154	Downtown Specific Plan (A)	92,269 SF Commercial (Multi-st	2.52; 3.35
GLENDALE	600 N MARYLAND AVE	91206	5643-018-085		DSP	DSP/GAT	0	0	1.14	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	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 Hou	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 Hou	128	0	0	128	Downtown Specific Plan (A)	Suface 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 Hou	74	0	0	74	Downtown Specific Plan (A)	9,081 SF Commercail (1-story r	0.4; 3.17
GLENDALE	300 W COLORADO ST	91204	5696-004-039		DSP	DSP/TD	0	0	0.74	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	105	0	0	105	Downtown Specific Plan (A)	19,000 SF Commercial (2-story	0.99; 0.56
GLENDALE	352 W COLORADO ST	91204	5696-004-051		DSP	DSP/TD	0	0	0.96	Educational/institutio	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	137	0	0	137	Downtown Specific Plan (A)	13,615 SF Church campus (2-s	0.54; 1.3
GLENDALE	6444 SAN FERNANDO RD	91201	5623-027-903		Mixed Use	SFMU	0	70	0.5	Public facilities	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	21	0	0	21	Mixed Use: Commercial/Reside	Post Office facility	0; 0
GLENDALE	1021 GRANDVIEW AVE	91201	5623-040-028		Mixed Use	SFMU	0	35	1.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	28	0	0	28	Mixed Use: Commercial/Reside	43,632 SF Commercial (2-story	0.76; 0.69
GLENDALE	6100 SAN FERNANDO RD	91201	5623-040-032		Mixed Use	SFMU	0	100	1.33	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	91	0	0	91	Mixed Use: Commercial/Reside	34,279 SF Commcreial (2-story	0.59; 0.49
GLENDALE	605 W BROADWAY	91204	5638-003-063		Mixed Use	SFMU	0	70	0.99	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Commercial/Reside	23,000 SF Convalescent Care (	0.54; 0.66
GLENDALE	655 W BROADWAY	91204	5638-004-045		Mixed Use	SFMU	0	70	0.68	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	29	0	0	29	Mixed Use: Commercial/Reside	19,840 SF Commercial/Industri	0.67; 1.43
GLENDALE	3811 SAN FERNANDO RD	91204	5640-030-003		Mixed Use	SFMU	0	100	0.57	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	34	0	0	34	Mixed Use: Commercial/Reside	Surface Parking Lot Storage	0.92; 0
GLENDALE	315 W CERRITOS AVE	91204	5640-030-024		Mixed Use	SFMU	0	100	0.69	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Commercial/Reside	20,241 SF Commcerical/Industr	0.67; 0.41
GLENDALE	1627 GARDENA AVE	91204	5640-031-902		Mixed Use	SFMU	0	100	0.15	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	9	0	0	9	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1615 GARDENA AVE	91204	5640-031-903		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1623 GARDENA AVE	91204	5640-031-904		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	9	0	0	9	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1617 GARDENA AVE	91204	5640-031-905		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1713 GARDENA AV	91204	5640-031-906		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0; 0
GLENDALE	1719 GARDENA AVE	91204	5640-031-907		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0; 0
GLENDALE	GARDENA AVE/W CERRITOS AVE	91204	5640-031-911		Mixed Use	SFMU	0	100	0.33	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1643 GARDENA AVE	91204	5640-031-913		Mixed Use	SFMU	0	100	0.16	Commercial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	5,047 SF Commercial (1-story)	0.73; 0
GLENDALE	365 W CERRITOS AVE	91204	5640-031-914		Mixed Use	SFMU	0	100	0.33	Commercial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	same as 1643 Gardena Ave	0; 0
GLENDALE	1703 GARDENA AVE	91204	5640-031-916		Mixed Use	SFMU	0	100	0.34	Industrial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	CNG fueling station	0.67; 0
GLENDALE	1711 GARDENA AVE	91204	5640-031-917		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0.59; 0
GLENDALE	1601 GARDENA AVE	91204	5640-031-918		Mixed Use	SFMU	0	100	0.29	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	17	0	0	17	Mixed Use: Commercial/Reside	Surface parking lot	0.37; 0
GLENDALE	1611 GARDENA AVE	91204	5640-031-919		Mixed Use	SFMU	0	100	0.13	Parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	1; 0
GLENDALE	3737 SAN FERNANDO RD	91204	5640-032-023		Mixed Use	SFMU	0	100	0.57	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	34	0	0	34	Mixed Use: Commercial/Reside	10,879 SF Commercial (1-story	0.44; 1.17
GLENDALE	1801 S BRAND BLVD	91204	5640-033-028		Mixed Use	SFMU	0	100	0.6	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	36	0	0	36	Mixed Use: Commercial/Reside	913 SF Commercial (1-story)	0.03; 0.11
GLENDALE	1910 S BRAND BLVD	91204	5640-041-025		Mixed Use	SFMU	0	70	0.61	Educational/institutio	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	26	0	0	26	Mixed Use: Commercial/Reside	6,138 SF Church (1-story)	0.23; 0.53
GLENDALE	500 W BROADWAY	91204	5695-003-033		Mixed Use	SFMU	0	70	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	22	0	0	22	Mixed Use: Commercial/Reside	12,300 SF Commerical (1-story	0.54; 0.56
GLENDALE	514 W BROADWAY	91204	5695-003-040		Mixed Use	SFMU	0	70	0.82	Educational/institutio	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Commercial/Reside	22,000 SF Church (2-story)	0.8; 0.33
GLENDALE	6316 SAN FERNANDO RD	91201	5623-033-001		Mixed Use	IMU R	0	35	0.72	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	15	0	0	15	Mixed Use: Industrial/Commerc	15,000 SF Commcerial (1-story	0.48; 0.43
GLENDALE	6744 SAN FERNANDO RD	91201	5624-009-020		Mixed Use	IMU R	0	70	0.51	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	21	0	0	21	Mixed Use: Industrial/Commerc	6,933 SF Commercial(1-story)	0.31; 0.54
GLENDALE	6038 SAN FERNANDO RD	91202	5628-031-025		Mixed Use	IMU R	0	35	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	11	0	0	11	Mixed Use: Industrial/Commerc	20,110 SF Commerical (1-story	0.88; 1.57
GLENDALE	5720 SAN FERNANDO RD	91202	5635-017-021		Mixed Use	IMU R	0	35	0.54	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	11	0	0	11	Mixed Use: Industrial/Commerc	2,700 SF Commercial (1-story)	0.12; 0.21
GLENDALE	800 W DORAN ST	91203	5638-008-046		Mixed Use	IMU R	0	100	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	32	0	0	32	Mixed Use: Industrial/Commerc	11,574 SF Office (2-story)	0.5; 1.5
GLENDALE	823 MILFORD ST	91203	5638-008-050		Mixed Use	IMU R	0	100	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Industrial/Commerc	10,280 SF Commercail Wareho	0.98; 0.22
GLENDALE	4310 SAN FERNANDO RD	91204	5640-007-010		Mixed Use	IMU R	0	70	0.62	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	26	0	0	26	Mixed Use: Industrial/Commerc	24,093 SF Commerical (1-story	0.89; 1.69
GLENDALE	4416 SAN FERNANDO RD	91204	5640-008-010		Mixed Use	IMU R	0	70	1.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	47	0	0	47	Mixed Use: Industrial/Commerc	31,464 SF Commercial/Wareho	0.64; 3.33
GLENDALE	4400 SAN FERNANDO RD	91204	5640-008-016		Mixed Use	IMU R	0	100	0.68	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Industrial/Commerc	4798 SF Commerical (1-story)	0.16; 1.29
GLENDALE	421 FERNANDO CT	91204	5640-019-016		Mixed Use	IMU R	0	100	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	31	0	0	31	Mixed Use: Industrial/Commerc	14,822 SF Commercial/Wareho	0.66; 0.65
GLENDALE	430 W CYPRESS ST	91204	5640-019-024		Mixed Use	IMU R	0	100	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	31	0	0	31	Mixed Use: Industrial/Commerc	14,818 SF Commercial/Wareho	0.66; 0.65
GLENDALE	444 W CYPRESS ST	91204	5640-019-036		Mixed Use	IMU R	0	100	0.69	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	24	0	187	211	Proposed Project (A)	17,920 SF Commercial/Wareho	0.6; 0.65
GLENDALE	448 W CYPRESS ST	91204	5640-019-037		Mixed Use	IMU R	0	100	0.7	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	42	0	0	42	Mixed Use: Industrial/Commerc	18,000 SF Commercial/Wareho	0.59; 0.58
GLENDALE	1651 S CENTRAL AVE	91204	5640-021-012		Mixed Use	IMU R	0	100	0.95	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	57	0	0	57	Mixed Use: Industrial/Commerc	41,304 Commercial/Warehouse	0.99; 0.51
GLENDALE	1415 GARDENA AVE	91204	5640-021-015		Mixed Use	IMU R	0	100	1.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	69	0	0	69	Mixed Use: Industrial/Commerc	24,441 SF Commercial Office (	0.49; 1.01
GLENDALE	3601 SAN FERNANDO RD	91204	5640-038-031		Mixed Use	IMU R	0	70	1.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	45	0	0	45	Mixed Use: Industrial/Commerc	30,110 SF Commercial/Wareho	0.65; 2.59
GLENDALE	5040 SAN FERNANDO RD	91204	5695-017-032		Mixed Use	IMU R	0	100	0.99	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	59	0	0	59	Mixed Use: Industrial/Commerc	Surface parking lot	0; 0
GLENDALE	205 S KENILWORTH AVE	91204	5695-017-033		Mixed Use	IMU R	0	100	1.6	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	96	0	0	96	Mixed Use: Industrial/Commerc	Surface parking lot	0; 0
GLENDALE	555 RIVERDALE DR	91204	5696-008-004		Mixed Use	IMU R	0	100	0.7	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	42	0	0	42	Mixed Use: Industrial/Commerc	18,048 SF Commercial (1-story	0.59; 0.35
GLENDALE	610 VINE ST	91204	5696-008-023		Mixed Use	IMU R	0	100	0.56	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	33	0	0	33	Mixed Use: Industrial/Commerc	17,850 SF Commercial (1-story	0.73; 0.15
GLENDALE	4844 SAN FERNANDO RD	91204	5696-008-039		Mixed Use	IMU R	0	100	1.98	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	121	0	0	121	Mixed Use: Industrial/Commerc	57,390 SF Commercial (1-story	0.67; 0.28
GLENDALE	512 RIVERDALE DR	91204	5696-015-027		Mixed Use	IMU R	0	100	0.93	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	56	0	0	56	Mixed Use: Industrial/Commerc	28,695 SF Commercial (1-story	0.71; 0.43
GLENDALE	4728 SAN FERNANDO RD	91204	5696-015-028		Mixed Use	IMU R	0	100	1.77	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	106	0	0	106	Mixed Use: Industrial/Commerc	42,104 SF Commercial/Wareho	0.54; 1.28
GLENDALE	4514 SAN FERNANDO RD	91204	5696-023-020		Mixed Use	IMU R	0	100	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Industrial/Commerc	6,904 SF Commercial/Warehou	0.27; 1.14
GLENDALE	1303 N CENTRAL AVE	91202	5633-006-014		High Density	R 1250	0	35	1.96	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	13	0	102	115	Proposed Project	Residential; 37 units	0; 0.38
GLENDALE	445 W GLENOAKS BLVD	91202	5636-004-022		High Density	R 1250	0	35	0.19	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 0.04
GLENDALE	441 W GLENOAKS BLVD	91202	5636-004-023		High Density	R 1250	0	35	0.2	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 0.04
GLENDALE	437 W GLENOAKS BLVD	91202	5636-004-024		High Density	R 1250	0	35	0.22	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 3.76
GLENDALE	435 W GLENOAKS BLVD APT 000	91202	5636-004-025		High Density	R 1250	0	35	0.22	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 0.8
GLENDALE	429 W GLENOAKS BLVD	91202	5636-004-026		High Density	R 1250	0	35	0.23	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 1.07
GLENDALE	427 W GLENOAKS BLVD	91202	5636-004-027		High Density	R 1250	0	35	0.25	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 10.39
GLENDALE	423 W GLENOAKS BLVD	91202	5636-004-028		High Density	R 1250	0	35	0.26	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 3.02
GLENDALE	415 W GLENOAKS BLVD	91202	5636-004-030		High Density	R 1250	0	35	0.28	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 2.83
GLENDALE	238 CONCORD ST	91203	5638-020-035		Medium Density	R 2250	0	19	0.17	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	13	13	Proposed Project	Residential; 1 unit	0; 0
GLENDALE	345 W CERRITOS AVE	91204	5640-030-023		Mixed Use	SFMU	0	100	0.3	Commercial	YES - Current	NO - Privately-Owned	Pending Project		0	0	44	44	Proposed Project	7,620 SF Commercial (1-story)	0.57; 1.28
GLENDALE	126 S KENWOOD ST	91205	5642-007-038		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	14	14	Proposed Project	Residential; 0 units	0; 0
GLENDALE	128 S KENWOOD ST	91205	5642-007-040		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	14	14	Proposed Project	Residential; 1 unit	0; 0.26
GLENDALE	132 S KENWOOD ST UNIT A	91205	5642-007-042		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	14	14	Proposed Project	Residential; 1 u nit	0; 0.43
GLENDALE	246 1/2 N JACKSON ST	91206	5642-018-039		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Pending Project		0	0	11	11	Proposed Project	Residential; 0 units	0; 0.66

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	11	Proposed Project	Residential; 2 units	0; 0.29
GLENDALE	625 N MARYLAND AVE	91206	5643-018-031		DSP	DSP/GAT	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	0	0	1.35	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	0	43	0.21	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	19	0.09	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	26	0.16	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	0	100	0.23	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.25	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.14	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.14	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	5610-023-061		Medium High Density	R 1650	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	5610-023-063		Medium High Density	R 1650	0	26	0.45	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 3 units	0; 0.22
GLENDALE	2719 HERMOSA AVE	91020	5610-023-074		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.54
GLENDALE	2701 HERMOSA AVE	91020	5610-023-078		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 2.49
GLENDALE	2760 HERMOSA AVE	91020	5610-024-049		Medium High Density	R 1650	0	26	0.24	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	2644 HERMOSA AVE	91020	5610-025-047		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	2648 HERMOSA AVE	91020	5610-025-048		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.22
GLENDALE	2653 HERMOSA AVE	91020	5610-026-039		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24
GLENDALE	2651 HERMOSA AVE	91020	5610-026-040		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.35
GLENDALE	2653 MANHATTAN AVE	91020	5610-027-039		Moderate Density	R 3050	0	14	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	3600 STANCREST DR	91208	5613-003-019		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; 0.77
GLENDALE	2030 BROADVIEW DR	91208	5613-006-008		Medium Density	R 2250	0	19	0.24	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.54
GLENDALE	2024 BROADVIEW DR	91208	5613-006-009		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	2020 BROADVIEW DR	91208	5613-006-010		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; 0.55
GLENDALE	3519 SPARR BLVD	91208	5613-006-017		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; 0.39
GLENDALE	2300 BROADVIEW DR	91208	5613-027-002		Medium Density	R 2250	0	19	0.31	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.43
GLENDALE	3038 HONOLULU AVE	91214	5617-007-012		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.54
GLENDALE	3018 HONOLULU AVE	91214	5617-007-015		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.83
GLENDALE	1129 ALAMEDA AVE	91201	5621-028-077		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; 0.26
GLENDALE	1145 ALAMEDA AVE	91201	5621-029-023		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; 0.86
GLENDALE	1153 SPAZIER AVE	91201	5621-030-008		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	1120 ALAMEDA AVE	91201	5621-031-005		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; 0.25
GLENDALE	1123 SPAZIER AVE	91201	5621-031-014		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; 0.46
GLENDALE	1115 SPAZIER AVE	91201	5621-031-016		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; 0.37
GLENDALE	1162 SPAZIER AVE	91201	5621-033-036		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; 0.52
GLENDALE	1128 ELM AVE	91201	5621-035-014		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; 0.14
GLENDALE	1138 ELM AVE	91201	5621-035-017		Medium Density	R 2250	0	19	0.14	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1126 LINDEN AVE	91201	5621-036-012		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; 0.25
GLENDALE	1148 LINDEN AVE	91201	5621-037-002		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; 0.3
GLENDALE	1158 LINDEN AVE	91201	5621-037-005		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; 0.87
GLENDALE	1170 LINDEN AVE	91201	5621-037-009		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; 0.29
GLENDALE	1169 IRVING AVE	91201	5621-038-020		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; 0.69
GLENDALE	1140 ALLEN AVE	91201	5621-039-017		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
GLENDALE	1116 IRVING AVE	91201	5621-040-010		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; 0.2
GLENDALE	1133 THOMPSON AVE	91201	5621-040-021		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; 0.67
GLENDALE	1127 THOMPSON AVE	91201	5621-040-023		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; 0.16
GLENDALE	1144 IRVING AVE	91201	5621-041-001		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	1166 IRVING AVE	91201	5621-041-008		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; 0.27
GLENDALE	1169 THOMPSON AVE	91201	5621-041-018		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; 0.09
GLENDALE	1156 ROSEDALE AVE	91201	5623-001-012		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; 0.43
GLENDALE	1154 ROSEDALE AVE	91201	5623-001-013		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; 0.42
GLENDALE	1313 5TH ST	91201	5623-001-015		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; 0.19
GLENDALE	1126 ROSEDALE AVE	91201	5623-003-004		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	1112 ROSEDALE AVE	91201	5623-003-008		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; 0.01
GLENDALE	1408 GLENWOOD RD	91201	5623-007-015		Medium Density	R 2250	0	19	0.29	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.63
GLENDALE	1144 SONORA AVE	91201	5623-007-021		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; 0.5
GLENDALE	1152 RUBERTA AVE	91201	5623-008-023		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; 0.71
GLENDALE	1127 SONORA AVE	91201	5623-009-006		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	1125 SONORA AVE	91201	5623-009-007		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	1113 SONORA AVE	91201	5623-009-013		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; 0.27
GLENDALE	1161 RUBERTA AVE	91201	5623-011-010		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; 1.16
GLENDALE	1153 RUBERTA AVE	91201	5623-011-012		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; 2.24
GLENDALE	1148 JUSTIN AVE	91201	5623-011-016		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1147 JUSTIN AVE	91201	5623-012-002		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; 0.15
GLENDALE	1118 WINCHESTER AVE	91201	5623-013-022		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; 0.12
GLENDALE	1121 WINCHESTER AVE	91201	5623-014-005		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	1115 WINCHESTER AVE	91201	5623-014-007		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	1170 RAYMOND AVE	91201	5623-016-009		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; 0.62
GLENDALE	1134 RAYMOND AVE	91201	5623-017-015		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; 0.59
GLENDALE	1138 RAYMOND AVE	91201	5623-017-016		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; 0.43
GLENDALE	1144 THOMPSON AVE	91201	5623-018-001		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; 0.59
GLENDALE	1152 THOMPSON AVE	91201	5623-018-004		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; 0.65
GLENDALE	1130 THOMPSON AVE	91201	5623-019-017		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; 0.35
GLENDALE	1132 THOMPSON AVE	91201	5623-019-018		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; 0.53
GLENDALE	1140 THOMPSON AVE	91201	5623-019-020		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; 0.72
GLENDALE	1141 RAYMOND AVE	91201	5623-019-022		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; 0.66
GLENDALE	1135 RAYMOND AVE	91201	5623-019-023		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; 0.57
GLENDALE	1133 RAYMOND AVE	91201	5623-019-024		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; 0.29

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	0.11; 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	Residential: Underutilized	Residential; 1 unit	0; 0.91
GLENDALE	1038 IRVING AVE	91201	5624-012-001		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 THOMPSON AVE	91201	5624-012-026		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; 0.67
GLENDALE	520 ALLEN AVE	91201	5625-003-022		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	516 ALLEN AVE	91201	5625-003-023		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5
GLENDALE	512 ALLEN AVE	91201	5625-003-024		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.72
GLENDALE	517 IRVING AVE	91201	5625-003-032		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.79
GLENDALE	1911 LAKE ST	91201	5625-003-037		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.45
GLENDALE	516 IRVING AVE	91201	5625-004-003		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.47
GLENDALE	1811 LAKE ST	91201	5625-004-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.74
GLENDALE	517 THOMPSON AVE	91201	5625-004-012		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	521 THOMPSON AVE	91201	5625-004-013		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.33
GLENDALE	518 THOMPSON AVE	91201	5625-004-016		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.64
GLENDALE	514 THOMPSON AVE	91201	5625-004-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.49
GLENDALE	515 RAYMOND AVE	91201	5625-004-019		Moderate Density	R 3050	0	14	0.21	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.29
GLENDALE	1736 LAKE ST	91201	5625-005-007		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.87
GLENDALE	410 THOMPSON AVE	91201	5625-005-013		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	406 THOMPSON AVE	91201	5625-005-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	402 THOMPSON AVE	91201	5625-005-015		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.9
GLENDALE	415 RAYMOND AVE	91201	5625-005-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.51
GLENDALE	411 RAYMOND AVE	91201	5625-005-020		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	409 RAYMOND AVE	91201	5625-005-021		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	320 THOMPSON AVE	91201	5625-006-006		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.49
GLENDALE	333 RAYMOND AVE	91201	5625-006-011		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	329 RAYMOND AVE	91201	5625-006-012		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.15
GLENDALE	325 RAYMOND AVE	91201	5625-006-013		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.81
GLENDALE	321 THOMPSON AVE	91201	5625-007-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.14
GLENDALE	333 THOMPSON AVE	91201	5625-007-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.35
GLENDALE	1800 LAKE ST	91201	5625-008-005		Moderate Density	R 3050	0	14	0.48	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0.18; 0.06
GLENDALE	416 IRVING AVE	91201	5625-008-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	401 THOMPSON AVE	91201	5625-008-014		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.72
GLENDALE	426 ALLEN AVE	91201	5625-009-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.69
GLENDALE	401 IRVING AVE	91201	5625-009-016		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	405 IRVING AVE	91201	5625-009-017		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	413 IRVING AVE	91201	5625-009-019		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.79
GLENDALE	320 ALLEN AVE	91201	5625-010-006		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	316 ALLEN AVE	91201	5625-010-007		Moderate Density	R 3050 H	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	315 IRVING AVE	91201	5625-010-016		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	319 IRVING AVE	91201	5625-010-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	335 IRVING AVE	91201	5625-010-021		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	315 ALLEN AVE	91201	5625-011-041		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5
GLENDALE	319 ALLEN AVE	91201	5625-011-042		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24
GLENDALE	323 ALLEN AVE	91201	5625-011-043		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.74
GLENDALE	327 ALLEN AVE	91201	5625-011-044		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.69
GLENDALE	335 ALLEN AVE	91201	5625-011-045		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	401 ALLEN AVE	91201	5625-012-033		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.58
GLENDALE	417 ALLEN AVE	91201	5625-012-035		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.75
GLENDALE	429 ALLEN AVE	91201	5625-012-038		Moderate Density	R 3050	0	14	0.21	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.37
GLENDALE	206 ALLEN AVE	91201	5625-034-011		Moderate Density	R 3050 H	0	14	0.39	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.68
GLENDALE	154 ALLEN AVE	91201	5625-034-012		Moderate Density	R 3050 H	0	14	0.72	Residential	YES - Current	NO - Privately-Owned	Available		0	0	9	9	Residential: Underutilized	Residential; 1 unit	0; 0.29
GLENDALE	419 WESTERN AVE	91201	5626-001-016		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	416 RAYMOND AVE	91201	5626-001-017		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	400 RAYMOND AVE	91201	5626-001-025		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	338 RAYMOND AVE	91201	5626-002-012		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.99
GLENDALE	328 RAYMOND AVE	91201	5626-002-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.33
GLENDALE	308 RAYMOND AVE	91201	5626-002-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1617 RIVERSIDE DR	91201	5626-011-003		Moderate Density	R 3050 H	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.38
GLENDALE	220 WINCHESTER AVE	91201	5626-011-018		Moderate Density	R 3050 H	0	14	0.33	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.62
GLENDALE	606 HAZEL ST	91201	5627-013-011		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; 0.5
GLENDALE	612 HAZEL ST	91201	5627-013-012		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; 0.03
GLENDALE	614 HAZEL ST	91201	5627-013-013		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; 0.52
GLENDALE	616 HAZEL ST	91201	5627-013-014		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	524 HAZEL ST	91201	5627-014-008		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; 0.61
GLENDALE	528 HAZEL ST	91201	5627-014-010		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; 0.67
GLENDALE	600 HAZEL ST	91201	5627-014-013		Medium Density	R 2250	0	19	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0; 1.03
GLENDALE	604 HAZEL ST	91201	5627-014-014		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; 0.25

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	0.47; 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 unit	0; 0.25
GLENDALE	434 BURCHETT ST	91203	5636-015-018		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	438 BURCHETT ST	91203	5636-015-019		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	425 BURCHETT ST	91203	5636-015-028		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; 0.07
GLENDALE	373 W DORAN ST	91203	5637-002-018		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 0 units	0; 0.27
GLENDALE	352 PIONEER DR	91203	5637-002-033		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; 0.44
GLENDALE	350 PIONEER DR	91203	5637-002-034		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; 0.66
GLENDALE	346 PIONEER DR	91203	5637-002-035		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; 0.44
GLENDALE	338 PIONEER DR	91203	5637-002-036		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; 0.42
GLENDALE	336 PIONEER DR	91203	5637-002-037		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; 0.66
GLENDALE	332 PIONEER DR	91203	5637-002-038		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; 0.43
GLENDALE	369 MILFORD ST	91203	5637-003-020		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.09
GLENDALE	373 MILFORD ST	91203	5637-003-021		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.13
GLENDALE	377 MILFORD ST	91203	5637-003-022		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.67
GLENDALE	350 W DORAN ST	91203	5637-003-029		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; 0.48
GLENDALE	315 W LEXINGTON DR	91203	5637-004-007		High Density	R 1250 PS	0	35	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	317 W LEXINGTON DR	91203	5637-004-008		High Density	R 1250 PS	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	343 W LEXINGTON DR	91203	5637-004-014		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.29
GLENDALE	349 W LEXINGTON DR	91203	5637-004-015		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; 0.45
GLENDALE	359 W LEXINGTON DR	91203	5637-004-018		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.11
GLENDALE	368 MILFORD ST	91203	5637-004-026		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; 0.17
GLENDALE	364 MILFORD ST	91203	5637-004-027		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 4 units	0; 0.67
GLENDALE	316 W LEXINGTON DR	91203	5637-005-007		High Density	R 1250 PS	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.9
GLENDALE	320 W LEXINGTON DR	91203	5637-005-009		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.41
GLENDALE	324 W LEXINGTON DR	91203	5637-005-011		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.08
GLENDALE	325 MYRTLE ST	91203	5637-005-012		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 1.05
GLENDALE	331 MYRTLE ST	91203	5637-005-014		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	332 W LEXINGTON DR	91203	5637-005-015		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; 0.55
GLENDALE	348 W LEXINGTON DR	91203	5637-005-023		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; 0.35
GLENDALE	353 MYRTLE ST	91203	5637-005-026		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 2.53
GLENDALE	356 W LEXINGTON DR	91203	5637-005-027		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.67
GLENDALE	357 MYRTLE ST	91203	5637-005-028		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.5
GLENDALE	361 MYRTLE ST	91203	5637-005-030		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	364 W LEXINGTON DR	91203	5637-005-031		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.27
GLENDALE	365 MYRTLE ST	91203	5637-005-032		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	368 W LEXINGTON DR	91203	5637-005-033		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.25
GLENDALE	372 W LEXINGTON DR	91203	5637-005-035		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	365 W CALIFORNIA AVE	91203	5637-006-013		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; 0.51
GLENDALE	350 MYRTLE ST	91203	5637-006-020		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; 0.3
GLENDALE	333 W CALIFORNIA AVE	91203	5637-006-030		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; 0.43
GLENDALE	324 MYRTLE ST	91203	5637-006-033		High Density	R 1250 PS	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0
GLENDALE	317 W CALIFORNIA AVE	91203	5637-006-036		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.2
GLENDALE	328 W CALIFORNIA AVE	91203	5637-007-009		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; 0.66
GLENDALE	346 W CALIFORNIA AVE	91203	5637-007-013		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.34
GLENDALE	345 SALEM ST	91203	5637-007-030		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.01
GLENDALE	343 SALEM ST	91203	5637-007-031		High Density	R 1250	0	35	0.160039172	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.503904799
GLENDALE	335 SALEM ST	91203	5637-007-033		High Density	R 1250	0	35	0.159217553	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.507492432
GLENDALE	W CALIFORNIA AVE/N COLUMBUS	91203	5637-007-098		High Density	R 1250	0	35	0.160404523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	348 SALEM ST	91203	5637-008-010		High Density	R 1250	0	35	0.160968242	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	354 SALEM ST	91203	5637-008-012		High Density	R 1250	0	35	0.164154962	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.406911829
GLENDALE	360 SALEM ST	91203	5637-008-013		High Density	R 1250	0	35	0.16091795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.522320607
GLENDALE	363 W WILSON AVE	91203	5637-008-024		High Density	R 1250	0	35	0.156961821	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249920381
GLENDALE	361 W WILSON AVE	91203	5637-008-025		High Density	R 1250	0	35	0.156481109	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.207911684
GLENDALE	354 W WILSON AVE	91203	5637-009-019		High Density	R 1250	0	35	0.223835218	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 1 unit	0; 0.372498135
GLENDALE	326 W WILSON AVE	91203	5637-009-026		High Density	R 1250	0	35	0.223833844	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 2 units	0; 1.5
GLENDALE	409 PIONEER DR	91203	5637-010-026		Medium High Density	R 1650	0	26	0.168817504	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.359702604
GLENDALE	515 W CALIFORNIA AVE	91203	5637-011-057		Medium Density	R 2250	0	19	0.20043212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.378608722
GLENDALE	537 W CALIFORNIA AVE	91203	5637-011-059		Medium Density	R 2250	0	19	0.207640801	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0.716431117; 1.546659802
GLENDALE	460 W WILSON AVE	91203	5637-015-005		Medium High Density	R 1650	0	26	0.196610978	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.673601663
GLENDALE	452 W WILSON AVE	91203	5637-015-007		Medium High Density	R 1650	0	26	0.201560082	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.267261773
GLENDALE	444 W WILSON AVE	91203	5637-015-009		Medium High Density	R 1650	0	26	0.202475062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.334997497
GLENDALE	406 SALEM ST	91203	5637-016-002		Medium High Density	R 1650	0	26	0.161886487	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.442431721
GLENDALE	428 SALEM ST	91203	5637-016-008		Medium High Density	R 1650	0	26	0.161539357	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.683238242
GLENDALE	436 SALEM ST	91203	5637-016-010		Medium High Density	R 1650	0	26	0.161378656	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.035203446
GLENDALE	440 SALEM ST	91203	5637-016-011		Medium High Density	R 1650	0	26	0.157907465	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.244705577
GLENDALE	444 SALEM ST	91203	5637-016-012		Medium High Density	R 1650	0	26	0.160179742	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.005676848

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; 0.168588723
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; 0.249999632
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; 0.007361399
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	0.157993353	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		Medium High Density	R 1650	0	26	0.163446155	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.022180073
GLENDALE	458 W LEXINGTON DR	91203	5637-019-042		Medium High Density	R 1650	0	26	0.15325482	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.073138781
GLENDALE	412 W LEXINGTON DR	91203	5637-019-044		Medium High Density	R 1650	0	26	0.151750148	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.253473597
GLENDALE	460 MILFORD ST	91203	5637-020-004		Medium High Density	R 1650	0	26	0.167665035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.43243123
GLENDALE	456 MILFORD ST	91203	5637-020-005		Medium High Density	R 1650	0	26	0.164819571	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.617021277
GLENDALE	434 MILFORD ST	91203	5637-020-011		Medium High Density	R 1650	0	26	0.170244369	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.139238177
GLENDALE	430 MILFORD ST	91203	5637-020-012		Medium High Density	R 1650	0	26	0.165300882	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.17413141
GLENDALE	424 MILFORD ST	91203	5637-020-013		Medium High Density	R 1650	0	26	0.168783725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.172413141
GLENDALE	419 W LEXINGTON DR	91203	5637-020-025		Medium High Density	R 1650	0	26	0.167385026	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.257447635
GLENDALE	421 W LEXINGTON DR	91203	5637-020-026		Medium High Density	R 1650	0	26	0.169641782	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.791017115
GLENDALE	423 W LEXINGTON DR	91203	5637-020-027		Medium High Density	R 1650	0	26	0.16742722	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.319458304
GLENDALE	439 W LEXINGTON DR	91203	5637-020-030		Medium High Density	R 1650	0	26	0.167243439	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.687555239
GLENDALE	471 W LEXINGTON DR	91203	5637-020-038		Medium High Density	R 1650	0	26	0.168612212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0.286190896; 0.666665757
GLENDALE	459 MILFORD ST	91203	5637-021-012		Medium High Density	R 1650	0	26	0.167051876	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.651159873
GLENDALE	465 MILFORD ST	91203	5637-021-013		Medium High Density	R 1650	0	26	0.169849598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.674419
GLENDALE	467 MILFORD ST	91203	5637-021-014		Medium High Density	R 1650	0	26	0.171336967	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	411 W DORAN ST	91203	5637-022-016		Medium High Density	R 1650	0	26	0.350768242	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 0 units	0.444256404; 0.707485497
GLENDALE	412 W DORAN ST	91203	5637-024-040		Moderate Density	R 3050	0	14	0.162999013	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0.000587078
GLENDALE	508 W CALIFORNIA AVE	91203	5638-001-040		Medium Density	R 2250	0	19	0.152616526	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.169549323
GLENDALE	506 W CALIFORNIA AVE	91203	5638-001-041		Medium Density	R 2250	0	19	0.156525213	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.297053659
GLENDALE	504 SALEM ST	91203	5638-001-049		Medium Density	R 2250	0	19	0.151193623	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249911634
GLENDALE	524 W CALIFORNIA AVE	91203	5638-001-053		Medium Density	R 2250	0	19	0.163276662	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.618936783
GLENDALE	525 SALEM ST	91203	5638-001-056		Medium Density	R 2250	0	19	0.161346862	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.964965807
GLENDALE	521 SALEM ST	91203	5638-001-057		Medium Density	R 2250	0	19	0.159124874	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.167284686
GLENDALE	517 SALEM ST	91203	5638-001-058		Medium Density	R 2250	0	19	0.152603944	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.629826407
GLENDALE	520 SALEM ST	91203	5638-001-060		Medium Density	R 2250	0	19	0.162278437	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.003968649
GLENDALE	521 W WILSON AVE	91203	5638-001-065		Medium Density	R 2250	0	19	0.162427441	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.256601789
GLENDALE	517 W WILSON AVE	91203	5638-001-066		Medium Density	R 2250	0	19	0.156142037	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.857544546
GLENDALE	524 W WILSON AVE	91203	5638-001-069		Medium Density	R 2250	0	19	0.197404074	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.371844888
GLENDALE	512 W WILSON AVE	91203	5638-001-074		Medium Density	R 2250	0	19	0.156178016	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.377130498
GLENDALE	508 W WILSON AVE	91203	5638-001-075		Medium Density	R 2250	0	19	0.153174272	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	501 W WILSON AVE	91203	5638-001-078		Medium Density	R 2250	0	19	0.15601475	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.39721138
GLENDALE	505 W WILSON AVE	91203	5638-001-079		Medium Density	R 2250	0	19	0.151764209	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249996363
GLENDALE	509 W WILSON AVE	91203	5638-001-080		Medium Density	R 2250	0	19	0.152506567	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.681246703
GLENDALE	513 W WILSON AVE	91203	5638-001-081		Medium Density	R 2250	0	19	0.1539425	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249934182
GLENDALE	612 W WILSON AVE	91203	5638-003-044		Medium Density	R 2250	0	19	0.200258795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.421049845
GLENDALE	664 W WILSON AVE	91203	5638-004-040		Medium Density	R 2250	0	19	0.215574726	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.325446353
GLENDALE	660 W WILSON AVE	91203	5638-004-041		Medium Density	R 2250	0	19	0.217200281	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249992152
GLENDALE	629 W WILSON AVE	91203	5638-005-034		Medium Density	R 2250	0	19	0.160614131	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.280494833
GLENDALE	623 W WILSON AVE	91203	5638-005-036		Medium Density	R 2250	0	19	0.162294251	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.684147293
GLENDALE	619 W WILSON AVE	91203	5638-005-037		Medium Density	R 2250	0	19	0.157205	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.120639743
GLENDALE	610 SALEM ST	91203	5638-005-044		Medium Density	R 2250	0	19	0.156783973	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.530550299
GLENDALE	626 SALEM ST	91203	5638-005-048		Medium Density	R 2250	0	19	0.159490162	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990293
GLENDALE	542 SALEM ST	91203	5638-005-056		Medium Density	R 2250	0	19	0.158817802	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.288751507
GLENDALE	707 W WILSON AVE	91203	5638-006-002		Medium Density	R 2250	0	19	0.157465934	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.519135506
GLENDALE	717 W WILSON AVE	91203	5638-006-004		Medium Density	R 2250	0	19	0.15905952	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.381488104
GLENDALE	676 SALEM ST	91203	5638-006-012		Medium Density	R 2250	0	19	0.178654957	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.248009801
GLENDALE	662 SALEM ST	91203	5638-006-015		Medium Density	R 2250	0	19	0.168777798	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24999859
GLENDALE	663 W WILSON AVE	91203	5638-006-021		Medium Density	R 2250	0	19	0.165638062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.474988942
GLENDALE	655 W WILSON AVE	91203	5638-006-023		Medium Density	R 2250	0	19	0.169193331	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.301033173
GLENDALE	709 MILFORD ST	91203	5638-010-013		Medium Density	R 2250	0	19	0.160979951	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249985568
GLENDALE	713 MILFORD ST	91203	5638-010-014		Medium Density	R 2250	0	19	0.160979691	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.894953128
GLENDALE	606 W CALIFORNIA AVE	91203	5638-015-042		Medium Density	R 2250	0	19	0.164162971	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.115552654
GLENDALE	610 W CALIFORNIA AVE	91203	5638-015-043		Medium Density	R 2250	0	19	0.162857315	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.788532351
GLENDALE	609 W CALIFORNIA AVE	91203	5638-016-005		Medium Density	R 2250	0	19	0.149286662	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249956069
GLENDALE	629 W CALIFORNIA AVE	91203	5638-016-011		Medium Density	R 2250	0	19	0.21041631	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.108090638
GLENDALE	633 W CALIFORNIA AVE	91203	5638-016-012		Medium Density	R 2250	0	19	0.20954583	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.748704398
GLENDALE	649 W CALIFORNIA AVE	91203	5638-016-016		Medium Density	R 2250	0	19	0.191550721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249998771
GLENDALE	411 CHESTER ST	91203	5638-017-001		Medium Density	R 2250	0	19	0.159763452	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990844
GLENDALE	405 CHESTER ST	91203	5638-017-003		Medium Density	R 2250	0	19	0.156244803	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.346729884
GLENDALE	714 MILFORD ST	91203	5638-017-022		Medium Density	R 2250	0	19	0.162687309	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.901732427
GLENDALE	405 CONCORD ST	91203	5638-018-003		Medium Density	R 2250	0	19	0.235791952	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.097492819
GLENDALE	345 CONCORD ST	91203	5638-018-005		Medium Density	R 2250	0	19	0.152624961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.116264548
GLENDALE	651 SALEM ST	91203	5638-019-014		Medium Density	R 2250	0	19	0.161989752	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.03565644
GLENDALE	637 SALEM ST	91203	5638-019-017		Medium Density	R 2250	0	19	0.158622796	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.282941576
GLENDALE	633 SALEM ST	91203	5638-019-018		Medium Density	R 2250	0	19	0.157100183	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.358099338
GLENDALE	707 SALEM ST	91203	5638-020-030		Medium Density	R 2250	0	19	0.162488192	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249992124
GLENDALE	723 SALEM ST	91203	5638-020-034		Medium Density	R 2250	0	19	0.185826192	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249619446

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	0.173599107	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; 0.464242155
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	0.183575401	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	0.18357926	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	5641-002-008		Medium High Density	R 1650	0	26	0.16951182	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.061115808
GLENDALE	214 E ELK AVE	91205	5641-003-025		Medium High Density	R 1650	0	26	0.965093953	Residential	YES - Current	NO - Privately-Owned	Available		0	0	28	28	Residential: Underutilized	Residential; 0 units	0.378429877; 2.300153837
GLENDALE	329 E LOMITA AVE	91205	5641-005-012		Medium High Density	R 1650	0	26	0.180725625	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.131382534
GLENDALE	317 E CHESTNUT ST	91205	5641-005-020		Medium High Density	R 1650	0	26	0.201908184	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.340772222
GLENDALE	126 W LOMITA AVE	91204	5641-007-005		Medium High Density	R 1650	0	26	0.403946313	Residential	YES - Current	NO - Privately-Owned	Available		0	0	12	12	Residential: Underutilized	Residential; 1 unit	0; 0.406878766
GLENDALE	122 W LOMITA AVE	91204	5641-007-006		Medium High Density	R 1650	0	26	0.201799527	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.29386778
GLENDALE	116 W LOMITA AVE	91204	5641-007-007		Medium High Density	R 1650	0	26	0.198999939	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 2.294371643
GLENDALE	119 W CHESTNUT ST	91204	5641-007-016		Medium High Density	R 1650	0	26	0.195275377	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.1
GLENDALE	131 W MAPLE ST	91204	5641-008-020		Medium High Density	R 1650	0	26	0.199988661	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.143509213
GLENDALE	205 E MAPLE ST	91205	5641-009-016		Medium High Density	R 1650	0	26	0.195955529	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.155518895
GLENDALE	119 E MAPLE ST	91205	5641-009-019		Medium High Density	R 1650	0	26	0.203626764	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	314 E CHESTNUT ST	91205	5641-010-004		Medium High Density	R 1650	0	26	0.199046525	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.171901173
GLENDALE	316 E CHESTNUT ST	91205	5641-010-005		Medium High Density	R 1650	0	26	0.198893674	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.320775218
GLENDALE	716 S LOUISE ST	91205	5641-011-005		Medium High Density	R 1650	0	26	0.163660399	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249998057
GLENDALE	724 S LOUISE ST	91205	5641-011-007		Medium High Density	R 1650	0	26	0.158855316	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.42840796
GLENDALE	726 S LOUISE ST	91205	5641-011-008		Medium High Density	R 1650	0	26	0.167522212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.684933257
GLENDALE	722 S MARYLAND AVE	91205	5641-012-022		Medium High Density	R 1650	0	26	0.178665255	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249991861
GLENDALE	738 S MARYLAND AVE	91205	5641-012-025		Medium High Density	R 1650	0	26	0.176720299	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249991608
GLENDALE	735 S LOUISE ST	91205	5641-012-026		Medium High Density	R 1650	0	26	0.181025882	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.090882672
GLENDALE	731 S LOUISE ST	91205	5641-012-027		Medium High Density	R 1650	0	26	0.163082009	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.029962234
GLENDALE	201 W WINDSOR RD	91204	5641-013-032		Medium High Density	R 1650	0	26	0.157509825	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.003019629
GLENDALE	211 W GARFIELD AVE	91204	5641-014-011		Medium High Density	R 1650	0	26	0.158396985	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.168663738
GLENDALE	203 W GARFIELD AVE	91204	5641-014-013		Medium High Density	R 1650	0	26	0.163302367	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24999263
GLENDALE	200 W WINDSOR RD	91204	5641-014-024		Medium High Density	R 1650	0	26	0.163382111	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.367305731
GLENDALE	210 W WINDSOR RD	91204	5641-014-026		Medium High Density	R 1650	0	26	0.157945542	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.006878712
GLENDALE	300 E WINDSOR RD	91205	5641-015-009		Medium Density	R 2250	0	19	0.216095301	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.666658959
GLENDALE	219 E ACACIA AVE	91205	5641-016-024		Medium Density	R 2250	0	19	0.211468959	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.084764002
GLENDALE	211 E ACACIA AVE	91205	5641-016-027		Medium Density	R 2250	0	19	0.206771896	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.073643616
GLENDALE	126 W GARFIELD AVE	91204	5641-017-005		Medium High Density	R 1650	0	26	0.162586822	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.089142032
GLENDALE	200 W GARFIELD AVE	91204	5641-017-007		Medium High Density	R 1650	0	26	0.161888935	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.354532158
GLENDALE	210 W GARFIELD AVE	91204	5641-017-008		Medium High Density	R 1650	0	26	0.163383982	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249993612
GLENDALE	126 W ACACIA AVE	91204	5641-018-013		Medium High Density	R 1650	0	26	0.158670849	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.270810556
GLENDALE	206 N KENWOOD ST	91206	5642-017-901		High Density	R 1250	0	35	2.950946656	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	103	0	0	103	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	237 N JACKSON ST	91206	5642-017-903		High Density	R 1250	0	35	0.172537208	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	212 E DORAN ST	91206	5643-005-001		High Density	R 1250	0	35	0.173422529	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.052619347
GLENDALE	546 N MARYLAND AVE	91206	5643-005-013		High Density	R 1250	0	35	0.176043484	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.07841621
GLENDALE	528 N MARYLAND AVE	91206	5643-005-017		High Density	R 1250	0	35	0.16640869	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.283386175
GLENDALE	416 N MARYLAND AVE	91206	5643-005-029		High Density	R 1250	0	35	0.165360946	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.339816163
GLENDALE	503 N KENWOOD ST	91206	5643-006-012		High Density	R 1250	0	35	0.171594162	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.374990844
GLENDALE	429 N KENWOOD ST	91206	5643-006-013		High Density	R 1250	0	35	0.172614484	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.942875215
GLENDALE	538 N KENWOOD ST	91206	5643-007-003		High Density	R 1250	0	35	0.173025135	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.287271989
GLENDALE	436 N JACKSON ST	91206	5643-008-011		High Density	R 1250	0	35	0.173418642	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.106814471
GLENDALE	432 N JACKSON ST	91206	5643-008-012		High Density	R 1250	0	35	0.172743251	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.681782342
GLENDALE	428 N JACKSON ST	91206	5643-008-013		High Density	R 1250	0	35	0.176764017	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.219077082
GLENDALE	416 N JACKSON ST	91206	5643-008-016		High Density	R 1250	0	35	0.178343387	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.753317774
GLENDALE	701 E CALIFORNIA AVE	91206	5643-014-023		High Density	R 1250	0	35	0.192118249	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 3 units	0; 0.374991876
GLENDALE	343 N HOWARD ST	91206	5643-015-003		High Density	R 1250	0	35	0.174010588	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.17691995
GLENDALE	328 N ISABEL ST	91206	5643-015-019		High Density	R 1250	0	35	0.17318523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.285044758
GLENDALE	324 N ISABEL ST	91206	5643-015-020		High Density	R 1250	0	35	0.169799035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.337294031
GLENDALE	321 N ISABEL ST	91206	5643-015-040		High Density	R 1250	0	35	0.176250236	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	317 N ISABEL ST	91206	5643-015-042		High Density	R 1250	0	35	0.169736891	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	315 N ISABEL ST	91206	5643-015-044		High Density	R 1250	0	35	0.176885913	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0.567802028; 2.574546619
GLENDALE	306 N JACKSON ST	91206	5643-015-046		High Density	R 1250	0	35	0.172516525	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.676055395
GLENDALE	608 N KENWOOD ST	91206	5643-016-045		High Density	R 1250	0	35	0.163554235	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.561444865
GLENDALE	333 N KENWOOD ST	91206	5643-017-032		High Density	R 1250	0	35	0.175342759	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.658473321
GLENDALE	329 N KENWOOD ST	91206	5643-017-033		High Density	R 1250	0	35	0.171800281	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.760609978
GLENDALE	339 N LOUISE ST	91206	5643-019-003		High Density	R 1250	0	35	0.170754133	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.475751332
GLENDALE	320 E DRYDEN ST	91207	5644-010-026		High Density	R 1250	0	35	0.176856787	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.206555485
GLENDALE	316 E DRYDEN ST	91207	5644-010-027		High Density	R 1250	0	35	0.178032116	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.555540638
GLENDALE	120 W DRYDEN ST	91202	5644-011-014		High Density	R 1250	0	35	0.278968649	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 1 unit	0; 0.393431076
GLENDALE	204 E DRYDEN ST	91207	5644-011-015		High Density	R 1250	0	35	0.229588326	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 3 units	0; 0.439996553
GLENDALE	402 E FAIRVIEW AVE	91207	5644-015-012		High Density	R 1250	0	35	0.185255805	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.423540132
GLENDALE	403 CAMERON PL	91207	5644-015-027		High Density	R 1250	0	35	0.196676035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	312 CAMERON PL	91207	5644-016-019		High Density	R 1250	0	35	0.172910677	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.326615099
GLENDALE	721 N KENWOOD ST	91206	5644-017-020		High Density	R 1250	0	35	0.181000185	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.66664127
GLENDALE	712 N KENWOOD ST	91206	5644-017-025		High Density	R 1250	0	35	0.155847942	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249986269
GLENDALE	708 N KENWOOD ST	91206	5644-017-026		High Density	R 1250	0	35	0.154948961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.666666667
GLENDALE	720 N HOWARD ST	91206	5644-020-002		High Density	R 1250	0	35	0.165282052	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.882260213

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	0.167133729	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	0.156404443	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	0.179568434	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 PIEDMONT 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; 0.304133674
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; 0.088863134
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; 0.33960862
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	1108 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; 0.190168298
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	91206	5645-016-011		Medium High Density	R 1650	0	26	0.160464186	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.282988576
GLENDALE	1120 STANLEY AVE	91206	5645-016-012		Medium High Density	R 1650	0	26	0.148711658	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249928073
GLENDALE	1128 STANLEY AVE	91206	5645-016-028		Medium High Density	R 1650	0	26	0.165400765	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.185643764
GLENDALE	240 N BELMONT ST	91206	5645-017-003		Medium High Density	R 1650	0	26	0.173871993	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249977398
GLENDALE	237 N ADAMS ST	91206	5645-017-005		Medium High Density	R 1650	0	26	0.148583861	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.428566383
GLENDALE	236 N BELMONT ST	91206	5645-017-006		Medium High Density	R 1650	0	26	0.173065065	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24997806
GLENDALE	206 N BELMONT ST	91206	5645-017-023		Medium High Density	R 1650	0	26	0.169351513	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.176468759
GLENDALE	204 N CEDAR ST	91206	5645-018-026		Medium High Density	R 1650	0	26	0.170585294	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.679998244
GLENDALE	215 N EVERETT ST	91206	5645-020-012		Medium High Density	R 1650	0	26	0.157581923	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.191615573
GLENDALE	1326 STANLEY AVE	91206	5645-021-006		Medium High Density	R 1650	0	26	0.188710577	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.559217794
GLENDALE	1300 STANLEY AVE	91206	5645-021-011		Medium High Density	R 1650	0	26	0.155128834	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.543124309
GLENDALE	1464 STANLEY AVE	91206	5645-022-019		Medium Density	R 2250	0	19	0.170371072	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.538696174
GLENDALE	1521 E BROADWAY	91205	5645-023-004		Medium Density	R 2250	0	19	0.26040005	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 1.183894399
GLENDALE	112 SINCLAIR AVE	91206	5645-023-020		Medium Density	R 2250	0	19	0.162322234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.146217938
GLENDALE	120 SINCLAIR AVE	91206	5645-023-022		Medium Density	R 2250	0	19	0.163207029	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.308669692
GLENDALE	1411 E BROADWAY	91205	5645-025-006		Medium Density	R 2250	0	19	0.172548277	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.286827198
GLENDALE	1316 E WILSON AVE	91206	5645-026-004		Medium High Density	R 1650	0	26	0.166298568	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249997276
GLENDALE	1329 BARRINGTON WAY	91206	5645-026-008		Medium High Density	R 1650	0	26	0.17813564	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.702931566
GLENDALE	1312 E WILSON AVE	91206	5645-026-022		Medium High Density	R 1650	0	26	0.163447721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.340966921
GLENDALE	1230 E WILSON AVE	91206	5645-028-003		Medium High Density	R 1650	0	26	0.17004959	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.111107331
GLENDALE	720 N ADAMS ST	91206	5646-023-008		Medium Density	R 2250	0	19	0.16592596	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249949241
GLENDALE	915 MONTEREY RD	91206	5646-024-003		Medium Density	R 2250	0	19	0.173547234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.330013288
GLENDALE	719 N ADAMS ST	91206	5646-024-015		Medium Density	R 2250	0	19	0.177617152	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249993242
GLENDALE	1320 N CENTRAL AVE APT 000C	91202	5647-001-009		High Density	R 1250	0	35	0.249265434	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 4 units	0; 0.094251532
GLENDALE	1322 N CENTRAL AVE UNIT 8	91202	5647-001-010		High Density	R 1250	0	35	0.24870229	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 3 units	0; 0.156871819
GLENDALE	1108 N CENTRAL AVE	91202	5647-003-021		High Density	R 1250	0	35	0.26264715	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 3 units	0; 0.153622876
GLENDALE	1133 N MARYLAND AVE	91207	5647-004-019		High Density	R 1250	0	35	0.156250062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.964030242
GLENDALE	1328 N BRAND BLVD	91202	5647-006-017		Medium Density	R 2250	0	19	0.775400149	Residential	YES - Current	NO - Privately-Owned	Available		0	0	15	15	Residential: Underutilized	Residential; 0 units	0.259500482; 1.29203089
GLENDALE	1116 N MARYLAND AVE	91207	5647-009-021		High Density	R 1250	0	35	0.167630748	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 2.047822446
GLENDALE	1108 N MARYLAND AVE	91207	5647-009-023		High Density	R 1250	0	35	0.167857196	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 1.725732831
GLENDALE	1104 N MARYLAND AVE	91207	5647-009-024		High Density	R 1250	0	35	0.167970644	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.655518061
GLENDALE	1100 N MARYLAND AVE	91207	5647-009-025		High Density	R 1250	0	35	0.167792571	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.666666667
GLENDALE	1767 HILLSIDE DR	91208	5652-003-020		Medium Density	R 2250	0	19	0.160262704	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32596445
GLENDALE	1801 CRESTMONT CT	91208	5652-018-015		Medium Density	R 2250	0	19	0.229949598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.666666667
GLENDALE	1800 OAK KNOLL RD	91208	5652-018-016		Medium Density	R 2250	0	19	0.225092961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1808 OAK KNOLL RD	91208	5652-018-017		Medium Density	R 2250	0	19	0.195481231	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.322800024
GLENDALE	1801 OAK KNOLL RD	91208	5652-019-029		Medium Density	R 2250	0	19	0.180654165	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.779131038
GLENDALE	1811 OAK KNOLL RD	91208	5652-019-030		Medium Density	R 2250	0	19	0.191061725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.380004725
GLENDALE	2610 CANADA BLVD	91208	5653-012-011		Moderate Density	R 3050	0	14	0.286969477	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.227707864
GLENDALE	2111 N VERDUGO RD	91208	5653-019-019		Medium Density	R 2250	0	19	0.167438945	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990553
GLENDALE	317 SINCLAIR AVE	91206	5661-013-016		Medium Density	R 2250	0	19	0.156521978	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.860647682
GLENDALE	323 SINCLAIR AVE	91206	5661-013-018		Medium Density	R 2250	0	19	0.157750083	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249932333
GLENDALE	1808 E GLENOAKS BLVD	91206	5661-016-006		Medium Density	R 2250	0	19	0.160645163	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249994744
GLENDALE	1711 ORCHARD AVE	91206	5661-016-018		Medium Density	R 2250	0	19	0.168717604	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989055
GLENDALE	1721 ORCHARD AVE	91206	5661-016-020		Medium Density	R 2250	0	19	0.163520772	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.4838557
GLENDALE	1809 ORCHARD AVE	91206	5661-016-023		Medium Density	R 2250	0	19	0.162881036	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.116660764
GLENDALE	1737 HOLLY DR	91206	5661-017-018		Medium Density	R 2250	0	19	0.392551765	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 2 units	0; 0.205555673
GLENDALE	1905 E CHEVY CHASE DR	91206	5665-018-046		Medium Density	R 2250	0	19	0.181063386	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249998863
GLENDALE	512 HILL DR	91206	5665-021-007		Medium Density	R 2250	0	19	0.181290622	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249988442
GLENDALE	1901 E GLENOAKS BLVD	91206	5665-021-013		Medium Density	R 2250	0	19	0.142004904	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24998503
GLENDALE	1904 EDEN AVE	91206	5665-021-014		Medium Density	R 2250	0	19	0.180914684	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1918 E CHEVY CHASE DR	91206	5665-021-029		Medium Density	R 2250	0	19	0.336503145	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.666053945
GLENDALE	1705 E GLENOAKS BLVD	91206	5665-022-006		Medium Density	R 2250	0	19	0.167789012	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.539225543
GLENDALE	1717 E GLENOAKS BLVD	91206	5665-022-009		Medium Density	R 2250	0	19	0.195945072	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.385583924
GLENDALE	417 HILL DR	91206	5665-022-016		Medium Density	R 2250	0	19	0.157937781	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249997894
GLENDALE	421 HILL DR	91206	5665-022-017		Medium Density	R 2250	0	19	0.204216944	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.425778516
GLENDALE	505 HILL DR	91206	5665-022-020		Medium Density	R 2250	0	19	0.179424795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990011
GLENDALE	131 N ADAMS ST	91206	5674-003-021		Medium High Density	R 1650	0	26	0.250332293	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 3 units	0; 0.66666709
GLENDALE	822 E WILSON AVE	91206	5674-005-001		Medium High Density	R 1650	0	26	0.20729906	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.724528302
GLENDALE	130 FRANKLIN CT	91205	5674-008-012		Medium Density	R 2250	0	19	0.171492074	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.320205596
GLENDALE	132 S EVERETT ST	91205	5674-009-022		Medium Density	R 2250	0	19	0.17358722	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.295845256
GLENDALE	130 S BELMONT ST	91205	5674-011-016		Medium Density	R 2250	0	19	0.171725049	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.459420567
GLENDALE	137 S ADAMS ST	91205	5674-011-024		Medium Density	R 2250	0	19	0.172906183	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.254679892
GLENDALE	142 S BELMONT ST	91205	5674-011-028		Medium Density	R 2250	0	19	0.181732679	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.458331986
GLENDALE	1108 E HARVARD ST	91205	5674-014-003		Medium Density	R 2250	0	19	0.1561773	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.29705361
GLENDALE	1124 E HARVARD ST	91205	5674-014-007		Medium Density	R 2250	0	19	0.154778062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.008289209
GLENDALE	1136 E HARVARD ST	91205	5674-014-010		Medium Density	R 2250	0	19	0.153059744	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.269402981
GLENDALE	1111 ORANGE GROVE AVE	91205	5674-014-021		Medium Density	R 2250	0	19	0.153943034	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.449904072

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	0.161680575	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; 0.249988999
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	0.155468402	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	0	19	0.156180241	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989949
GLENDALE	731 E CHESTNUT ST	91205	5675-003-022		Medium Density	R 2250	0	19	0.157708048	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.396598778
GLENDALE	606 E LOMITA AVE	91205	5675-004-003		Medium Density	R 2250	0	19	0.173454735	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.666666667
GLENDALE	610 E LOMITA AVE	91205	5675-004-004		Medium Density	R 2250	0	19	0.163551419	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.357245505
GLENDALE	614 E LOMITA AVE	91205	5675-004-005		Medium Density	R 2250	0	19	0.151572898	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.04328143
GLENDALE	622 E LOMITA AVE	91205	5675-004-007		Medium Density	R 2250	0	19	0.160053618	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.222222015
GLENDALE	627 E CHESTNUT ST	91205	5675-004-019		Medium Density	R 2250	0	19	0.15837084	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.391905618
GLENDALE	623 E CHESTNUT ST	91205	5675-004-021		Medium Density	R 2250	0	19	0.166037843	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.277913392
GLENDALE	611 E CHESTNUT ST	91205	5675-004-024		Medium Density	R 2250	0	19	0.159413155	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.474203175
GLENDALE	607 E CHESTNUT ST	91205	5675-004-025		Medium Density	R 2250	0	19	0.157113378	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.083548257
GLENDALE	610 E CHESTNUT ST	91205	5675-007-004		Medium Density	R 2250	0	19	0.161474641	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.235667589
GLENDALE	614 E CHESTNUT ST	91205	5675-007-005		Medium Density	R 2250	0	19	0.166276073	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.274050579
GLENDALE	630 E CHESTNUT ST	91205	5675-007-009		Medium Density	R 2250	0	19	0.16210152	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.448000419
GLENDALE	704 E CHESTNUT ST	91205	5675-007-012		Medium Density	R 2250	0	19	0.164069766	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999528
GLENDALE	625 E MAPLE ST	91205	5675-007-019		Medium Density	R 2250	0	19	0.163617652	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.22284969
GLENDALE	619 E MAPLE ST	91205	5675-007-021		Medium Density	R 2250	0	19	0.163498478	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.185755955
GLENDALE	913 E MAPLE ST	91205	5675-008-004		Medium Density	R 2250	0	19	0.159704446	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989055
GLENDALE	812 E CHESTNUT ST	91205	5675-008-012		Medium Density	R 2250	0	19	0.162690721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.458741434
GLENDALE	816 E CHESTNUT ST	91205	5675-008-013		Medium Density	R 2250	0	19	0.163767058	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.571568633
GLENDALE	826 E CHESTNUT ST	91205	5675-008-015		Medium Density	R 2250	0	19	0.162950884	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.3570453
GLENDALE	811 E MAPLE ST	91205	5675-008-023		Medium Density	R 2250	0	19	0.156975184	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.26206684
GLENDALE	1001 E MAPLE ST	91205	5675-009-001		Medium Density	R 2250	0	19	0.16711596	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999238
GLENDALE	524 S BELMONT ST	91205	5675-009-012		Medium Density	R 2250	0	19	0.151242965	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.703231754
GLENDALE	1131 E MAPLE ST	91205	5675-010-013		Medium Density	R 2250	0	19	0.157376825	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249993036
GLENDALE	1132 E MAPLE ST	91205	5675-011-007		Medium Density	R 2250	0	19	0.158964386	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.30997777
GLENDALE	1113 RALEIGH ST	91205	5675-011-014		Medium Density	R 2250	0	19	0.211199609	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24999496
GLENDALE	1121 RALEIGH ST	91205	5675-011-016		Medium Density	R 2250	0	19	0.162020995	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.811305883
GLENDALE	1133 RALEIGH ST	91205	5675-011-019		Medium Density	R 2250	0	19	0.162460968	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.53885325
GLENDALE	1016 E MAPLE ST	91205	5675-012-010		Medium Density	R 2250	0	19	0.183886621	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.497150052
GLENDALE	709 S ADAMS ST	91205	5675-012-013		Medium Density	R 2250	0	19	0.173780501	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249971318
GLENDALE	1019 RALEIGH ST	91205	5675-012-016		Medium Density	R 2250	0	19	0.191621992	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.109367817
GLENDALE	1015 RALEIGH ST	91205	5675-012-017		Medium Density	R 2250	0	19	0.166170243	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.541710977
GLENDALE	1001 RALEIGH ST	91205	5675-012-020		Medium Density	R 2250	0	19	0.167157614	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.439038424
GLENDALE	909 RALEIGH ST	91205	5675-012-022		Medium Density	R 2250	0	19	0.166604792	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.223858833
GLENDALE	905 RALEIGH ST	91205	5675-012-023		Medium Density	R 2250	0	19	0.168175085	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.615340088
GLENDALE	617 RALEIGH ST	91205	5675-014-008		Medium Density	R 2250	0	19	0.154133657	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5170862
GLENDALE	507 RALEIGH ST	91205	5675-015-009		Medium Density	R 2250	0	19	0.16535863	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.791869725
GLENDALE	505 RALEIGH ST	91205	5675-015-010		Medium Density	R 2250	0	19	0.159438982	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249913596
GLENDALE	500 E MAPLE ST	91205	5675-015-019		Medium Density	R 2250	0	19	0.158672679	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.054332358
GLENDALE	515 E WINDSOR RD	91205	5675-016-006		Medium Density	R 2250	0	19	0.17631344	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.294966424
GLENDALE	509 E WINDSOR RD	91205	5675-016-007		Medium Density	R 2250	0	19	0.177035754	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.360494041
GLENDALE	421 E WINDSOR RD	91205	5675-016-012		Medium Density	R 2250	0	19	0.177099778	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249977398
GLENDALE	418 RALEIGH ST	91205	5675-016-019		Medium Density	R 2250	0	19	0.169325751	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.395051837
GLENDALE	526 RALEIGH ST	91205	5675-016-028		Medium Density	R 2250	0	19	0.166573714	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.148134734
GLENDALE	608 RALEIGH ST	91205	5675-017-010		Medium Density	R 2250	0	19	0.171941244	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.254327822
GLENDALE	717 E WINDSOR RD	91205	5675-018-001		Medium Density	R 2250	0	19	0.170435299	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249982612
GLENDALE	801 E WINDSOR RD	91205	5675-018-005		Medium Density	R 2250	0	19	0.198315677	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.363179789
GLENDALE	803 E WINDSOR RD	91205	5675-018-006		Medium Density	R 2250	0	19	0.171329287	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.295487703
GLENDALE	807 E WINDSOR RD	91205	5675-018-007		Medium Density	R 2250	0	19	0.16055636	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24996009
GLENDALE	800 RALEIGH ST	91205	5675-018-009		Medium Density	R 2250	0	19	0.199390467	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249972163
GLENDALE	818 RALEIGH ST	91205	5675-018-016		Medium Density	R 2250	0	19	0.180446535	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249995394
GLENDALE	827 E WINDSOR RD	91205	5675-018-021		Medium Density	R 2250	0	19	0.166003874	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.094725691
GLENDALE	737 S ADAMS ST	91205	5675-019-003		Medium Density	R 2250	0	19	0.17013473	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.439974105
GLENDALE	1015 E WINDSOR RD	91205	5675-019-009		Medium Density	R 2250	0	19	0.176508373	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.185707492
GLENDALE	912 RALEIGH ST	91205	5675-019-018		Medium Density	R 2250	0	19	0.211172906	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.004726209
GLENDALE	1128 RALEIGH ST	91205	5675-020-005		Medium Density	R 2250	0	19	0.169542166	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.126223614
GLENDALE	1126 RALEIGH ST	91205	5675-020-006		Medium Density	R 2250	0	19	0.171419729	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.021479588
GLENDALE	1122 RALEIGH ST	91205	5675-020-007		Medium Density	R 2250	0	19	0.169101841	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.414888193
GLENDALE	1112 RALEIGH ST	91205	5675-020-009		Medium Density	R 2250	0	19	0.151701611	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999088
GLENDALE	1110 RALEIGH ST	91205	5675-020-010		Medium Density	R 2250	0	19	0.154604303	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.31755663
GLENDALE	1117 E WINDSOR RD	91205	5675-020-018		Medium Density	R 2250	0	19	0.177136452	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990664
GLENDALE	1119 E WINDSOR RD	91205	5675-020-019		Medium Density	R 2250	0	19	0.175421998	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.634437475
GLENDALE	1125 E WINDSOR RD	91205	5675-020-020		Medium Density	R 2250	0	19	0.17820841	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249943074
GLENDALE	1131 E WINDSOR RD	91205	5675-020-022		Medium Density	R 2250	0	19	0.160657835	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.554561537
GLENDALE	1135 E WINDSOR RD	91205	5675-020-023		Medium Density	R 2250	0	19	0.158213842	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249985427
GLENDALE	813 S ADAMS ST	91205	5675-022-005		Medium High Density	R 1650	0	26	0.194065277	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.817909923
GLENDALE	817 S ADAMS ST	91205	5675-022-006		Medium High Density	R 1650	0	26	0.190039598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.394714111
GLENDALE	913 E GARFIELD AVE	91205	5675-022-031		Medium High Density	R 1650	0	26	0.196195937	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.254006664

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; 0.251699293
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	0.187640651; 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	0.192922169	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; 0.292887188
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	0.157093202	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	1211 TYLER ST	91205	5676-019-020		Moderate Density	R 3050	0	14	0.210469202	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.883218754
GLENDALE	1215 TYLER ST	91205	5676-019-021		Moderate Density	R 3050	0	14	0.216109641	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.055448476
GLENDALE	722 E PALMER AVE	91205	5676-023-003		Moderate Density	R 3050	0	14	0.183661792	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.371106477
GLENDALE	704 E PALMER AVE	91205	5676-023-007		Moderate Density	R 3050	0	14	0.204923403	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.307507688
GLENDALE	1220 BOYNTON ST	91205	5676-024-006		Medium Density	R 2250	0	19	0.247096261	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.31080439
GLENDALE	1222 BOYNTON ST	91205	5676-024-007		Medium Density	R 2250	0	19	0.252395318	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.274808932
GLENDALE	1276 BOYNTON ST	91205	5676-025-023		Medium Density	R 2250	0	19	0.4767364	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 2 units	0; 0.004458878
GLENDALE	1286 BOYNTON ST	91205	5676-025-025		Medium Density	R 2250	0	19	0.317688234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.689655172
GLENDALE	1233 BOYNTON ST	91205	5676-026-009		Medium Density	R 2250	0	19	0.294331579	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.249975523
GLENDALE	1208 MARIPOSA ST	91205	5676-026-015		Medium Density	R 2250	0	19	0.17481417	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999561
GLENDALE	1263 BOYNTON ST	91205	5676-027-004		Medium Density	R 2250	0	19	0.207971813	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.28022049
GLENDALE	1285 BOYNTON ST	91205	5676-027-009		Medium Density	R 2250	0	19	0.19182483	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.66844808
GLENDALE	1289 BOYNTON ST	91205	5676-027-010		Medium Density	R 2250	0	19	0.19322523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.258621043
GLENDALE	511 E CYPRESS ST	91205	5676-027-011		Medium Density	R 2250	0	19	0.214730954	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249999519
GLENDALE	501 E CYPRESS ST	91205	5676-027-013		Medium Density	R 2250	0	19	0.181135497	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.290684923
GLENDALE	1280 MARIPOSA ST	91205	5676-027-024		Medium Density	R 2250	0	19	0.176712527	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.406000822
GLENDALE	1277 BOYNTON ST	91205	5676-027-031		Medium Density	R 2250	0	19	0.257309725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.67256594
GLENDALE	1241 MARIPOSA ST	91205	5676-029-005		Medium Density	R 2250 P	0	19	0.174562341	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.523076114
GLENDALE	1261 MARIPOSA ST	91205	5676-029-033		Medium Density	R 2250	0	19	0.184959308	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.363575853
GLENDALE	424 E CYPRESS ST	91205	5677-001-015		Moderate Density	R 3050	0	14	0.288762263	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24997282
GLENDALE	1382 E GARFIELD AVE	91205	5679-003-010		Moderate Density	R 3050	0	14	0.209412233	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249988583
GLENDALE	1384 E GARFIELD AVE	91205	5679-003-011		Moderate Density	R 3050	0	14	0.237030115	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.000623265
GLENDALE	1386 E GARFIELD AVE	91205	5679-003-012		Moderate Density	R 3050	0	14	0.222398923	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.712010464
GLENDALE	905 S VERDUGO RD	91205	5679-005-007		Moderate Density	R 3050	0	14	0.199402361	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.354624036
GLENDALE	1370 E ACACIA AVE	91205	5679-005-009		Moderate Density	R 3050	0	14	0.184713019	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.607896845
GLENDALE	1380 HILDA AVE	91205	5679-006-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1234 E ACACIA AVE	91205	5679-009-006		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	1237 E WINDSOR RD	91205	5679-026-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1323 E WINDSOR RD	91205	5679-027-023		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1360 E MAPLE ST	91205	5679-028-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.23
GLENDALE	1324 E WINDSOR RD	91205	5679-031-015		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.12
GLENDALE	1209 E GARFIELD AVE	91205	5679-032-015		Moderate Density	R 3050	0	14	0.61	Residential	YES - Current	NO - Privately-Owned	Available		0	0	8	8	Residential: Underutilized	Residential; 0 units	0.72; 2.4
GLENDALE	220 S CHEVY CHASE DR	91205	5680-005-008		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	1219 ORANGE GROVE AVE	91205	5680-005-011		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	1237 ORANGE GROVE AVE	91205	5680-005-022		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; 0.25
GLENDALE	1220 ORANGE GROVE AVE	91205	5680-008-022		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; 2.33
GLENDALE	411 S VERDUGO RD	91205	5680-017-012		Moderate Density	R 3050	0	14	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0.24
GLENDALE	424 GRISWOLD ST	91205	5680-018-004		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	500 GRISWOLD ST	91205	5680-018-005		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.37
GLENDALE	315 LINCOLN AVE	91205	5680-021-019		Medium Density	R 2250	0	19	0.23	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.56
GLENDALE	321 LAFAYETTE ST	91205	5680-022-016		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	1534 E BROADWAY	91205	5680-025-031		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; 0.46
GLENDALE	320 LINCOLN AVE	91205	5680-030-006		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	424 LINCOLN AVE	91205	5680-031-005		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; 0.35
GLENDALE	600 S VERDUGO RD	91205	5683-002-002		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0.27; 0.77
GLENDALE	1444 ROCK GLEN AVE	91205	5683-002-020		Medium Density	R 2250	0	19	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.75
GLENDALE	1524 ROCK GLEN AVE	91205	5683-002-030		Medium Density	R 2250	0	19	0.23	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.46
GLENDALE	1526 ROCK GLEN AVE	91205	5683-002-031		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1434 E MAPLE ST	91205	5683-003-016		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; 0.22
GLENDALE	1512 E MAPLE ST	91205	5683-004-001		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	433 IVY ST	91204	5695-004-026		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.29
GLENDALE	429 IVY ST	91204	5695-004-027		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; 0.06
GLENDALE	554 HAWTHORNE ST	91204	5695-011-024		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.61
GLENDALE	556 HAWTHORNE ST	91204	5695-011-025		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.57
GLENDALE	430 VINE ST	91204	5696-009-009		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; 0.73
GLENDALE	516 S PACIFIC AVE	91204	5696-010-002		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.28
GLENDALE	471 RIVERDALE DR	91204	5696-010-005		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; 0.51
GLENDALE	451 RIVERDALE DR	91204	5696-010-008		Medium Density	R 2250	0	19	0.29	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	509 S COLUMBUS AVE	91204	5696-010-029		Medium Density	R 2250	0	19	0.35	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0.23; 1.32
GLENDALE	321 W LOMITA AVE	91204	5696-011-021		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	349 W LOMITA AVE	91204	5696-011-027		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.01
GLENDALE	363 RIVERDALE DR	91204	5696-012-013		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; 0.43
GLENDALE	320 RIVERDALE DR	91204	5696-013-009		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	324 RIVERDALE DR	91204	5696-013-010		Medium Density	R 2250	0	19	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	328 RIVERDALE DR	91204	5696-013-013		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; 0.34
GLENDALE	350 RIVERDALE DR	91204	5696-013-018		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	358 RIVERDALE DR	91204	5696-013-020		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	431 W MAPLE ST	91204	5696-014-027		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; 0.26

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	91020	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	91020	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/institutio	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	4	0	38	42	Proposed Project (A)	Church	0; 0
GLENDALE	6343 SAN FERNANDO RD	91201	5627-021-017		Community Commerc	C3 I	0	43	0.69	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	24	0	24	Underutilized Commercial	Goodwill, 1-story	0.38; 0.60
GLENDALE	6333 SAN FERNANDO RD	91201	5627-021-018		Community Commerc	C3 I	0	43	0.65	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	22	0	22	Underutilized Commercial	Warners Construction, 1-story	0.45; 0.71
GLENDALE	831 N PACIFIC AVE	91203	5636-006-024		Community Commerc	C2 II	0	43	1.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	40	0	40	Underutilized Commercial	Swap meet bldg w/ prkg lot	0.77; 1.02
GLENDALE	722 N PACIFIC AVE	91203	5636-015-058		Community Commerc	C2 II	0	43	1.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	37	0	37	Underutilized Commercial	Acapulco's restaurant	0.18; 0.25
GLENDALE	516 BURCHETT ST	91203	5636-016-043		Community Commerc	C2 II	0	43	1.01	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	35	0	35	Underutilized Commercial	2-story office bldg w/ prkg lot	0.51; 0.61
GLENDALE	311 W LOS FELIZ RD	91204	5640-018-019		Community Commerc	C3 I	0	43	3.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	108	0	108	Underutilized Commercial	Von's, SGCP Op Site	0.33; 0.39
GLENDALE	3812 SAN FERNANDO RD	91204	5640-028-052		Community Commerc	C3 III	0	43	1.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	45	0	45	Underutilized Commercial	Bank of America, SGCP Op Site	0.17; 0.15
GLENDALE	1000 S CENTRAL AVE	91204	5641-018-017		Community Commerc	C3 I	0	43	2.38	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	82	0	82	Underutilized Commercial	Joann's Fabric and Crafts, SGC	1.00; 0.97
GLENDALE	1000 N BRAND BLVD	91202	5644-011-022		Community Commerc	C3 III	0	43	0.64	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	22	0	22	Underutilized Commercial	Bank & prkg lot	0.32; 0.07
GLENDALE	418 N GLENDALE AVE	91206	5645-009-007		Community Commerc	C2 I	0	43	1	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	34	0	34	Underutilized Commercial	2-story commercial bldg & prkg	0.44; 0.49
GLENDALE	826 N GLENDALE AVE	91206	5646-022-020		Community Commerc	C2 I	0	43	0.78	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	27	0	27	Underutilized Commercial	2-story indoor playground/medic	0.45; 1.64
GLENDALE	1545 N VERDUGO RD	91208	5652-007-003		Community Commerc	C2 I	0	43	0.57	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	19	0	19	Underutilized Commercial	2-story commercial bldg & prkg	0.92; 0.24
GLENDALE	1124 E BROADWAY	91205	5674-012-018		Community Commerc	C3 I	0	43	0.7	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	24	0	24	Underutilized Commercial	CVS strip mall	0.44; 0.61
GLENDALE	1122 E BROADWAY	91205	5674-012-020		Community Commerc	C3 I	0	43	1.38	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	47	0	47	Underutilized Commercial	CVS	0.31; 0.05
GLENDALE	717 E COLORADO ST	91205	5674-018-041		Community Commerc	C3 I	0	43	0.57	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	0	20	0	20	Underutilized Commercial	Car wash	0.38; 0.29
GLENDALE																		0			
GLENDALE																		0			
GLENDALE																		0			
GLENDALE																		0			
GLENDALE																		0			

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, 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	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
GLENDALE																						
GLENDALE																						

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
C2	C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010
DSP/EB	Downtown Specific Plan East Broadway: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/GAT	Downtown Specific Plan Gateway: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/MO	Downtown Specific Plan Mid Orange: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/OC	Downtown Specific Plan Orange Central: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/TD	Downtown Specific Plan Transitional District: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
IMU R	IMU-R (Industrial/Commercial-Residential Mixed Use) Zone. 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. https://qcode.us/codes/glendale/view.php?topic=30-30_14-30_14_010&frames=on
R 1250	R-1250 (High Density Residential) Zone. The R-1250 zone is intended primarily as a zone for high-density residential development with a minimum of one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
R 1650	R-1650 (Medium-High Density Residential) Zone. The R-1650 zone is intended primarily as a zone for medium-high density residential development with a minimum of one thousand six hundred fifty (1,650) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1650 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R 2250	R-2250 (Medium Density Residential) Zone. The R-2250 zone is intended primarily as a zone for medium density residential development with a minimum of two thousand two hundred fifty (2,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to promote medium size garden type multiple dwelling residential developments which are efficient and attractive in order to promote the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
R 3050	R-3050 (Moderate Density Residential) Zone. The R-3050 zone is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
SFMU	SFMU (Commercial/Residential Mixed Use) Zone. The SFMU zoning district is applied to areas appropriate for a mix of commercial and residential activities in conformance with the general plan. This district allows for a mix of residential and commercial, or just commercial, or just residential (stand alone) land uses. The only exception to this provision applies to lots fronting San Fernando Road, Broadway, and Colorado Street, which requires that commercial uses be located along the street frontage. https://qcode.us/codes/glendale/view.php?topic=30-30_14-30_14_010&frames=on
DSP/BC	Downtown Specific Plan Broadway Center: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
C3 I	C3 (Commercial Service) Zone. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses. https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010
R 2250 P	R-2250 (Medium Density Residential) Zone with a Parking Overlay. The R-2250 zone is intended primarily as a zone for medium density residential development with a minimum of two thousand two hundred fifty (2,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to promote medium size garden type multiple dwelling residential developments which are efficient and attractive in order to promote the health, safety and general welfare. The P overlay zone is intended as a zone for commercial and industrial parking areas as an interim use in residential zones adjacent to such commercial and industrial uses. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_22-30_22_010

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R 3050 H	is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. The H overlay zone is intended as a zone to address the unique requirements of horses in residential zones in a manner conducive to the public health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
R 1250 PS	zone is intended primarily as a zone for high-density residential development with a minimum of one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. The PS overlay zone is intended as a zone for parking structures. The provisions of the underlying zone shall prevail except for parking lots and structures which shall be governed by the provisions of the PS zone. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
R 3050 P	zone is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. The H overlay zone is intended as a zone to address the unique requirements of horses in residential zones in a manner conducive to the public health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_21; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
C2 I	C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses.
C2 II	C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses.

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
C3 III	C3 (Commercial Service) Zone. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses. https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010

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APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Adopted February 2022

Revised November 2022

Minor Modifications 2023

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Public Engagement Summary Report

City of Glendale Housing Element Update

February 2023

In partnership with De Novo Planning Group

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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

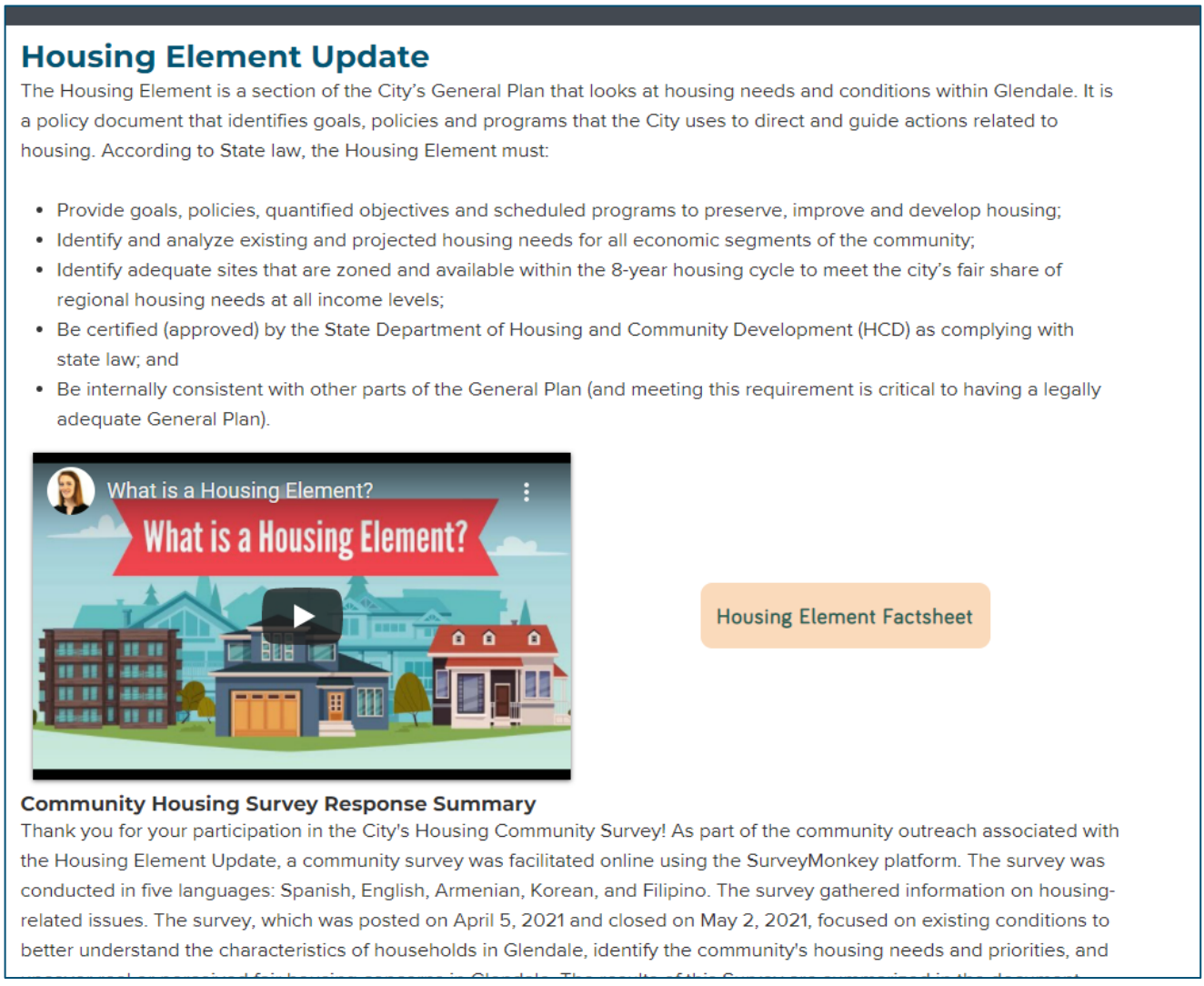
Flyers in English, Spanish, and Armenian were prepared to advertise the Housing Element Update. These materials were made available online and in hard copy at City Hall. A project Fact Sheet was also made available.

Emails

The project team complied 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 consistent 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

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

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

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

Patrick Allen
PLACE
Place Works
PNC Real Estate
Post Properties
Quatro 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

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 is 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	1. Update Program 5B, "Tenant/Community Opportunity to Purchase" to reflect the following: • Existing purchases already happening with the assistance of community land trusts • Impacts to the City to pass a TOPA ordinance • Funding sources	1. Program 5B has been updated 2. The Fair Housing chapter has been updated 3. A discussion of the City's Sundown Town Resolution has been included 4. Programs 7A and 7C have been updated 5. The City will look for opportunities to analyze data specific to the City's

	• Reasons why the proposed ordinance is attractive to tenants 2. Update the Fair Housing chapter to reflect the City's history of redlining and racist housing practices 3. Recognize the City of Glendale's Sundown Town Resolution 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 5. In regards to race/ethnicity patterns, distinguish between a general White category and persons identifying as Armenian 6. Address efforts to establish rent stabilization 7. Adopt a Right to Counsel law for eviction cases 8. Adopt anti-harassment ordinance 9. Discuss the COVID-19 pandemic, particularly as it relates to demand for office space	Armenian population in future reports and programs 6. A discussion of past efforts to establish rent stabilization has been included 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 8. The City will consider adoption of an anti-harassment ordinance as part of Program 7C 9. A discussion of the COVID-19 pandemic's impact on commercial real estate has been added
McNally	1. Concern that outreach to prepare the Draft Housing Element did not include the Glendale Tenants Union 2. Modify Program 5B, "Tenant/ Community Opportunity to Purchase" to include *implementation* of the program rather than *exploration* 3. Recommendation to connect with existing Community Land Trust organizations when exploring the possibilities of TOPA policies	1. The City will hosted 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 2. Program 5B has been updated to include additional information regarding exploration of the program 3. Program 5B has been updated to include this recommendation

Van Gorder	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	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 stakeholder 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	1. Develop and implement a new community-driven goal: *Goal 6 Racial Equity* 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	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

	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 6. Develop strategies to repair the harm of historical racial, ethnic, and other social discrimination for Black, Indigenous, and People of Color 7. Develop strategies to strengthen racial and cultural anchors and increase housing opportunities to build wealth 8. Use a Housing Element Planning Committee to review the technical elements of Inclusionary Housing Policies and Practices	8. Program 7C has been updated to address this comment
Werner	1. Remove offensive, dehumanizing language such as "handicapped" and "the homeless" to refer to people with disabilities or to people who are experiencing homelessness 2. Expand on surplus city-owned lands 3. Define the Opportunity Area Map 4. Identify locations listed as Underutilized Mixed Use 5. Provide specifics on how to encourage sustainable building practices 6. Define the quality of life improvements envisioned as part of Program 2D 7. Include specific steps to describe how the extremely park starved areas of the City will be addressed 8. Include specifics on how to achieve Goal 2 amidst intensified streamlining that limits design review 9. Define how the City can prioritize affordable housing when mandates	1. Language in the Housing Element has been updated Comments two through ten were addressed as part of the City's presentation to the Glendale Homeowners Coordinating Council on December 6, 2021.

	like SB9 don't require that housing be affordable 10. Focus on design equity for affordable units	
Abundant Housing LA	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.	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 appropriate 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

	8. Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary. 9. Reduce restrictions on maximum height, floor-area ratio, unit size, and lot coverage. 10. Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity. 11. Report the proportion of sites in the previous housing element's inventory that were developed during the planning period. 12. Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle. 13. Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle. 14. If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely. 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. 16. Ensure that all projects completed during the 5th cycle are not counted towards the 6th cycle RHNA target. 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.	11. Information regarding past development is included in the Housing Element in accordance with State law 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 13. Parcels have been removed from the site inventory where redevelopment has been determined as unlikely to occur during the 6th Cycle 14. Additional sites suitable to accommodate a portion of the City's RHNA have been identified 15. Additional sites suitable to accommodate a portion of the City's RHNA have been identified 16. Projects completed during the 5th Cycle have been removed from the list of credits of progress towards the City's 6th Cycle RHNA 17. The list of pipeline projects has been reviewed and updated 18. Program 1F has been updated to reflect a mid-cycle assessment of ADU affordability 19. The quantified objectives listed represent a realistic assessment of development potential during the planning period based on the private market 20. No parcels have been identified for rezoning or upzoning as part of this effort 21. Sites have been identified in various areas of opportunity where redevelopment potential is likely during the planning period 22. New funding sources will continue to be evaluated 23. The City will seek further clarification on this recommendation and will consider it

	18. Commit to a mid-cycle review to verify Planning's assumptions about development probabilities. 19. Set quantified objectives equal to the Citys RHNA targets at all income levels. 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. 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. 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. 23. Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning. 24. Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program. 25. Prioritize the production of affordable housing on publicly-owned land. 26. Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels. 27. Gather public input by sampling a random cross-section of the	as part of the Housing Element update process 24. Program 1B is included to ensure compliance with No Net Loss provisions 25. Additional City-owned sites have been identified as available for affordable housing development 26. Existing zoning standards support development at densities found by the State to stimulate the development of affordable housing 27. Program 7C has been modified to address this comment 28. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions 29. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions 30. Based on the State's review of the City's Draft Housing Element, the City will evaluate its ADU assumptions

	community; if response rates favor privileged groups, reweight the survey results to more accurately reflect the distribution of opinion within the community. 28. The City must use HCD's Option 1 safe harbor, and project that 861 ADUs will be permitted during the 6th Cycle. 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. 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.	
Our Future LA	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.	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.

	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. 7. The housing element should exclude parcels containing RSO housing units in the housing element's site inventory. 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. 9. The housing element should institute local programs and funding sources for preservation of existing affordable housing. 10. The housing element should utilize a value capture mechanism, such as inclusionary zoning, to locally fund and/or incentivize affordable housing. 11. The housing element should prioritize creation of affordable housing on public land. 12. The housing element should streamline affordable housing production. 13. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas. 14. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-	7. All new units identified to accommodate the City's RHNA are net new units, exclusive of any existing units. 8. Program 1B implements No Net Loss requirements. 9. The Background Report has been amended to include this information. 10. The City already has and implements an inclusionary housing ordinance. 11. The City has identified additional public land available for the development of affordable housing and added it to the site inventory. 12. Program 9B provides for the streamlined review of affordable housing projects. 13. The City currently implements an inclusionary housing ordinance to require the production of affordable units. 14. The City will continue to promote the development of units affordable at all income levels throughout the community. 15. The Background Report and Appendix A have been amended to address the likelihood of development. 16. Information regarding past development is included in the Housing Element in accordance with State law. 17. The City has considered objective factors in determine the viability of nonvacant sites to accommodate its lower-income RHNA. 18. A buffer is provided in the City's Site Inventory Strategy. 19. The City has updated its Sites Inventory to reflect the most accurate project information.

	opportunity areas currently zoned R1. 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. 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. 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. 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. 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.	20. Various Housing Programs have been modified to provide more discrete timeframes for program review. 21. The Site Inventory has been updated to include more available sites and reflect a higher overall capacity. 22. Housing sites are located in areas currently zoned for higher-density residential development, in places near transit, goods, services, and jobs. 23. Program 7C has been amended to address increased access to opportunities. 24. Section 6 of the Background Report has been significantly amended and expected to more thoroughly address fair housing topics. 25. Sites identified to accommodate the City's lower-income RHNA are located in areas close to transit, goods, services, and jobs. 26. Additional funding sources have been added to the Housing Element. 27. The City continues to collect and respond to public input and will continue to receive feedback throughout preparation of the Housing Element. 28. Program 1F provides detailed information regarding the City's ADU program and efforts to support and track production of ADUs. 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. 30. HCD has provided guidance that SCAG's ADU affordability survey is an appropriate tool to use to forecast affordability levels.

	20. The housing element should commit to a mid-cycle review to verify the housing element's assumptions about development probabilities. 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. 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. 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. 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. 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. 26. The housing element should adequately identify funding	

	sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built. 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. 28. The housing element did not use an HCD-recommended safe harbor methodology for forecasting future ADU production. 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. 30. The housing element should assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.	
Southwest Carpenters	1. Require the use of local skilled and trained workforce to benefit the community's economic development and environment.	1. This topic is not addressed in the City's Housing Element.
Glendale Association of Realtors ®	1. Evaluation of the feasibility of various sites identified in the Downtown Specific Plan to accommodate lower-income RHNA.	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.
Abundant Housing (January 2022)	1. Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on	1. Capacity of sites have been determined in accordance with State law, current development trends, and proposed

	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. 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.	projects. The City has not proposed to rezone any sites at this time. 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)	1. Remove sites unlikely to be developed during the planning period. 2. Receive and consider public comments on the Housing Element.	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

		Commission, and two Public Hearings with the City Council.

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
AHLA & Yimby Law	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	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 Cityi's

	10. General comment on Landlord/Tenant Mediation 11. Rezoning is required to reverse patterns of de facto segregation 12. General comment on programs designed to uplift historically marginalized neighborhoods 13. General comment on MapCraft Analysis	commitment to reducing parking standards. 5. Various programs have been revised in the Housing Plan to include more specific commitments, metrics, timing, and geographic targets 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. 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. 8. Program 9A has been revised to address this request. 9. Noted. 10. Noted. 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 as 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. 12. Noted. 13. Noted.
Khatchaturian (1/30/2023)	1. Reevaluate 110-132 N Glendale as a Proposed Project	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

		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

		correspondence to the commentor and has described the enforcement process in the Housing Element (Section 6) and in Housing Program 2E. 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.

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Attachments

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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.

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).

Contact: Erik Krause | 818-937-8156
EKrause@glendaleca.gov

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

PUBLIC OUTREACH	RELEASE PUBLIC REVIEW DRAFT HOUSING ELEMENT	COMMUNITY WORKSHOP	PREPARE HOUSING ELEMENT FOR PUBLIC HEARINGS	PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS	SUBMIT TO STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Ongoing	July-August 2021	August-September 2021	September 2021	Fall 2021	Subsequent to City Council Adoption

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 accomodate 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:
Philip S. Lanzafame, Director of Community Development

Prepared by:
Bradley Calvert, AICP, Assistant Director of Community Development
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.

At 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**		*Percent of total*
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.

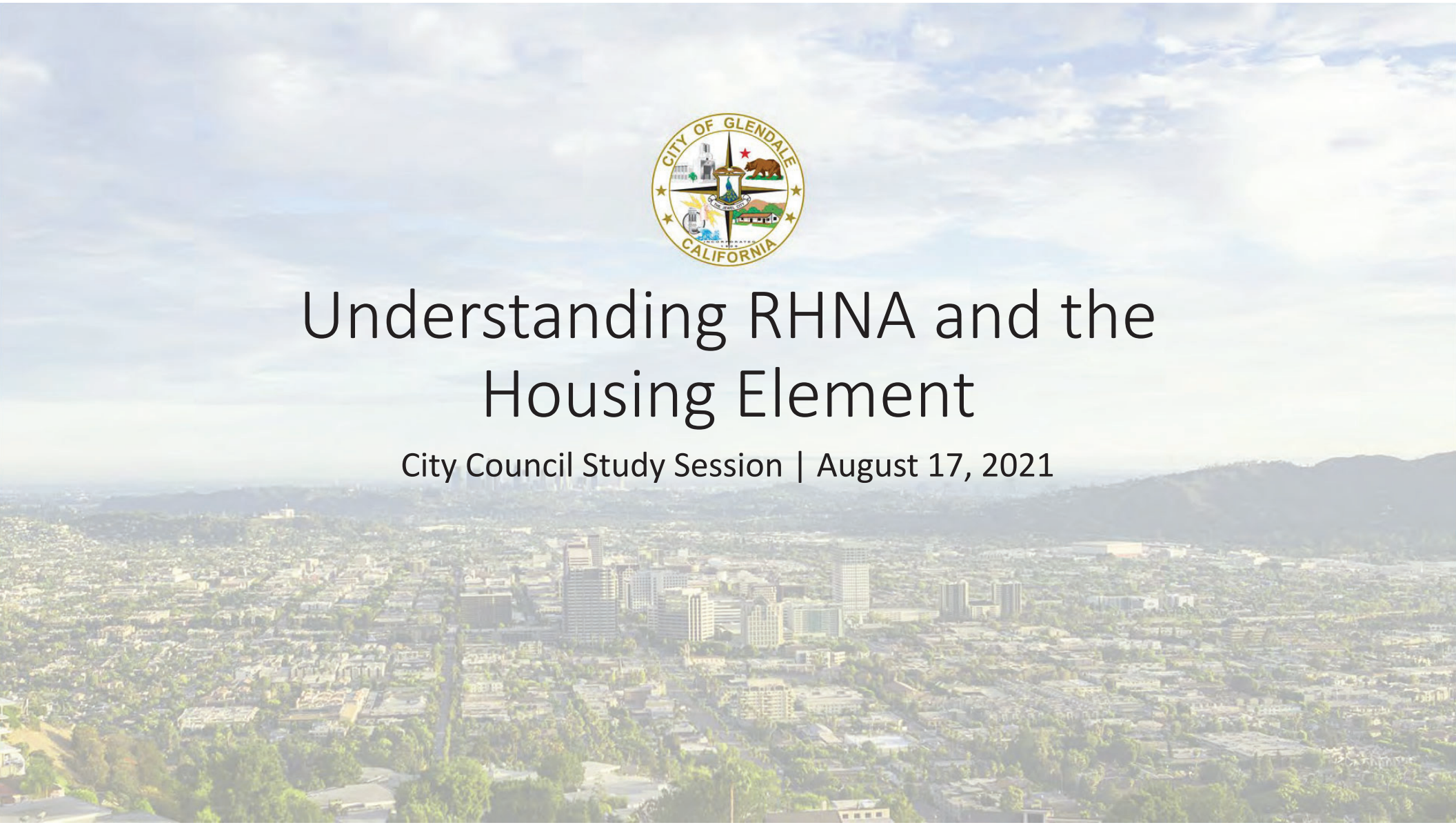
Alternative 3: The City Council may consider any other alternative proposed by staff.

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 (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 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

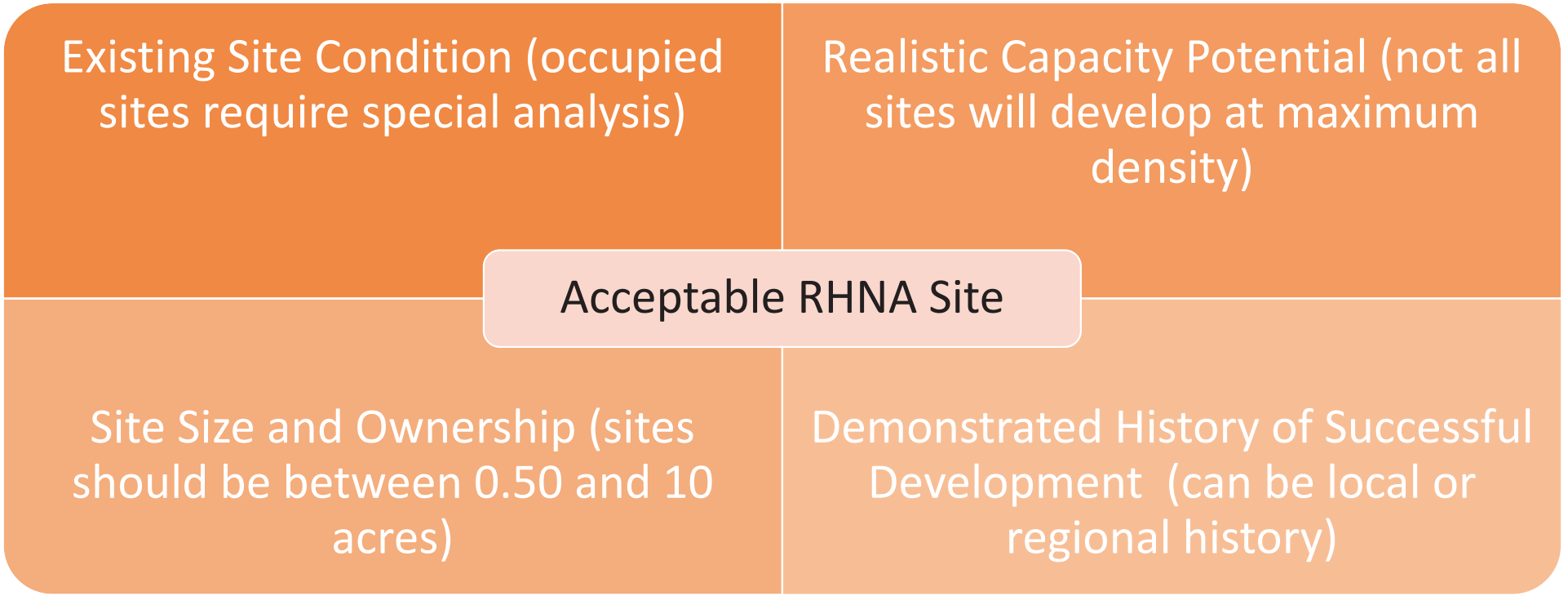
What's Included in a Housing Element?

- 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



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

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

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

CITY OF GLENDALE
Land Use and Mobility Update

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?

CITY OF GLENDALE
Land Use and Mobility Update

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 funtion 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?

CITY OF GLENDALE

Land Use and Mobility Update

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?

CITY OF GLENDALE
Land Use and Mobility Update

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 is 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»:

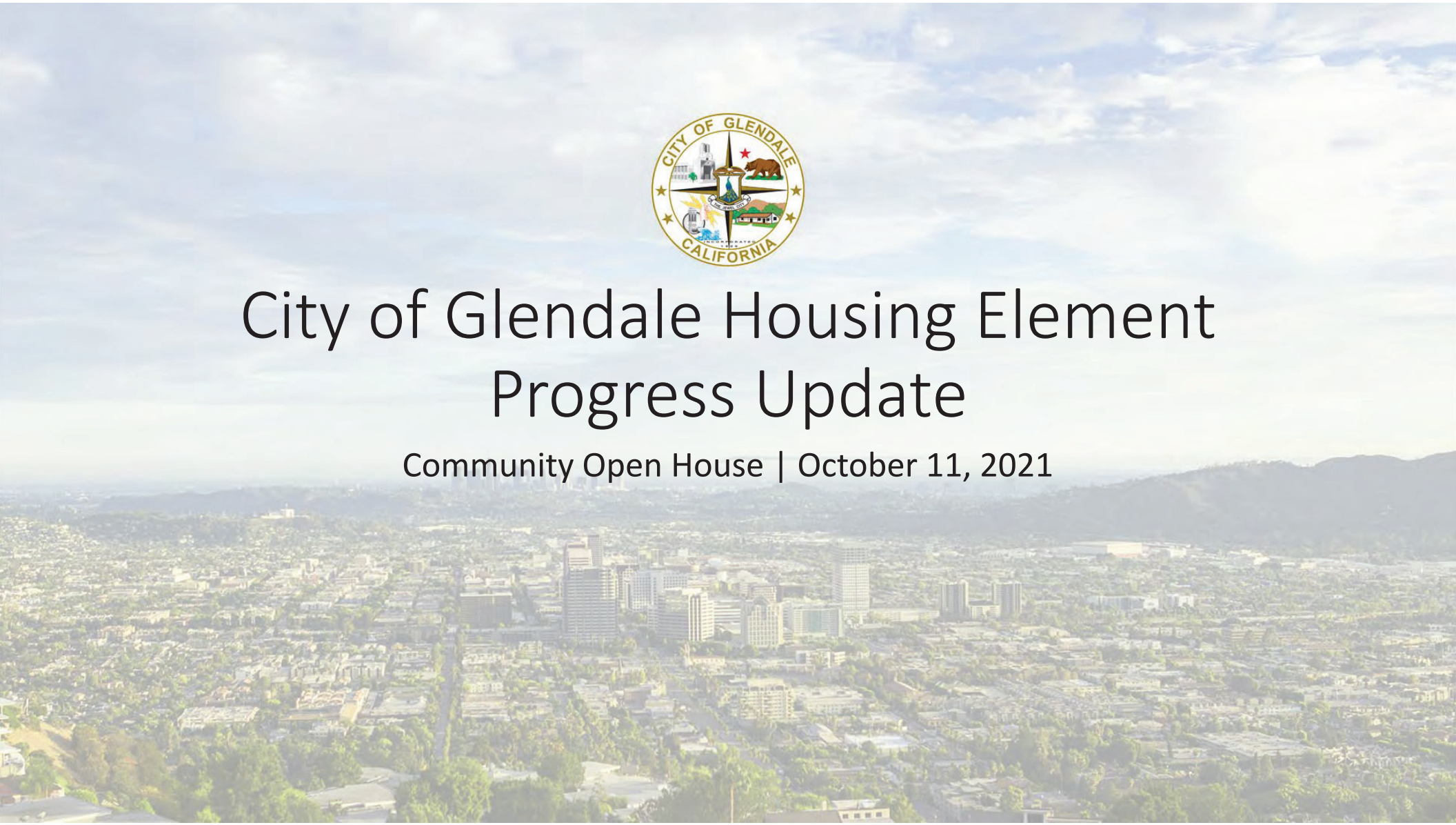
Հանրության անդամներին հրավիրում ենք մասնակցել վիրտուալ հանդիպմանը՝ քաղաքի առաջընթացը վերանայելու և լրացուցիչ մեկնաբանությունների համար, մինչև այն կթողարկվի ավելի ուշ այս տարի:

Պատասխանեք այստեղ մինչև 2021 թ. հոկտեմբերի 11-ը, ժամը 12:00-ն՝ ժողովի Zoom հղումը ստանալու համար:

Չե՞ք կարող միանալ մեր հանդիպմանը: Կիսվեք ձեր գաղափարներով մեզ հետ առցանց:

Քաղաքապետարանի «Բնակարանային տարրերի» թարմացման մասին լրացուցիչ տեղեկությունների համար սեղմեք այստեղ:

@MyGlendaleCDD



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
5th 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?

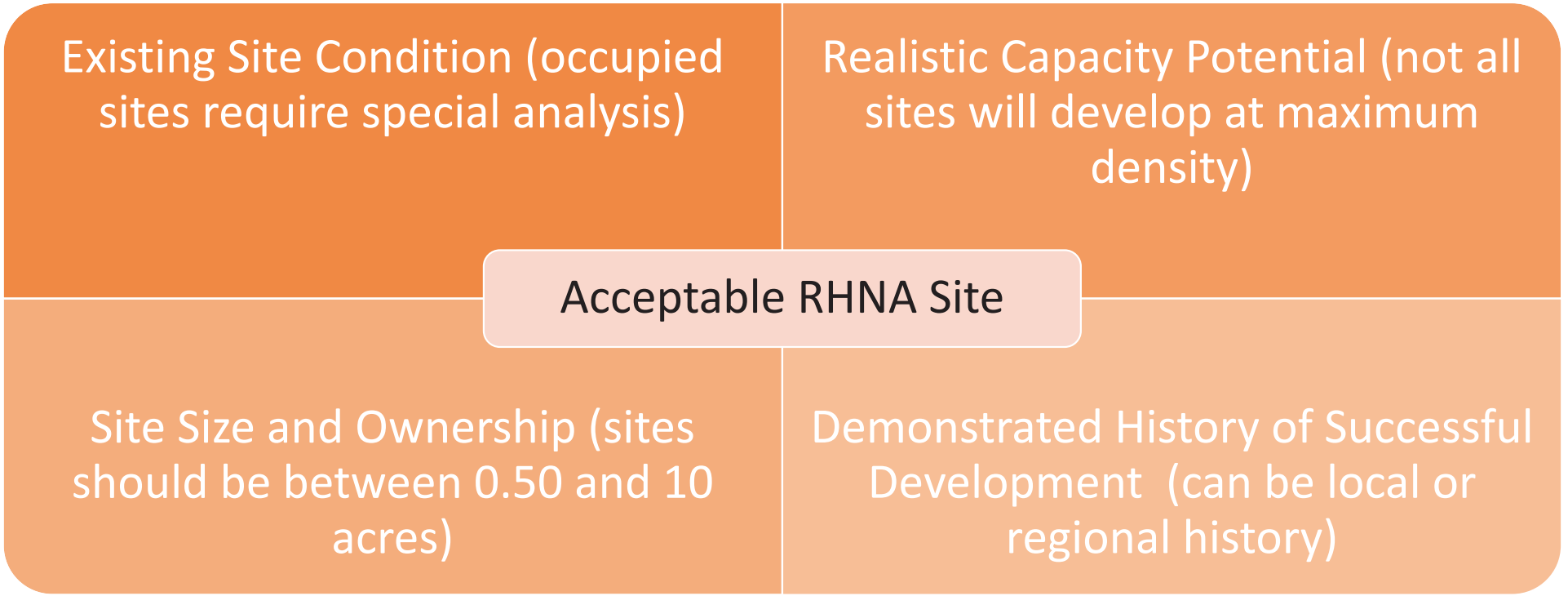
- Every eight years, HCD estimates each region's housing need for all income groups
- Regional Housing Needs Assessment = RHNA
- HCD identified a RHNA of **1.3 million units** for the SCAG region
- SCAG takes its number and allocates it to each city and county using its unique methodology, which is approved 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



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
Credits Subtotal	***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

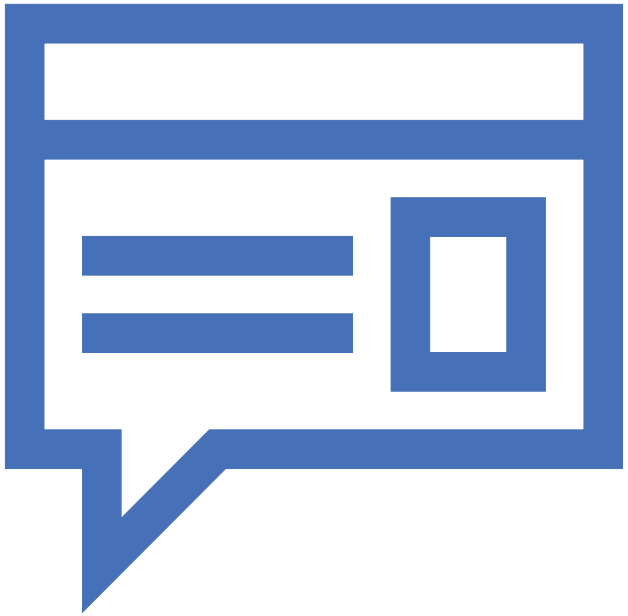
Next Steps (Reflective of Tonight's Input)

- 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

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

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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:

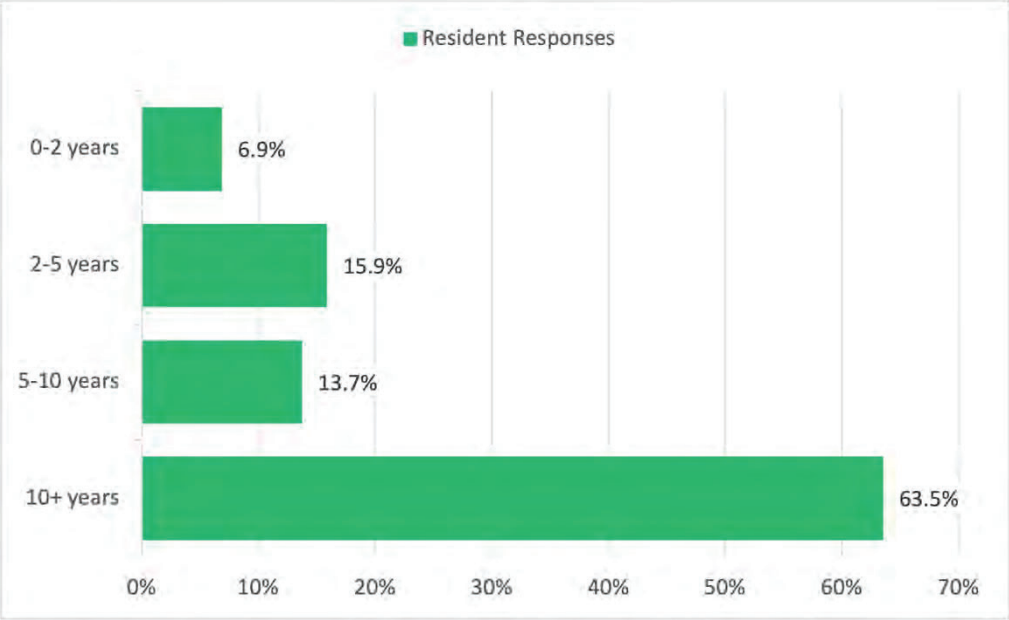
- A small percentage (3%) of respondents neither live nor work in Glendale.

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?

Figure 1: How long have you lived in Glendale? (Residents Only)



- Most of the respondents rent their home (49%) followed closely (47%) by respondents who own their home. Of remaining respondents, 3% neither own nor rent and 1% are currently without permanent shelter.[3]
    - Of resident responses, the majority (53%) rent their home, followed by 44% who own their home, 3% who neither own nor rent, and 1% currently without permanent shelter.
    - Of worker responses, most (68%) own their home, with 26% of respondents renting and 6% neither owning nor renting.
    - Of other responses, most (57%) rent their home, while 43% own their home.
- Most of the respondents (55%) live in a single-family home, with the next highest category being multi-family homes (33%), followed by duplex/attached homes (8%). A small percentage (2%) live in accessory dwelling units, with 1% (each) currently without permanent shelter or living in other types of units.[4]
    - Of resident responses, the majority (53%) live in a single-family home, with the next highest category being multi-family homes (36%), followed by duplex/attached homes (8%). A few (2%) live in accessory dwelling units, with 1% currently without permanent shelter.

[3] Question 4: Do you currently own or rent your home?
[4] Question 6: Select the type of housing that best describes your current home.

- Of worker responses, the majority (71%) live in a single-family home, with the next highest category being multi-family homes (15%), followed by duplex/attached homes (9%). The remaining 6% live in accessory dwelling units.
- Of other responses, most (43% each) live in a single-family home or multi-family home.

- Of all the respondents surveyed, the most common types of households include couples (27%) and couples with children younger than 18 (25%), followed by single-person households (19%). The remainder of responses showed a considerable range in household types including 9% (each) who identified as a multi-generational household or a young adult living with parents.[5]
  - Of resident responses, the most common types of households include couples (29%) and couples with children younger than 18 (24%), followed by single-person households (19%) and young adults living with parents (10%). The remainder of resident responses showed a considerable range in household types including 7% who identified as a multi-generational household, 6% as single person living with roommates, and 3% as single parent with children under 18.
  - Of worker responses, the most common types of households include couples with children younger than 18 (33%), followed by couples and multi-generational households (20% each). The remainder of worker responses showed a considerable range in household types including 10% who identified as single and 7% young adults living with parents.
  - Of other responses, the most common types of households include single person households and couple with children under 18 (40% each), followed by multi-generational household (20%).
- The respondents were primarily between the ages of 24-39 years old (38%), followed by 40-55 years old (29%), and 56-74 years old (25%).[6]
  - Of resident responses, respondents were primarily between the ages of 24-39 years old (39%), followed by 40-55 years old (28%), and 56-74 years old (25%).
  - Of worker responses, respondents were primarily 40-55 years old (40%), followed by 24-39 years old (33%), and the remainder 56-74 years old (27%).
  - Of other responses, respondents were primarily 24-39 years old and 40-55 years old (40% each), followed by 56-74 years old (20%).

[5] Question 24: Which of the following best describes your household type?
[6] Question 28: What age range most accurately describes you?

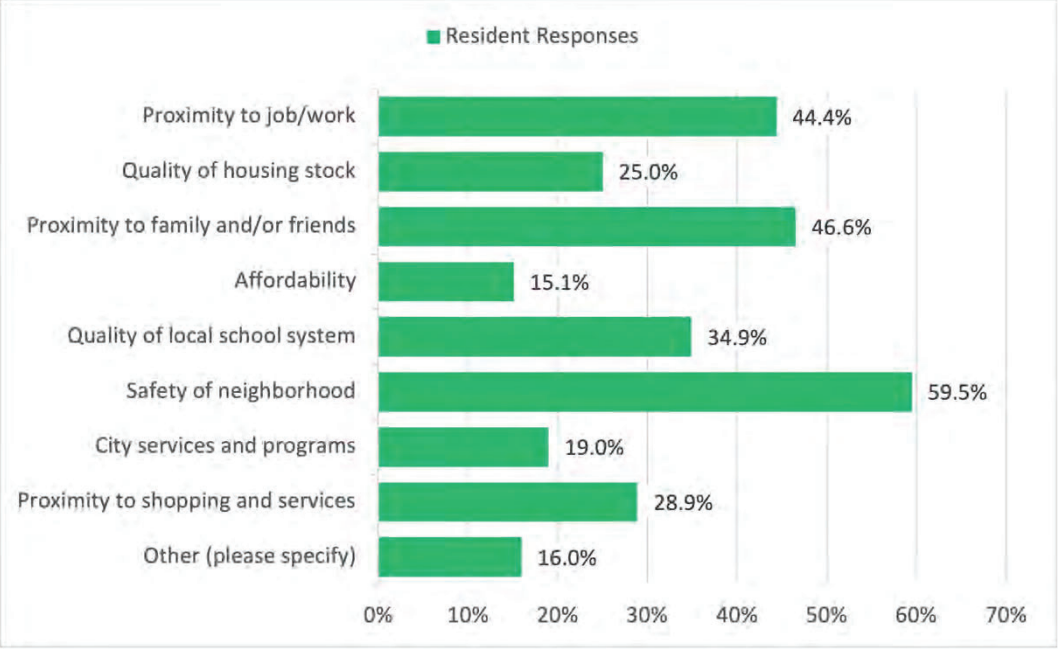
Values and Priorities

When resident respondents were asked, "What made you decide to live here? (Select all that apply)"[7] the most common answers were:

- Safety of neighborhood (59%)
- Proximity of family and/or friends (46%)
- Proximity to job/work (44%)
- Quality of local school system (35%)
- Proximity to shopping and services (29%)
- Quality of housing stock (25%)
- Proximity to family and/or friends (21%)
- City services and programs (19%)
- Other (17%)
- Affordability (15%)

It should be noted that this question was only answered by those respondents who live in Glendale. Those who do not live in Glendale were not asked this question.

Figure 1: What made you decide to live here? (Residents Only)



[7] Question 3: What made you decide to live here? (Select all that apply)

Housing Affordability

When respondents were asked, "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? (Select all that apply)"[8] those who do not already own a home responded as summarized below.

Resident Responses:

Of resident responses, 41% who responded to this question already owned a home in Glendale. Fewer than 3% of residents expressed the opinion that they currently do not wish to own or rent in Glendale. Other responses included:

- I cannot find a home within my target price range in Glendale (44%)
- I do not currently have the financial resources for an appropriate down payment (34%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (26%)
- I cannot currently find a home that suits my quality standards in Glendale (8%)
- I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations) (6%)

Worker responses:

Of worker responses, 38% expressed the opinion that they currently do not wish to own or rent in Glendale. The majority (53%) of workers responded that they cannot find a home within their target price range in Glendale. Other responses included:

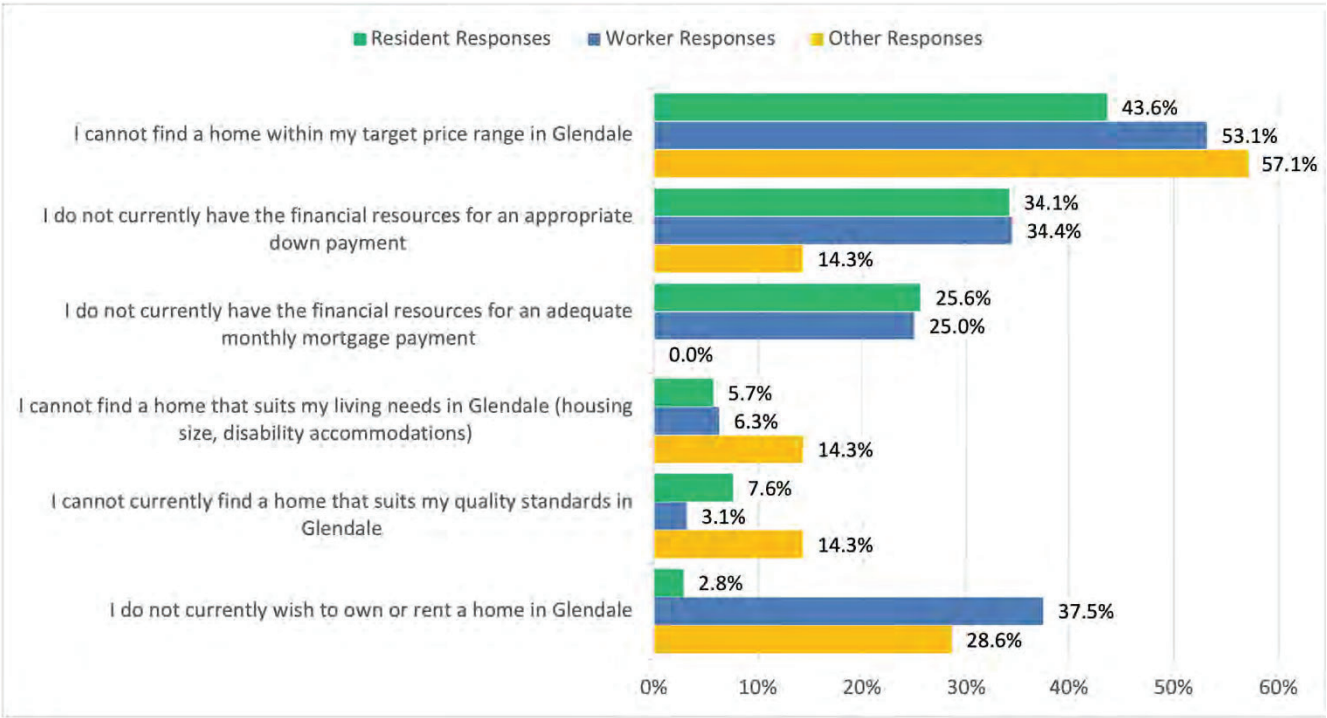
- I do not currently have the financial resources for an appropriate down payment (34%)
- I do not currently have the financial resources for an adequate monthly mortgage payment (25%)
- I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations) (6%)
- I cannot currently find a home that suits my quality standards in Glendale (e.g., interior maintenance, finishes, landscaping) (3%)

Other responses:

Of other responses, the majority (57%) cannot find a home within their target price range in Glendale.

[8] Question 5: 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? Select all that apply.

Figure 2: 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?



When asked what percentage of their income they spend on housing[9], about 42% of residents and 41% of workers spent less than 30% of their income on housing. However, a much higher percentage of residents than non-residents spend more than half of their income on housing (18% for residents versus 6% for workers). Responses broken down by group were:

Resident responses:

- Less than 30% of income spent on housing (42%)
- Between 30%-50% of income spent on housing (40%)
- More than 50% of income spent on housing (18%)

Worker responses:

- Less than 30% of income spent on housing (41%)
- Between 30%-50% of income spent on housing (53%)
- More than 50% of income spent on housing (6%)

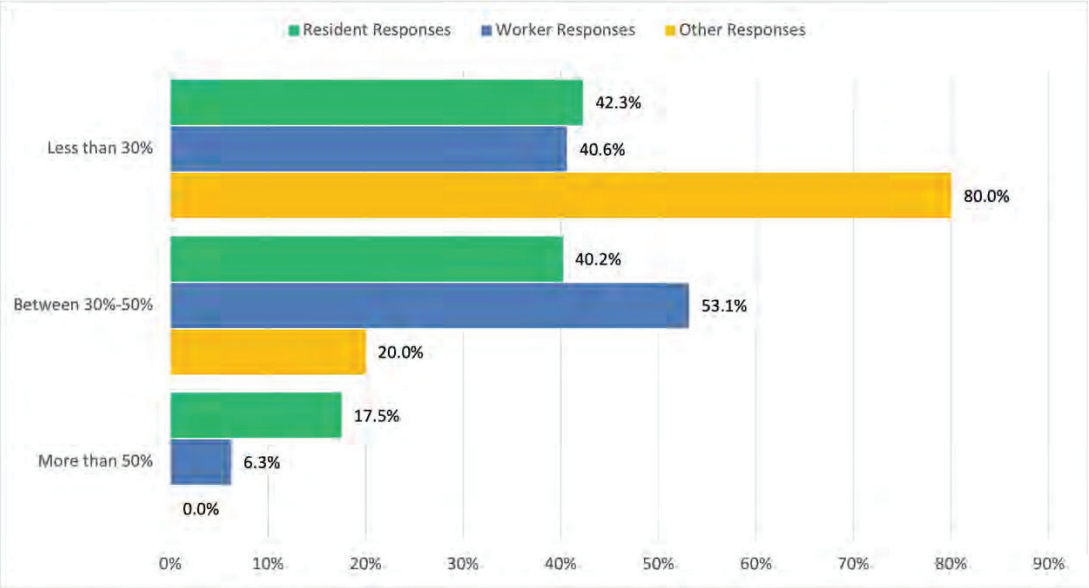
Other responses:

- Less than 30% of income spent on housing (80%)

[9] Question 13: Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- Between 30%-50% of income spent on housing (20%)
- More than 50% of income spent on housing (0%)

Figure 3: What percentage of your income do you spend on housing?



Housing Maintenance

When respondents were asked, "How would you rate the physical condition of the residence you live in?"[10] most respondents answered positively, with the response "excellent condition" receiving 43% of resident responses, 41% of worker responses, and 29% of other responses.

Resident responses:

Of resident responses, approximately 31% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 24% of residents indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Worker responses:

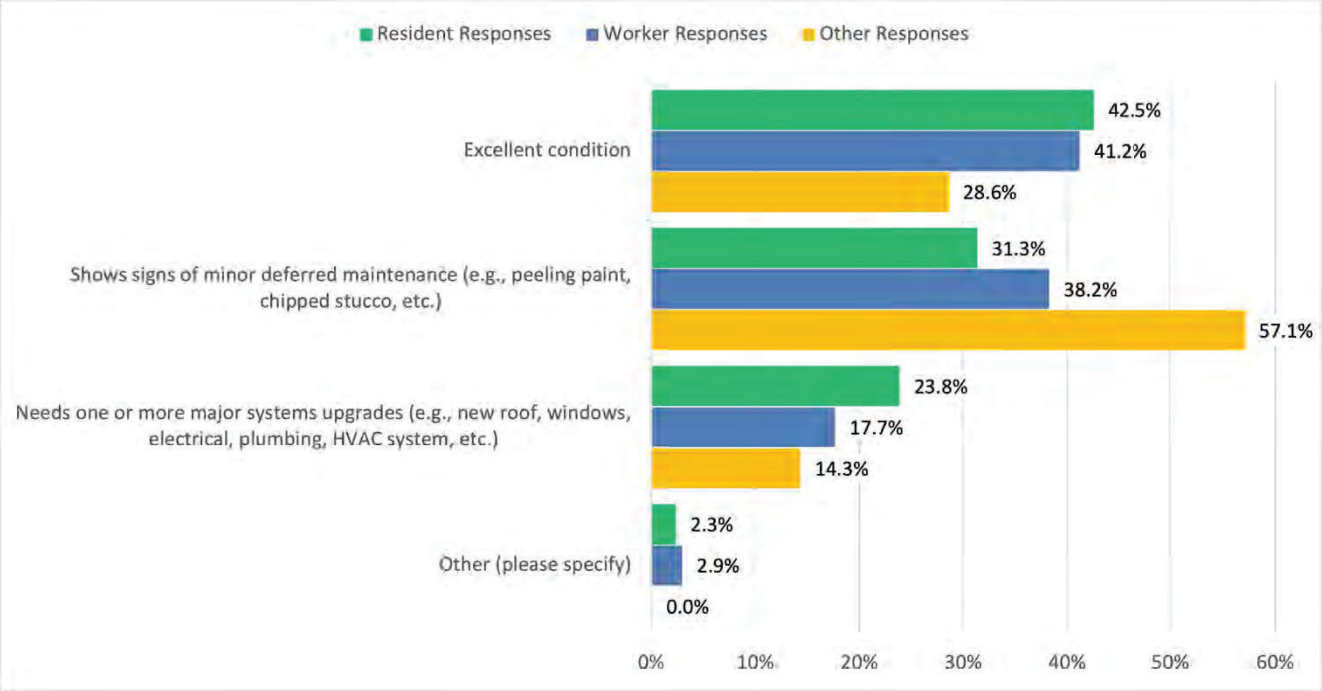
Of worker responses, approximately 38% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 18% of workers indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Other responses:

[10] Question 11: How would you rate the physical condition of the residence you live in?

Of other responses, approximately 57% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. Approximately 14% indicated that their home needed one or more major systems upgrades such as a new roof or windows.

Figure 5: How would you rate the physical condition of the residence you live in?



When asked, "Which of the following housing upgrades or expansions have you considered making on your home?"[11] the top responses included:

Resident responses:

- Kitchen or bathroom remodels (37%)
- None (36%)
- Painting (31%)
- Solar (21%)
- Roofing (16%)
- Other (14%)
- Room addition (14%)

Worker responses:

- Painting (44%)

[11] Question 12: Which of the following housing upgrades or expansions have you considered making on your home?

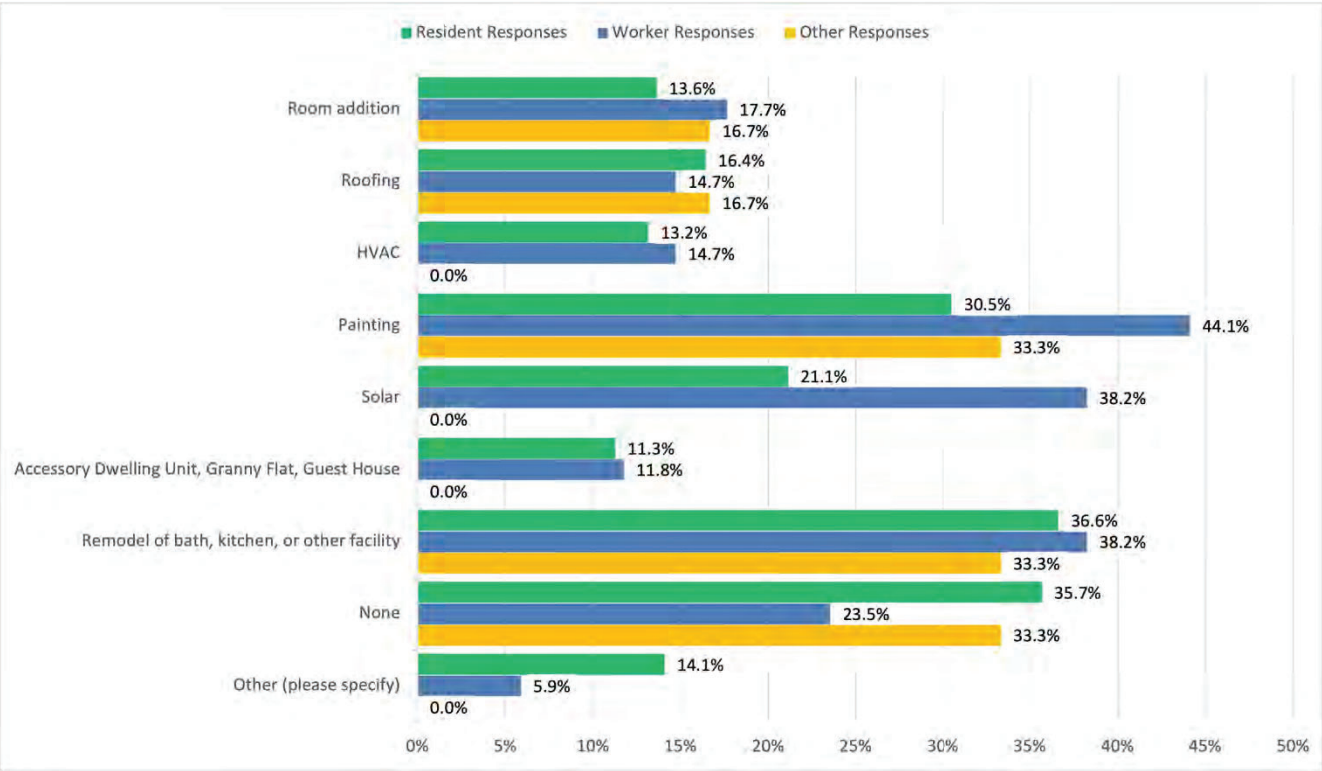
- Kitchen or bathroom remodels (38%)
- Solar (38%)
- None (24%)
- Room addition (18%)
- Roofing (15%)
- HVAC (15%)

Other responses:

- Kitchen or bathroom remodels (33%)
- Painting (33%)
- None (33%)
- Room addition (17%)
- Roofing (17%)

The other responses included landscaping and other maintenance related to the interior of the home. Some respondents answered they were not able to make improvements to their rented property.

Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?



Housing Fit

When asked, "How satisfied are you with your current housing situation?"[12], over 75% of all groups indicated that they were very satisfied or somewhat satisfied with their current housing. The top responses broken down by group were:

Resident responses:

- I am very satisfied (39%)
- I am somewhat satisfied (35%)
- I am somewhat dissatisfied (15%)
- I am dissatisfied (11%)

Worker responses:

- I am very satisfied (62%)
- I am somewhat satisfied (29%)
- I am somewhat dissatisfied (3%)
- I am dissatisfied (6%)

Other responses:

- I am very satisfied (43%)
- I am somewhat satisfied (43%)
- I am somewhat dissatisfied 14%)

When asked, "Do you think that the range of housing options currently available in the City of Glendale meets your needs?"[13] most respondents thought it did not. Responses broken down by group were:

Resident responses:

- Yes (46%)
- No (54%)

Worker responses:

- Yes (42%)
- No (58%)

[12] Question 7: How satisfied are you with your current housing situation?
[13] Question 9: Do you think that the range of housing options currently available in the City of Glendale meets your needs?

Other responses:

- Yes (29%)
- No (71%)

When asked, "What types of housing are most needed in the City of Glendale? (Select all that apply)"[14] all groups responded that single-family (detached) were most needed. Responses broken down by group were:

Resident responses:

- Single-family (detached) (54%)
- Condominiums (multi-family ownership homes) (35%)
- Apartments (multi-family rental homes) (32%)
- Duplex/Attached Housing (31%)
- Senior Housing (27%)
- Other (21%)
- Accessory Dwelling Unit (ADU) (14%)
- Housing for people with disabilities (11%)

Worker responses:

- Single-family (detached) (67%)
- Senior Housing (39%)
- Apartments (multi-family rental homes) (36%)
- Duplex/Attached Housing (36%)
- Condominiums (multi-family ownership homes) (30%)
- Housing for people with disabilities (27%)
- Accessory Dwelling Unit (ADU) (18%)
- Other (15%)

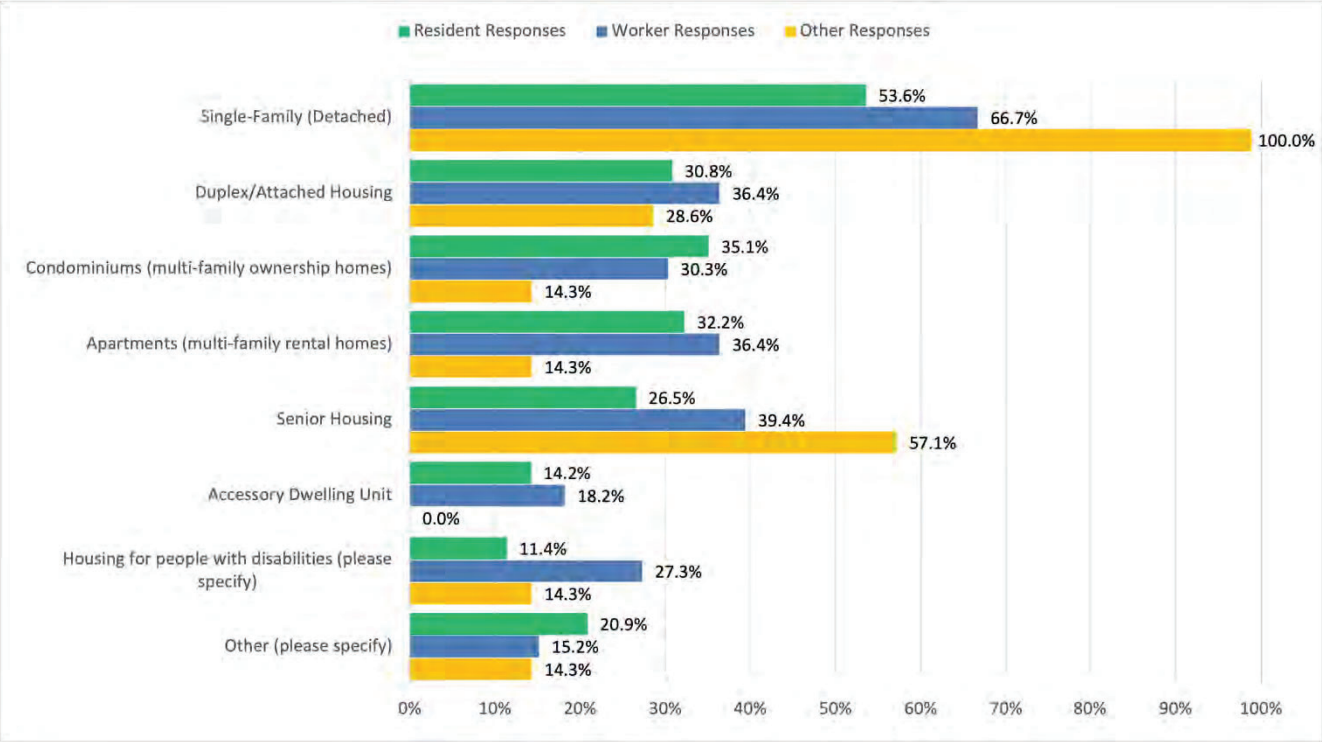
Other responses:

- Single-family (detached) (100%)
- Senior Housing (57%)
- Duplex/Attached Housing (29%)
- Apartments (multi-family rental homes) (14%)

[14] Question 10: What types of housing are most needed in the City of Glendale? (Select all that apply).

- Condominiums (multi-family ownership homes) (14%)
- Housing for people with disabilities (14%)
- Other (14%)
- Accessory Dwelling Unit (ADU) (0%)

Figure 7: What types of housing are most needed in the City of Glendale?



Some of the other responses included:

- No additional housing needed
- Affordable housing at a range of income levels
- Homeless housing

When asked, "If you are currently employed, approximately how long is your one-way commute to work?"[15] respondents showed considerable range. Responses broken down by group were:

Resident responses:

- 5-10 miles (22%)
- Less than 5 miles (21%)

[15] Question 26: If you are currently employed, approximately how long is your one-way commute to work?

- 10-25 miles (21%)
- I am not currently employed (17%)
- I am employed but work from home (12%)
- 25-40 miles (6%)
- More than 40 miles (2%)

Worker responses:

- 5-10 miles (33%)
- 10-25 miles (23%)
- 25-40 miles (23%)
- I am employed but work from home (7%)
- More than 40 miles (7%)
- Less than 5 miles (3%)
- I am not currently employed (3%)

Other responses:

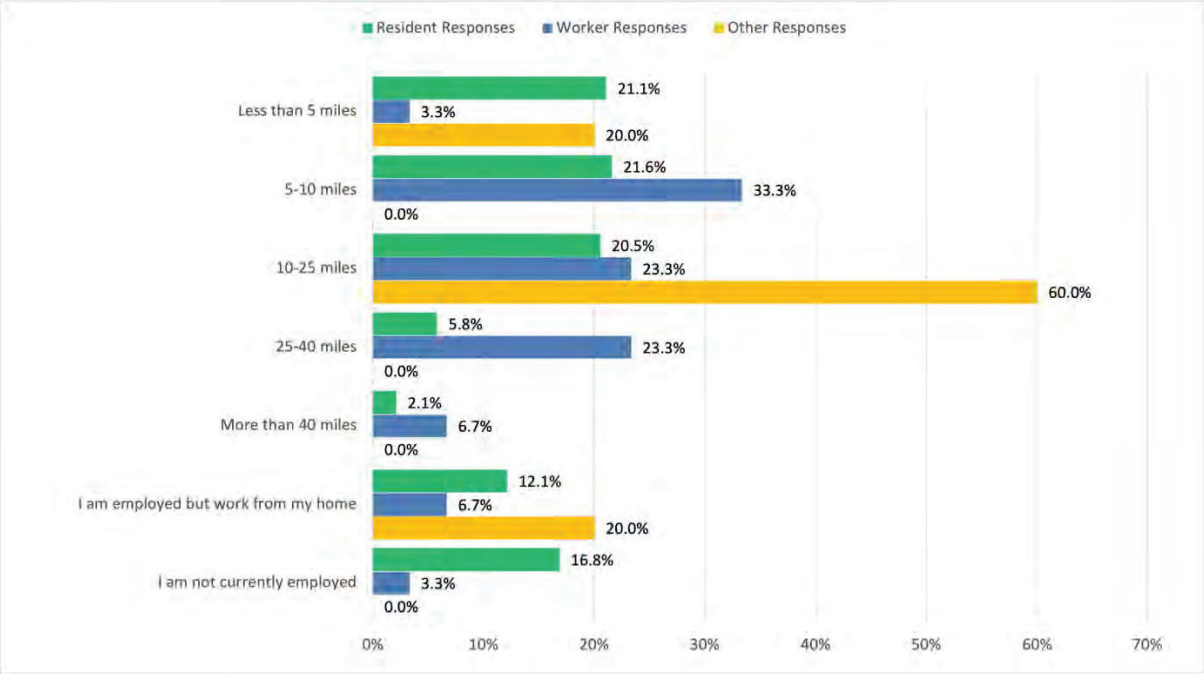
- 10-25 miles (60%)
- I am employed, but work from home (20%)
- Less than 5 miles (20%)

The range of responses amongst residents suggests that while there is great diversity in commute distances, the majority of residents live and work in Glendale or neighboring jurisdictions. Of those not currently employed, the age group of respondents suggests that a portion may be retired.

The responses amongst the worker group indicate that the majority of non-residents who work in Glendale commute less than 25 miles (over 60%) and that almost a third (30%) live over 25 miles away. This suggests that most non-resident workers live in nearby jurisdictions but a significant portion commute from long distances.

It should be noted that answers are based on commute distance prior to the Coronavirus pandemic, which may have had an impact on travel patterns.

Figure 4: If you are currently employed, approximately how long is your one-way commute to work?



When asked "If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply"[16] the majority of all respondents indicated that they used an automobile and drove alone (84%). Responses broken down by group were:

Resident responses:

- Automobile (drive alone) (82%)
- Other (please specify) (9%)
- Walk (8%)
- Bus (7%)
- Bike (5%)
- Train (5%)
- Rideshare such as Uber or Lyft (5%)
- Automobile (carpool) (4%)

Worker responses:

- Automobile (drive alone) (96%)
- Walk (4%)

[16] Question 27: If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply.

- Bus (4%)
- Train (4%)
- Rideshare such as Uber or Lyft (4%)
- Automobile (carpool) (4%)

Of worker responses, nobody indicated that they got to work by biking or other modes of transportation.

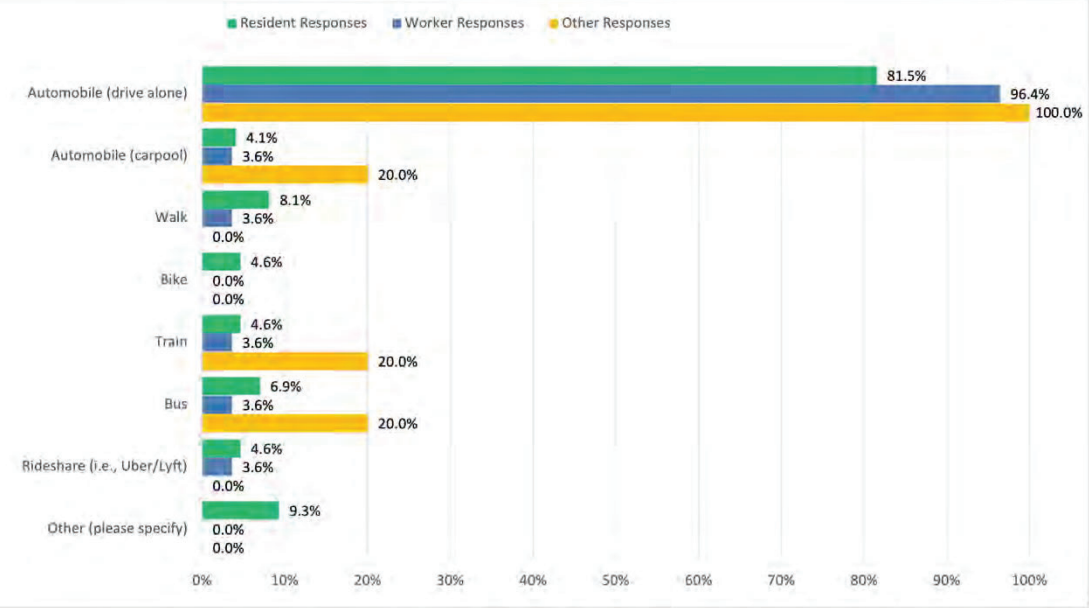
Other responses:

- Automobile (drive alone) (100%)
- Bus (20%)
- Train (20%)
- Automobile (carpool) (20%)

Of other responses, nobody indicated that they got to work by walking, biking, rideshare, or other modes of transportation.

Of those that selected "other (please specify)" modes of transportation included motorcycle and airplane.

Figure 9: If you work outside the house, how to you get to work? (select all that apply)



When asked if Coronavirus had impacted their housing situation[17], the majority of all respondents answered "No." Responses broken down by group were:

Resident responses:

- Yes (27%)
- No (73%)

Worker responses:

- Yes (20%)
- No (80%)

Other responses:

- Yes (0%)
- No (100%)

For respondents who answered "Yes," some of the following reasons were given:

- Family members such as adult children moving into the home
- Converting bedrooms to offices to allow work from home or virtual schooling
- Unable to pay rent due to reduced income or loss of job
- Forced to move

Fair Housing

In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination. The City is required to consider issues of fair housing as part of its Housing Element update.

When asked, "How important are the following factors in your housing choice?"[18] 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%)

[17] Question 25: Has the Coronavirus impacted your housing situation?
[18] Question 14: How important are the following factors in your housing choice?

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 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?"[19] 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%)

[19] Question 15: How important are the following housing priorities to you and your household?

- Build more single-family housing (67%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (66%)
- Provide housing for the homeless (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 the homeless (77%)
- Integrate affordable housing throughout the community to create mixed-income neighborhoods (74%)
- 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 the homeless (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 statements[20] 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%)
- I am satisfied with the schools in my area (61%)

[20] Question 16: Please respond to each statement

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,[21] 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%)

[21] 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?

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 Glendale[22] 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)
- I don't know (24% or 46 responses)

Of those respondents that answered "yes" to the prior question, the discriminatory factors identified[23] (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%)

[22] Question 18: Have you ever experienced or witnessed housing discrimination in the City of Glendale?
[23] Question 19: On what grounds do you believe you witnessed housing discrimination?

- 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%).

When asked whether they knew of anyone in Glendale who experienced unfair real estate or lending practices[24] 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:

[24] Question 20: Do you know of anyone in Glendale who has faced the following: (select all that apply)

- 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 violated[25]. 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 Laws[26]. 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 follow[27].

[25] Question 21: Where would you refer someone if they felt their fair housing rights had been violated?
[26] Question 22: How familiar are you with Fair Housing Laws?
[27] Question 23: Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

Appendices

A: Survey Questions

B: Survey Responses

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

As required by State law, the City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period. The Housing Element must be updated every 8 years. The Housing Element establishes policies and programs to address Glendale's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you currently live in Glendale, your feedback will help us understand existing opportunities in our City. However, even if you live somewhere else, we still want to learn about your housing conditions and experiences so the City can do its part in planning to meet our region's housing needs.

Part 1 of this survey focuses on questions related to existing housing conditions and will help the City better understand the characteristics of households in Glendale and identify the community's housing needs and priorities.

Part 2 of this survey focuses on issues related to fair housing in order to understand real or perceived fair housing concerns in Glendale. In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination.

This is an early step in the process. There will be additional opportunities for the community to comment on the Housing Element Update, including on the goals, policies, and implementation actions to be included in the Housing Element.

Your input will be used to inform preparation of the Housing Element so that it reflects our local priorities and objectives.

For additional information about the Housing Element Update, process, and timeline, please visit the project website: https://www.glendaleplan.com/

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Part 1: Existing Conditions

The first part of this survey will assist us in better understanding existing housing conditions in Glendale.

1. Do you live and/or work in Glendale?

- ○ I live in Glendale but my job is located somewhere else (pre-pandemic conditions)
- ○ My job is in Glendale (pre-pandemic conditions) but I live somewhere else
- ○ I live and work in Glendale (pre-pandemic conditions)
- ○ I do not live or work in Glendale

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Questions for Glendale Residents

2. How long have you lived in the City?

- ○ 0-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ 10+ years

3. What made you decide to live here? (Select all that apply)

- ☐ Proximity to job/work
- ☐ Quality of housing stock
- ☐ Proximity to family and/or friends
- ☐ Affordability
- ☐ Quality of local school system
- ☐ Safety of neighborhood
- ☐ City services and programs
- ☐ Proximity to shopping and services
- ☐ Other (please specify)

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Questions for all Respondents

4. Do you currently own or rent your home?

- ○ I own my home
- ○ I rent my home
- ○ I live with another household (neither own nor rent)
- ○ I am currently without permanent shelter

5. 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? Select all that apply.

- ☐ I cannot find a home within my target price range in Glendale
- ☐ I do not currently have the financial resources for an appropriate down payment
- ☐ I do not currently have the financial resources for an adequate monthly mortgage payment
- ☐ I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations)
- ☐ I cannot currently find a home that suits my quality standards in Glendale
- ☐ I do not currently wish to own or rent a home in Glendale
- ☐ I already own a home in Glendale

6. Select the type of housing that best describes your current home.

- ○ Single-Family Home (Detached)
- ○ Duplex/Townhome
- ○ Multi-Family Home (Apartment/Condominium)
- ○ Accessory Dwelling Unit, Granny Flat, Guest House
- ○ Mobile Home
- ○ Currently without permanent shelter
- ○ Other (please specify)

7. How satisfied are you with your current housing situation?

- ○ I am very satisfied
- ○ I am somewhat satisfied
- ○ I am somewhat dissatisfied
- ○ I am dissatisfied

8. If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If you did not, please skip).

9. Do you think that the range of housing options currently available in the City of Glendale meet your needs?

- ○ Yes
- ○ No

10. What types of housing are most needed in the City of Glendale? (Select all that apply)

- [ ] Single-Family (Detached)
- [ ] Duplex/Attached Housing
- [ ] Condominiums (multi-family ownership homes)
- [ ] Apartments (multi-family rental homes)
- [ ] Senior Housing
- [ ] Accessory Dwelling Unit
- [ ] Housing for people with disabilities (please specify in comment field below)
- [ ] Other (please specify)

11. How would you rate the physical condition of the residence you live in?

- ( ) Excellent condition
- ( ) Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- ( ) Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)
- ( ) Other (please specify)

12. Which of the following housing upgrades or expansions have you considered making on your home?

- [ ] Room addition
- [ ] Roofing
- [ ] HVAC
- [ ] Painting
- [ ] Solar
- [ ] Accessory Dwelling Unit, Granny Flat, Guest House
- [ ] Remodel of bath, kitchen, or other facility
- [ ] None
- [ ] Other (please specify)

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

Part 2: Fair Housing

The second part of this survey is designed to help us understand fair housing issues facing our community.

Questions for All Respondents (Residents and Nonresidents)

13. Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- ○ Less than 30%
- ○ Between 30%-50%
- ○ More than 50%

14. How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Unimportant
I could afford to pay for housing					
Housing that accommodates disability of household member					
Housing large enough for my household					
My credit history and/or credit score					
The amount of money I had for deposit					
Housing was available in the neighborhood I chose					
Concern that I would not be welcome in that neighborhood					

Other (please specify)

15. How important are the following housing priorities to you and your family?

	Very important	Somewhat important	Not Important	Don't know
Provide more housing for all income levels				
Promote housing affordable to working families				

	Very important	Somewhat important	Not Important	Don't know
Build more single-family housing				
Build more multi-family housing (apartments, condos, etc.)				
Rehabilitate existing housing				
Encourage more senior housing				
Provide ADA-accessible housing				
Provide housing for homeless				
Ensure that children who grow up in Glendale can afford to live in Glendale as adults				
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together				
Integrate affordable housing throughout the community to create mixed-income neighborhoods				
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs				
Support fair/equitable housing opportunities				

	Very important	Somewhat important	Not Important	Don't know
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	○	○	○	○

16. Please respond to each statement: (1-5 scale)

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
I am satisfied with the schools in my area	○	○	○	○	○
There are quality jobs in my neighborhood	○	○	○	○	○
There is access to public transit close to my neighborhood	○	○	○	○	○
There is enough parking in my area of town	○	○	○	○	○
There are plenty of parks, playgrounds, or green space near me	○	○	○	○	○
There is a pharmacy close to my house	○	○	○	○	○
There is a public library close to my house	○	○	○	○	○
There are grocery stores close to my neighborhood	○	○	○	○	○

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There are banks and credit unions near where I live					
The conditions of the homes in my neighborhood are acceptable					
The streets and sidewalks near my home are well kept					
There are plenty of other public spaces near my home					
The streets and sidewalks in my neighborhood have adequate lighting					

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?

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability
- Other (please specify)

18. Have you ever experienced or witnessed housing discrimination in the City of Glendale?

- ○ Yes
- ○ No
- ○ I don’t know

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

19. On what grounds do you believe you witnessed housing discrimination?

- [ ] Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)
- [ ] Color (physical appearance)
- [ ] Age
- [ ] Marital Status
- [ ] Religion
- [ ] Sex/Gender/Gender Identity
- [ ] National Origin (the country where a person was born)
- [ ] Familial Status (Families with Children)
- [ ] Disability
- [ ] Political Ideas
- [ ] English Spoken as a Second Language
- [ ] Citizenship Status
- [ ] Level/Source of Income
- [ ] Use of Housing Choice Voucher or other assistance
- [ ] Criminal Background
- [ ] Other (please specify)

- [ ] Not applicable

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

20. Do you know of anyone in Glendale who has faced the following: (select all that apply)

- [ ] Unfairly refused a rental or sale agreement
- [ ] Unfairly denied a mortgage
- [ ] Falsely denied available housing options
- [ ] Unfairly directed to a certain neighborhood and/or locations
- [ ] Not shown all housing options
- [ ] Not given reasonable accommodate for a disability
- [ ] Offered unfair terms when buying or selling
- [ ] Not applicable

21. Where would you refer someone if they felt their fair housing rights had been violated?

- I wouldn't know what to do
- Complain to the individual/organization discriminating
- A local nonprofit
- Local, state, or federal government
- The California Office of Housing and Community Development
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (please specify)

22. How familiar are you with Fair Housing Laws?

- Not familiar
- Somewhat familiar
- Very familiar

23. Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

- Yes
- No
- I don't know

CITY OF GLENDALE

Land Use and Mobility Update

Glendale 2021-2029 Housing Element Update Survey

24. Which of the following best describes your household type?

- ○ Single person household
- ○ Couple
- ○ Couple with children under 18
- ○ Single parent with children under 18
- ○ Adult head of household (non-parent) with children under 18
- ○ Young adult living with parents
- ○ Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)
- ○ Single person living with roommates
- ○ Couple living with roommates
- ○ Other (please specify)

25. Has the Coronavirus impacted your housing situation?

- ○ Yes
- ○ No

If yes, how?

26. If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

- ○ Less than 5 miles
- ○ 5-10 miles
- ○ 10-25 miles
- ○ 25-40 miles
- ○ More than 40 miles
- ○ I am employed but work from my home
- ○ I am not currently employed

27. If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply.

- ☐ Automobile (drive alone)
- ☐ Automobile (carpool)
- ☐ Walk
- ☐ Bike
- ☐ Train
- ☐ Bus
- ☐ Rideshare (i.e., Uber/Lyft)
- ☐ Other (please specify)

28. What age range most accurately describes you?

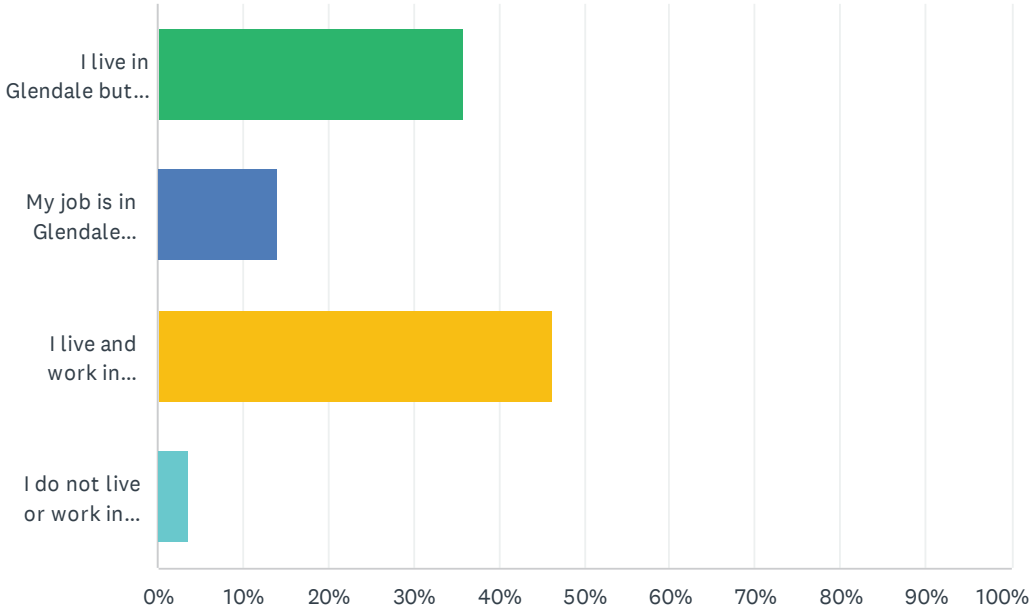
- ○ Gen Z (0-23 years old)
- ○ Millennial (24-39 years old)
- ○ Generation X (40-55 years old)
- ○ Baby Boomers (56-74 years old)
- ○ Silent Generation (75+ years old)

29. If you would like to be notified of upcoming community events and public hearings, please register your name and email address below.

Name	
ZIP/Postal Code	
Email Address	

Q1 Do you live and/or work in Glendale?

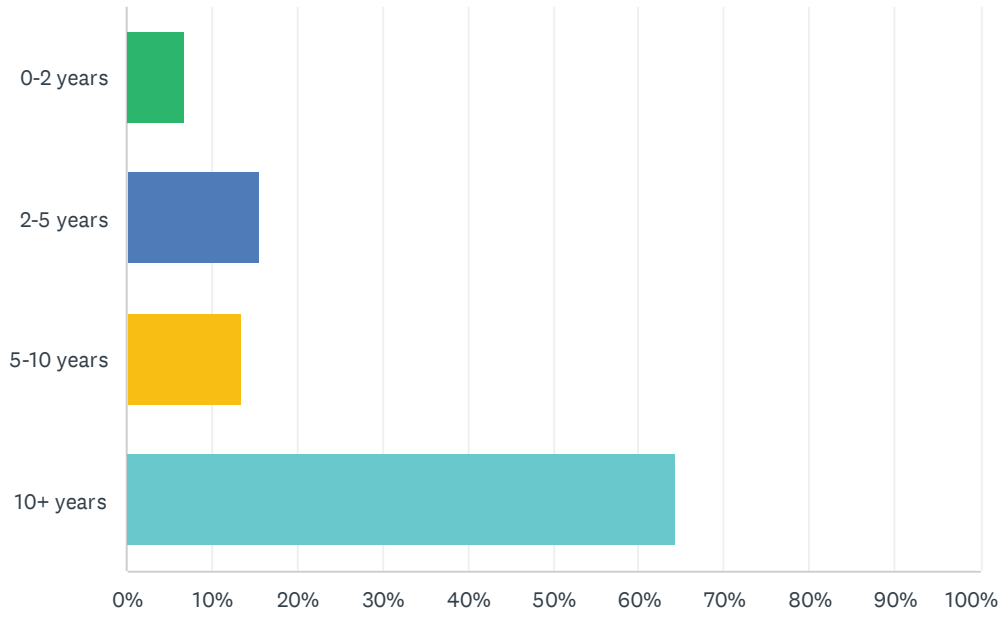
Answered: 298 Skipped: 3



ANSWER CHOICES	RESPONSES	
I live in Glendale but my job is located somewhere else (pre-pandemic conditions)	35.91%	107
My job is in Glendale (pre-pandemic conditions) but I live somewhere else	14.09%	42
I live and work in Glendale (pre-pandemic conditions)	46.31%	138
I do not live or work in Glendale	3.69%	11
TOTAL		298

Q2 How long have you lived in the City?

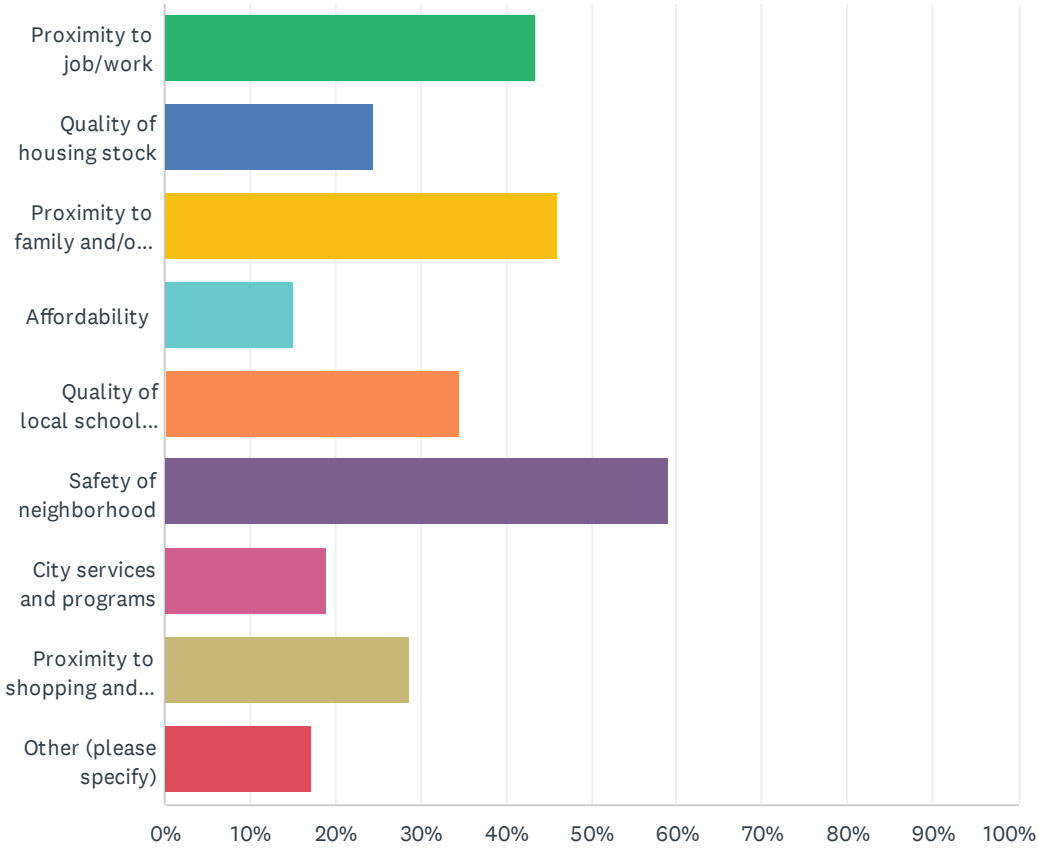
Answered: 238 Skipped: 63



ANSWER CHOICES	RESPONSES	
0-2 years	6.72%	16
2-5 years	15.55%	37
5-10 years	13.45%	32
10+ years	64.29%	153
TOTAL		238

Q3 What made you decide to live here? (Select all that apply)

Answered: 237 Skipped: 64



ANSWER CHOICES	RESPONSES	
Proximity to job/work	43.46%	103
Quality of housing stock	24.47%	58
Proximity to family and/or friends	45.99%	109
Affordability	15.19%	36
Quality of local school system	34.60%	82
Safety of neighborhood	59.07%	140
City services and programs	18.99%	45
Proximity to shopping and services	28.69%	68
Other (please specify)	17.30%	41
Total Respondents: 237		

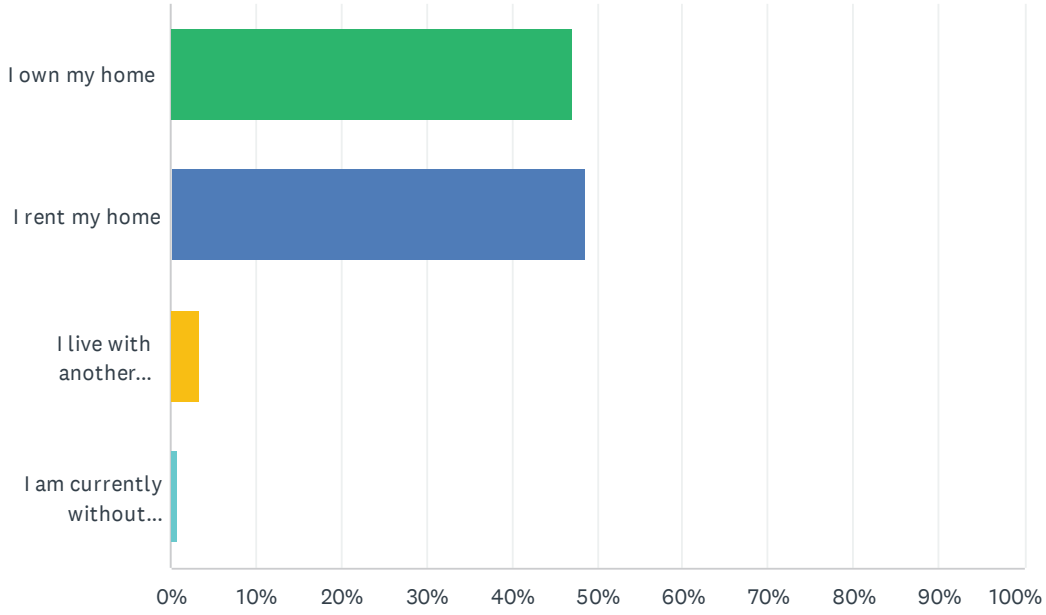
#	OTHER (PLEASE SPECIFY)	DATE
1	Born and raised	5/2/2021 9:23 PM
2	At the time housing affordability and interesting central location in LA County. Now, not so	4/30/2021 7:29 PM

	affordable.	
3	Grew up here. It used to be a good place to live.	4/23/2021 3:57 PM
4	At the time, affordability & safety but neither are true now.	4/23/2021 12:40 PM
5	Born and raised in La Crescenta 68 years	4/23/2021 8:24 AM
6	Glendale Annex, b/c we LOVE the small community feel of La Crescenta & low-profile buildings	4/22/2021 8:45 PM
7	Small town feel	4/22/2021 8:44 PM
8	born here	4/22/2021 4:29 PM
9	Was a child when I began living here	4/19/2021 1:04 PM
10	It looked nice.	4/19/2021 10:24 AM
11	Armenian community	4/19/2021 7:47 AM
12	I am 80 years old I worked in Glendale and live there I am disable ,I am retired with pension and receive SSA but the total of my income is too low.	4/18/2021 11:36 AM
13	proximity to my spouse’s job	4/17/2021 8:22 PM
14	Born here	4/16/2021 8:41 PM
15	Unique neighborhood of the Verdugo Woodlands	4/16/2021 7:08 PM
16	Moved here as a child in the 40's	4/16/2021 4:28 PM
17	We enjoy a quiet neighborhood with beautiful trees, ie, the Verdugo Woodlands	4/16/2021 1:38 PM
18	The charm of neighbor hood original 1920s 30 s smaller homes original not remodeled	4/16/2021 12:41 PM
19	born here	4/15/2021 10:17 PM
20	Born and raised here and always have lived here.	4/15/2021 3:52 PM
21	Historic neighborhoods	4/15/2021 2:53 PM
22	Lived here since a child; father bought home.	4/15/2021 2:09 PM
23	Immigration from other country	4/15/2021 12:08 PM
24	Schools!	4/15/2021 11:27 AM
25	Family	4/14/2021 10:15 PM
26	Trees, access to nature, green space. We live in Verdugo Woodlands.	4/14/2021 10:05 PM
27	Proximity to open spaces (trails)	4/14/2021 9:13 PM
28	found a house I loved	4/14/2021 8:55 PM
29	Like the culture and character of the City. Nice balance of taking care of people and business needs.	4/14/2021 6:26 PM
30	family ties	4/14/2021 5:09 PM
31	My parents settled here when we immigrated. Would love to afford my own home here also.	4/14/2021 1:39 PM
32	South Glendale is near basically everything on the east side - the studios, downtown, parks, etc	4/13/2021 9:57 AM
33	Efficient & prompt in city maintenance, safety, police response, exceptional Fire Department & more	4/11/2021 6:31 PM
34	At the time, no rent control (I was looking to buy a duplex or triplex to help with my mortgage as I couldn’t afford a single family home)	4/10/2021 9:49 AM
35	Near hills and trails & wife already owned home	4/10/2021 7:45 AM
36	Used to have a good school district used to be a nice place to live	4/9/2021 5:32 PM

37	Grew up here	4/9/2021 5:22 PM
38	personal reasons.	4/9/2021 4:59 PM
39	I was born here	4/8/2021 5:55 PM
40	Born and Raised	4/7/2021 2:46 AM
41	The Armenian Community	4/6/2021 2:11 PM

Q4 Do you currently own or rent your home?

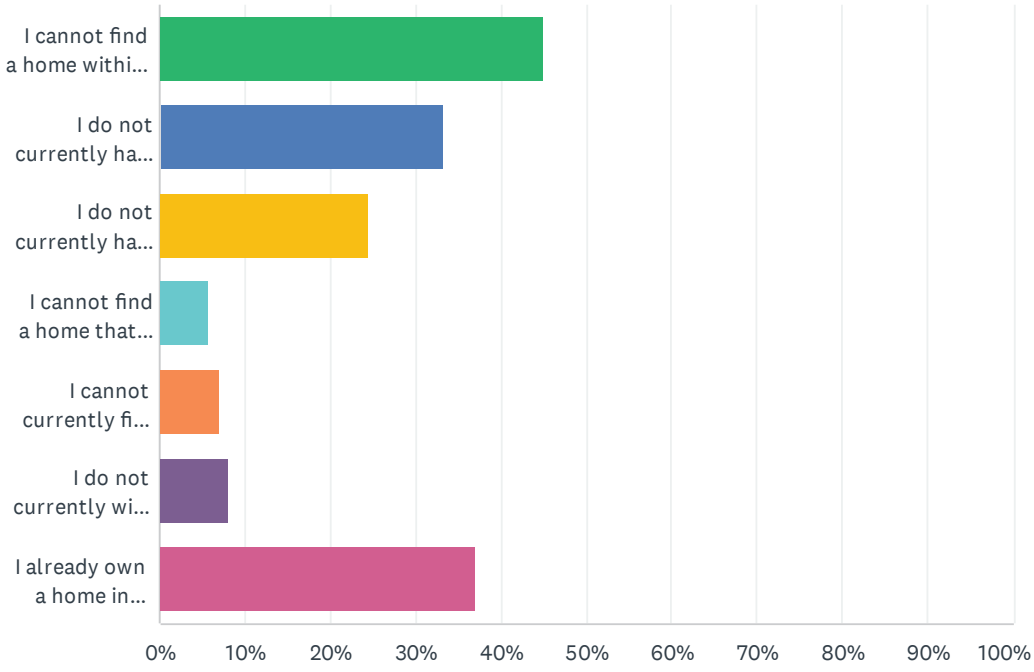
Answered: 263 Skipped: 38



ANSWER CHOICES	RESPONSES	
I own my home	47.15%	124
I rent my home	48.67%	128
I live with another household (neither own nor rent)	3.42%	9
I am currently without permanent shelter	0.76%	2
TOTAL		263

Q5 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? Select all that apply.

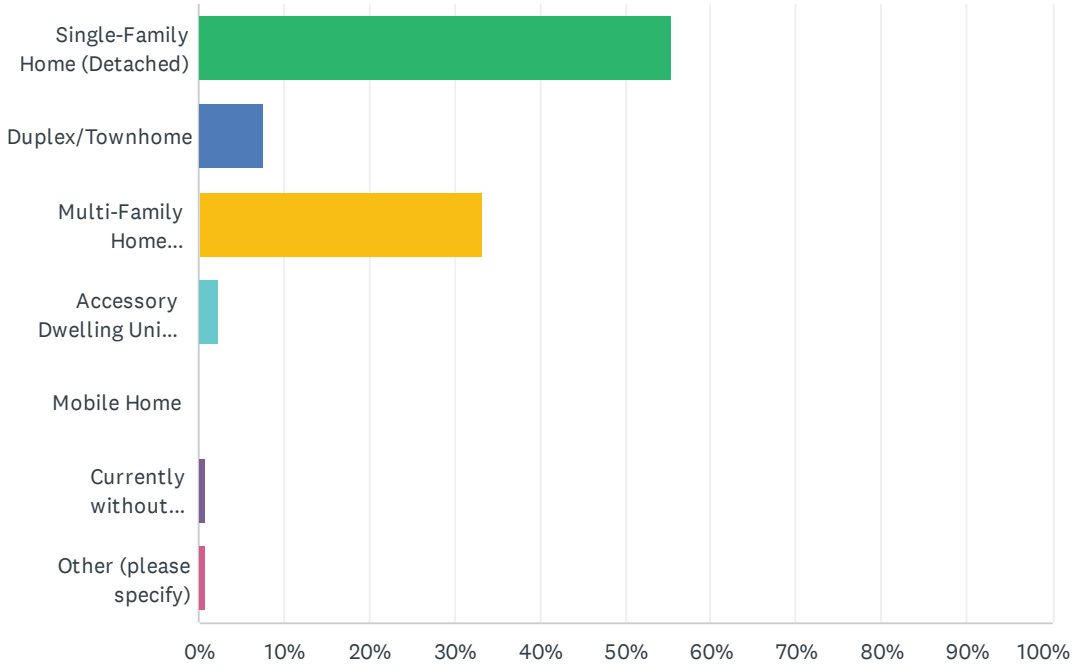
Answered: 256 Skipped: 45



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Glendale	44.92%	115
I do not currently have the financial resources for an appropriate down payment	33.20%	85
I do not currently have the financial resources for an adequate monthly mortgage payment	24.61%	63
I cannot find a home that suits my living needs in Glendale (housing size, disability accommodations)	5.86%	15
I cannot currently find a home that suits my quality standards in Glendale	7.03%	18
I do not currently wish to own or rent a home in Glendale	8.20%	21
I already own a home in Glendale	37.11%	95
Total Respondents: 256		

Q6 Select the type of housing that best describes your current home.

Answered: 262 Skipped: 39

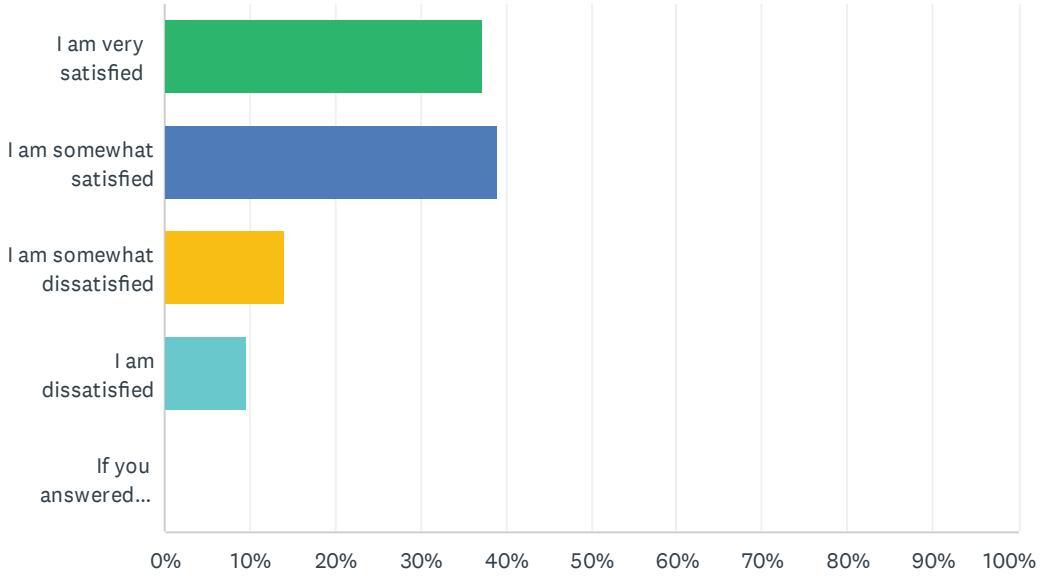


ANSWER CHOICES	RESPONSES	
Single-Family Home (Detached)	55.34%	145
Duplex/Townhome	7.63%	20
Multi-Family Home (Apartment/Condominium)	33.21%	87
Accessory Dwelling Unit, Granny Flat, Guest House	2.29%	6
Mobile Home	0.00%	0
Currently without permanent shelter	0.76%	2
Other (please specify)	0.76%	2
TOTAL		262

#	OTHER (PLEASE SPECIFY)	DATE
1	1	4/29/2021 10:07 PM
2	Single bedroom apartment	4/14/2021 2:06 PM

Q7 How satisfied are you with your current housing situation?

Answered: 262 Skipped: 39



ANSWER CHOICES	RESPONSES	
I am very satisfied	37.40%	98
I am somewhat satisfied	38.93%	102
I am somewhat dissatisfied	14.12%	37
I am dissatisfied	9.54%	25
If you answered somewhat dissatisfied or dissatisfied, please explain.	0.00%	0
TOTAL		262

#	IF YOU ANSWERED SOMEWHAT DISSATISFIED OR DISSATISFIED, PLEASE EXPLAIN.	DATE
	There are no responses.	

Q8 If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If you did not, please skip).

Answered: 84 Skipped: 217

#	RESPONSES	DATE
1	Not my house.	5/2/2021 9:24 PM
2	Air quality issues, noise pollution, windows are old single pane, very hot, tenets above and below, leaks, no EV Charging.	4/30/2021 7:31 PM
3	0	4/29/2021 10:07 PM
4	Although I'm fortunate to be able to own a home in Glendale, all my family is being pushed out of Glendale for high housing prices and unfair housing practices. The city should look into serious rent control and fix unfair section 8 housing practices	4/28/2021 5:29 PM
5	Zonong that has allowed for atea businesses creating noise, traffic, and no regulations	4/27/2021 7:16 PM
6	Because the rent is too much	4/27/2021 4:06 PM
7	We need more laundry machines	4/27/2021 3:08 PM
8	I would love to own a home.	4/27/2021 1:35 PM
9	I share kitchen and bathroom with other people. I would love to be able to afford an apartment in Glendale where I work. Rent is far too expensive to live in Glendale.	4/26/2021 3:25 PM
10	Wasting money paying rent and not building equity	4/26/2021 12:20 PM
11	I prefer to own again. Rents are high.	4/24/2021 12:06 AM
12	Owning or renting is expensive in Glendale	4/23/2021 2:48 PM
13	Too much money fir an apartment that is substandard, heat and AC only in the living room. Cant afford anything better and i have a good jib! But im a single mom	4/23/2021 2:42 PM
14	I would like to improve my home but the permitting process is too cumbersome.	4/23/2021 2:08 PM
15	Skip	4/23/2021 1:28 PM
16	Old apartment, so many issues like roaches, windows doesn't open any more, too much rent etc.	4/23/2021 1:14 PM
17	The rent is too high in a city that cares about businesses but not residents. Crime is on the rise and the city council does nothing.	4/23/2021 12:43 PM
18	no pet policy in the apartment complex; lack of affordable homes/condos in the area	4/23/2021 12:40 PM
19	So much of my paycheck goes toward paying the mortgage that there isn't money to fix up our house, and we have to go without legitimate flooring (exposed plywood), and we should probably replace our windows but there isn't any money to do it... Affordability goes well beyond getting into a home (doesn't matter if it is single family detached, or a rental apartment, if you can't afford basic maintenance, medical care, and essentials like food, simply having a roof is only a start.)	4/23/2021 11:07 AM
20	Too long of a commute to Glendale	4/22/2021 11:51 PM
21	My house is very small and I can't afford a larger house. Even if I could afford a larger house, I probably can't afford the property taxes.	4/22/2021 9:45 PM
22	LOVE my house; horrified at the 4-story bldg planned for 1/2 block away	4/22/2021 8:50 PM
23	I am satisfied but not happy with what is coming down the pipeline in terms of building.	4/22/2021 8:49 PM
24	Ready for a new home and I would like to live in Glendale.	4/22/2021 6:10 PM

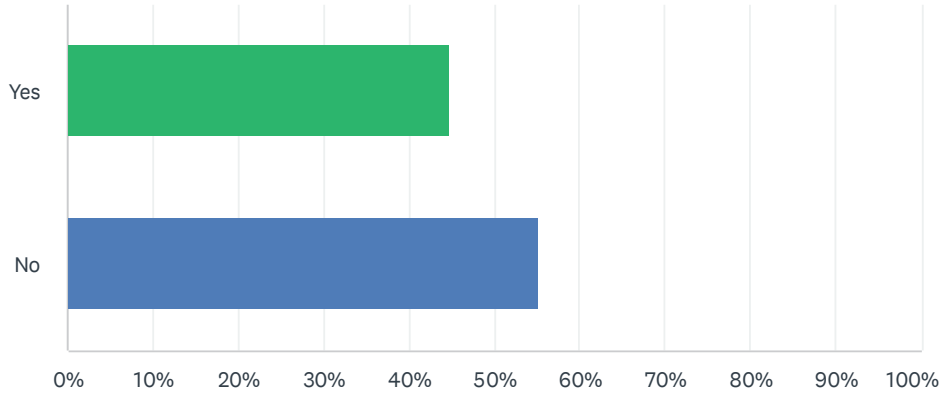
25	living too far from work	4/22/2021 5:43 PM
26	The owners are Armenian and they only care about collecting and increasing the rent. The owners fired all the on-site managers and even though there are 24 units and the law says that there should be an on-site manager and we have complained we heard that they pay off the authorities to not fine them for not having an on-site manager. The place is filthy dirty especially the laundry room which they say the tenants should keep clean it's not the owners job. They don't enforce the smoking ban which Glendale is a smoke free city. They do no upgrades, they say if we are not happy move. The owners say Glendale city laws don't apply to them, they can do what they want.	4/20/2021 1:36 PM
27	Rent is too high, there are no laundry facilities in the building	4/19/2021 11:12 PM
28	Older house that has not been well maintained by landlords, last updated in the early 90s. Lots of street noise, bad windows that let in pollution, expensive to power/heat, nowhere for kids to play	4/19/2021 5:52 PM
29	Too many fast cars throughout the day and night speeding across residentials.	4/19/2021 10:46 AM
30	I'm unsure how this condo passed sound requirements. The walls are miraculously thin & the amount of noise that can be heard through them is shocking. Glendale needs better sound codes for older buildings.	4/19/2021 10:27 AM
31	I would like to be able to afford to not live in a multi generational home.	4/17/2021 8:58 PM
32	Highly rent and utility bills also lack of parking at street because some people have a multiple cars even they do not use we need to be like in Europe people pay a fee to be parking on street and have own soace	4/17/2021 3:40 PM
33	Close to work	4/16/2021 11:24 PM
34	No	4/16/2021 8:42 PM
35	The manager is not doing anything about this place	4/16/2021 8:12 PM
36	City planted an oak tree in my front yard. I enjoy the old oak trees in the backyard, but did not want one in the front where cars park. t in the ss	4/16/2021 7:14 PM
37	traffic safety/noise	4/16/2021 1:46 PM
38	Too expensive and slightly run down	4/16/2021 10:46 AM
39	Run down condition, expensive rent for what we pay	4/16/2021 10:34 AM
40	The prices are ridiculously high in Glendale	4/16/2021 10:33 AM
41	No affordable housing options. Even apartments are high priced.	4/16/2021 9:23 AM
42	neighborhood services is not enforcing the city codes and the neighbors are letting their houses/yards turn to dead weeds	4/16/2021 9:12 AM
43	Rent is raising too often	4/16/2021 9:07 AM
44	Campbell street, and the city in general - needs more parking. Stop approving developments with parking variances	4/16/2021 12:34 AM
45	The upstairs neighbors consist of an old pedophile, a bald meth addict degenerate & a crossdressing gimp to start. There have been multiple leaks in multiple rooms/ parts of the ceiling. Blatant and inconsiderate noise. They invite their tweaker friends.	4/15/2021 10:23 PM
46	Speeding cars	4/15/2021 8:51 PM
47	Too small, inefficient windows, would like solar but can't really in multifamily	4/15/2021 8:30 PM
48	Owner is removing property from rental market to sell	4/15/2021 7:55 PM
49	I remain becasue it is low income housing without which I would be houseless. It suffers what all apartments suffer: neighbors.	4/15/2021 2:44 PM
50	lack of parking, lack of resources in the neighborhood (laundromat, markets, public transportation)	4/15/2021 2:39 PM

51	Slumlords. I would like my own property.	4/15/2021 2:26 PM
52	my 101yr old apt is pretty, but absolutely not energy efficient. Windows are original, single pane. There is no heat or AC in the bedroom. The only heater is a 60s gas one that doesnt work well enough to justify the cost of the gas. Also my apt has no parking and my car has been stripped for parts. The fire dept and police love driving down my residential st at least 3x/day, not to mention that on one in glendale knows what a four way stop is. People blast through these streets ALL THE TIME. Horribly noisy, sweltering in summer, freezing in winter. I cant recommend living even in this "residential" neighborhood. Too loud, dangerous and uncomfortable. I hope I can move back to Burbank.	4/15/2021 10:46 AM
53	Ever increasing traffic levels, fruit vendors on residential street corners	4/15/2021 10:40 AM
54	Rent is too high for the size of the apartment	4/15/2021 10:38 AM
55	While I feel steady in my housing situation, there are some many residents that are housing insecure, including students and the elderly. And if I were to try and purchase a house, the prices are just too high.	4/15/2021 10:20 AM
56	If Glendale had better prices, I would be able to live in Glendale	4/15/2021 8:01 AM
57	Am very frustrated with amount of unpermitted work and poor quality of residential design in the neighborhood	4/14/2021 8:59 PM
58	Price is too high, and there are no meaningful tenant rights in Glendale that support tenant stability	4/14/2021 8:42 PM
59	I want to buy own home	4/14/2021 8:31 PM
60	Too many boxed apartments built by out of state venture capitalists. It takes away from the City's quality of life.	4/14/2021 7:53 PM
61	Too many neighbors building ADU’s which is making the neighborhood crowded and loud.	4/14/2021 6:25 PM
62	Housing prices are high while housing availability is scarce.	4/14/2021 5:11 PM
63	I do not appreciate the McMansions that are popping up around us. It’s grotesque	4/14/2021 2:00 PM
64	The home is badly insulated with no central heat or air conditioning. We waste money and energy heating and cooling it.	4/14/2021 1:48 PM
65	Doesn't meet my expectations for how much I am paying	4/14/2021 1:32 PM
66	Would like to be able to buy a home and not rent.	4/14/2021 1:26 PM
67	AB 68 is the reason! Single family zoning is going down the drain!	4/13/2021 9:46 AM
68	Too many accessory dwelling units are being built on my street. There is now basically a triplex next door to me. The amount of extra people and parking is becoming overwhelming.	4/10/2021 10:02 AM
69	Living in a 2 bedroom house with my parents and my 2 teenage kids	4/9/2021 9:08 PM
70	Policies and City Council processes seek to keep Glendale the home of the upper middle class. There is no housing for average income family.	4/9/2021 7:43 PM
71	Rent is too high.	4/9/2021 7:15 PM
72	Not enough streets lightings and homeowners do not park in their garages and flood the streets with cars	4/9/2021 6:42 PM
73	You came in and butchered are single-family neighborhood with crappy shitty crowded filthy apartments	4/9/2021 5:34 PM
74	I would love to own a home or condo instead of paying such high rent	4/9/2021 5:33 PM
75	I want to own a home and have looked with a loan approved but houses prices are too high and when the few that are, companies buy them to then rent them. I see them a month after listed for rent.	4/9/2021 4:59 PM
76	Satisfied with the	4/9/2021 1:12 AM
77	Satisfied with the	4/9/2021 1:12 AM

78	Too expensive	4/8/2021 5:56 PM
79	Rent is expensive. Apartment is old and small	4/8/2021 5:41 PM
80	window ac is not adequate in 100+ Summer temperature, square footage for price is low	4/8/2021 5:29 PM
81	It’s next to Burger King, teenagers will park in parking lot until 2 AM with loud music. Every year the owner raises the rent $100 bucks	4/8/2021 11:16 AM
82	Too dense, loud neighbors, dangerous streets	4/6/2021 10:18 PM
83	Glendale has inadequate tenant protections including having let the pandemic rent increase moratorium expire, unlike most of LA County	4/6/2021 8:51 PM
84	The lack of affordable housing	4/6/2021 2:14 PM

Q9 Do you think that the range of housing options currently available in the City of Glendale meet your needs?

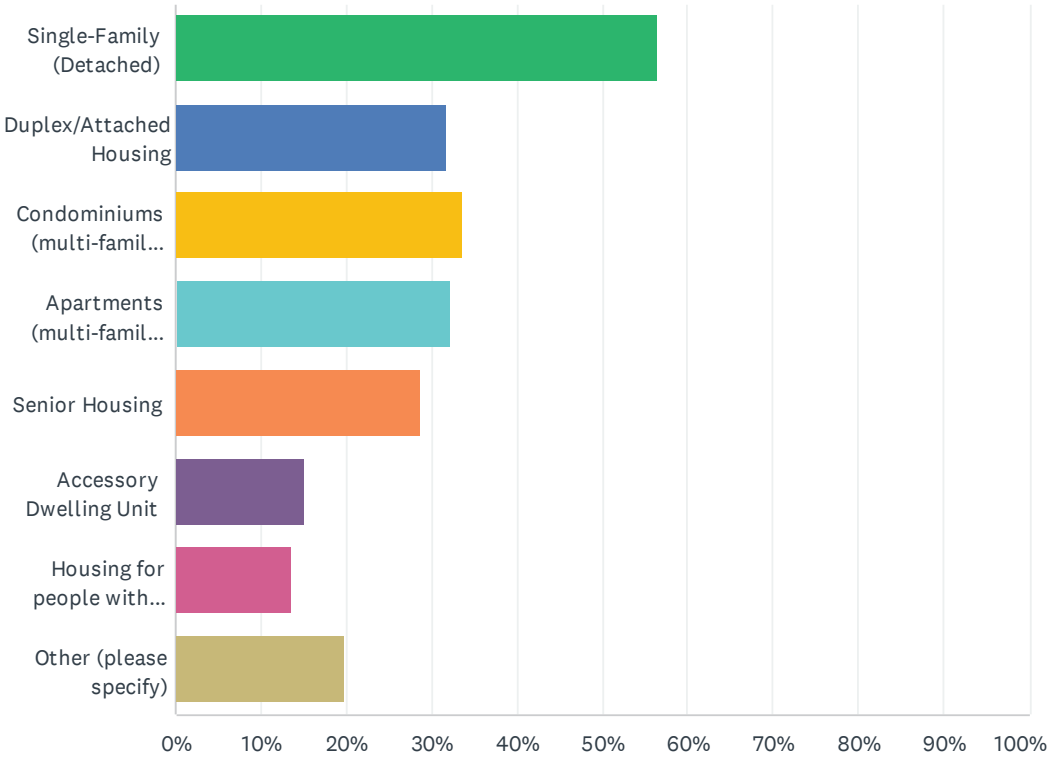
Answered: 250 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	44.80%	112
No	55.20%	138
TOTAL		250

Q10 What types of housing are most needed in the City of Glendale? (Select all that apply)

Answered: 258 Skipped: 43



ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	56.59%	146
Duplex/Attached Housing	31.78%	82
Condominiums (multi-family ownership homes)	33.72%	87
Apartments (multi-family rental homes)	32.17%	83
Senior Housing	28.68%	74
Accessory Dwelling Unit	15.12%	39
Housing for people with disabilities (please specify in comment field below)	13.57%	35
Other (please specify)	19.77%	51
Total Respondents: 258		

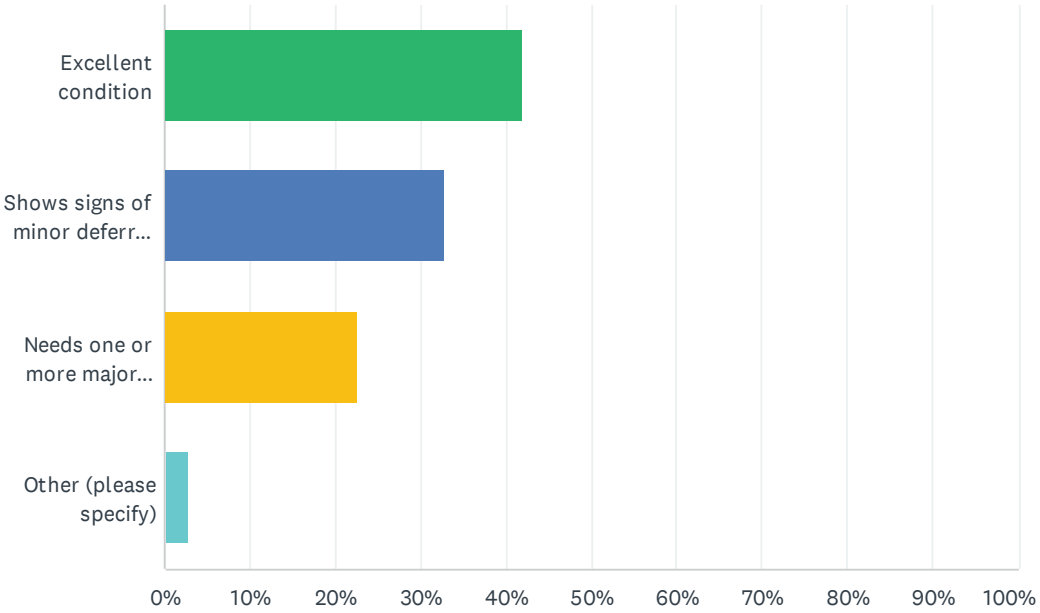
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless Support	4/30/2021 10:39 AM
2	None	4/27/2021 7:16 PM
3	Affordable Rent	4/26/2021 3:25 PM

4	Affordable rental housing--keep rental rates reasonable!	4/25/2021 6:53 PM
5	We don't need any more housing. Shortage of services.	4/23/2021 4:00 PM
6	Accessible housing	4/23/2021 1:05 PM
7	Housing for middle class workers. There needs to be something between Section 8 and the overpriced cracker boxes springing up on Central Ave.	4/23/2021 12:43 PM
8	The key is affordable, doesn't have to be free, just affordable for the people who work within the confines of the City.	4/23/2021 11:07 AM
9	Currently at the mercy of family members and my disability does not allow for me to move elsewhere	4/23/2021 8:11 AM
10	ACTUAL Low-income, accessible housing for disabled	4/22/2021 8:50 PM
11	This is too hard to answer. You can't build anywhere unless you consider traffic and other infrastructure issues first. We need more units but not without thought.	4/22/2021 8:49 PM
12	Already crowded; no more building	4/22/2021 8:42 PM
13	Less people	4/22/2021 5:21 PM
14	More housing for non Armenian people, there is no housing assistance unless you are Armenian. The buildings owned by Armenians discriminate and ONLY want to rent to Armenians.	4/20/2021 1:36 PM
15	Tenant-owned co-ops	4/19/2021 11:12 PM
16	No idea!	4/19/2021 5:28 PM
17	Townhomes	4/19/2021 1:07 PM
18	affordable housing	4/17/2021 8:24 PM
19	AFFORDABLE 900.00 MONTH	4/17/2021 4:44 PM
20	none	4/16/2021 7:14 PM
21	more affordable housing. period.	4/16/2021 1:46 PM
22	Glendale already has too many homes	4/16/2021 12:46 PM
23	Low income housing in general and low income housing for people on dissbility	4/16/2021 10:14 AM
24	Green wide space	4/15/2021 10:23 PM
25	None. There are too many apartments/condos!	4/15/2021 8:51 PM
26	Affordable housing—stop building new things and start enforcing caps on rent and property values	4/15/2021 8:48 PM
27	Wheelchair and double cain	4/15/2021 5:22 PM
28	Homeless housing	4/15/2021 2:54 PM
29	affordable options	4/15/2021 2:44 PM
30	Affordable and Market Rate Housing. More so, Affordable	4/15/2021 11:29 AM
31	Affordable homes for young people.	4/14/2021 10:08 PM
32	AFFORDABLE	4/14/2021 8:59 PM
33	housing protected by very strong rent control	4/14/2021 8:42 PM
34	Low income housing	4/14/2021 2:00 PM
35	Small lot single family detached homes (3 or 4 story)	4/13/2021 12:04 PM
36	We need homes for young working families. Two working parents still can't afford to purchase or rent a 3-bedroom home here	4/13/2021 10:00 AM
37	Housing in underdeveloped areas	4/10/2021 10:02 AM

38	AFFORDABLE apartments. Stop green lighting luxury developments while pretending to care about the middle class by imposing rent control on owners of older housing.	4/10/2021 9:52 AM
39	Single family homes with large common yard	4/10/2021 7:48 AM
40	Mobility access is still a problem in many areas.	4/9/2021 7:43 PM
41	I am a single mom with a disabled daughter & the rents are too high and the newer apartments have too many units in them for us. We would like a smaller size building where the rents the units are spacious and the rents are affordable. It is difficult to get affordable housing/ apartment and the wait list is very long. There is no priority for disabled people.	4/9/2021 7:15 PM
42	Affordable Homes	4/9/2021 5:23 PM
43	None. Population density is already too high.	4/9/2021 5:00 PM
44	Condos and Townhouses you can buy. Everything here is leasing. That's wrong.	4/8/2021 5:41 PM
45	Not luxury	4/8/2021 5:29 PM
46	ELI, VLI and LI housing	4/8/2021 10:49 AM
47	affordable housing, not apartments that target young rich people but simple apartments that allow the families that currently being kicked out (due to new developments) to relocate to	4/7/2021 12:11 PM
48	Townhomes	4/7/2021 2:51 AM
49	Low-income affordable housing bad public housing	4/6/2021 8:51 PM
50	Affordable Housing	4/6/2021 4:18 PM
51	Specifically affordable apartments with access to public transit	4/6/2021 2:14 PM

Q11 How would you rate the physical condition of the residence you live in?

Answered: 262 Skipped: 39

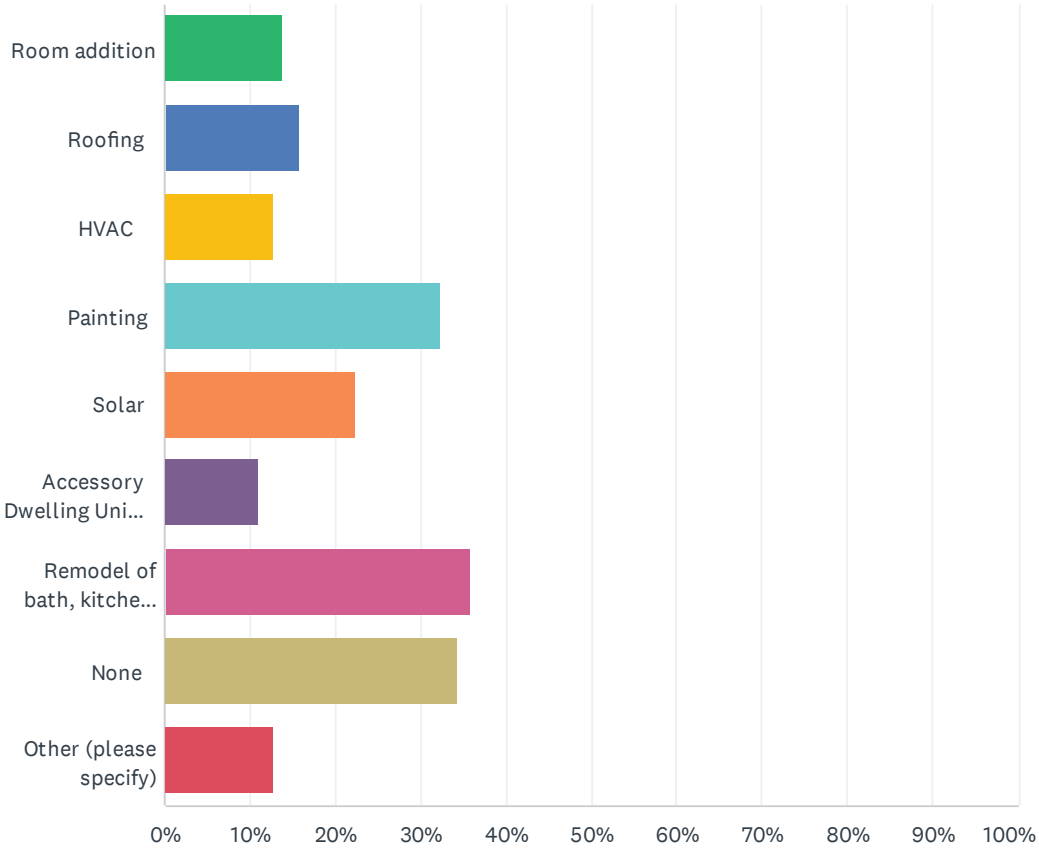


ANSWER CHOICES	RESPONSES	
Excellent condition	41.98%	110
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	32.82%	86
Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)	22.52%	59
Other (please specify)	2.67%	7
TOTAL		262

#	OTHER (PLEASE SPECIFY)	DATE
1	Is the City going to help paint and repair?	4/23/2021 4:00 PM
2	Terrible, the owners DO nothing except collect and raise the after all Lamborghini’s take a lot of gas.	4/20/2021 1:36 PM
3	Large cracks in stucco, possible major structural issues	4/16/2021 3:42 PM
4	Walls ceiling/roof are paper thin. Renters must go through a background check	4/15/2021 10:23 PM
5	It’s just aging gracefully	4/9/2021 5:34 PM
6	Do not live in Glendale	4/8/2021 10:49 AM
7	Outdated	4/7/2021 2:51 AM

Q12 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 260 Skipped: 41



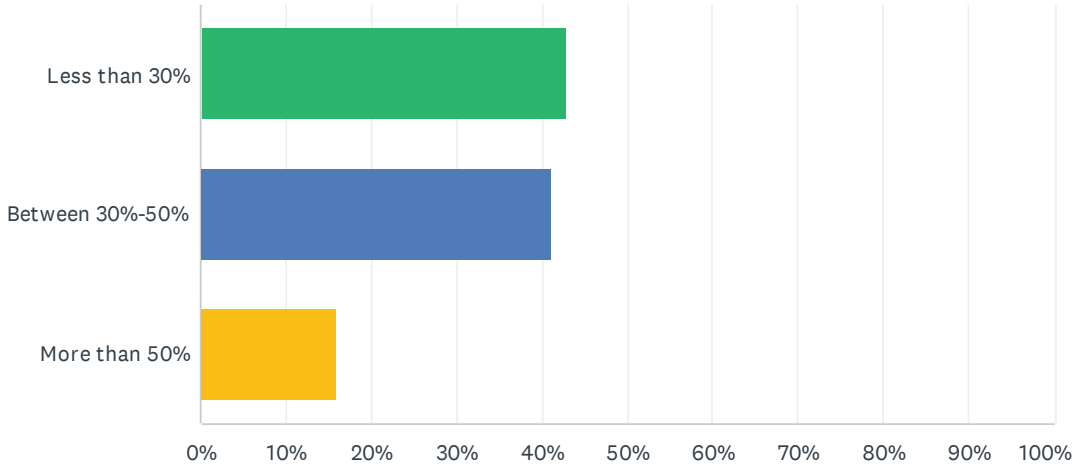
ANSWER CHOICES	RESPONSES	
Room addition	13.85%	36
Roofing	15.77%	41
HVAC	12.69%	33
Painting	32.31%	84
Solar	22.31%	58
Accessory Dwelling Unit, Granny Flat, Guest House	11.15%	29
Remodel of bath, kitchen, or other facility	35.77%	93
None	34.23%	89
Other (please specify)	12.69%	33
Total Respondents: 260		

#	OTHER (PLEASE SPECIFY)	DATE

1	I do not own, so would not / cannot make.	4/30/2021 7:31 PM
2	Pluming electrical it’s almost a 100 year old home	4/28/2021 5:29 PM
3	Window replacement	4/26/2021 8:00 AM
4	I don't own my home so I can't make changes to it	4/25/2021 6:53 PM
5	I replaced my hvac summer 2020	4/24/2021 9:00 PM
6	De	4/24/2021 3:38 PM
7	It’s not my home! Its the landlord that leaves it in disrepair	4/23/2021 2:42 PM
8	Roaches	4/23/2021 1:14 PM
9	The upgrade I'm looking for is to get out of Glendale. The corruption and lack of regard for residents has beaten me down.	4/23/2021 12:43 PM
10	I rent, so I cannot make any improvements	4/23/2021 12:40 PM
11	Cant update as I rent	4/23/2021 10:22 AM
12	None now. It's too hard to get permits in a timely matter. And, why invest in our home when the neighborhood is on the verge of changing for the worst. Walkability, drivability, and safety will all be affected. Stop this madness. Think and plan before you move. What we moved here for 20 years ago is not what we see continuing in the future. Why invest in our home now?	4/22/2021 8:49 PM
13	None. I live in a new apartment buildings	4/22/2021 4:17 PM
14	I rent	4/20/2021 1:36 PM
15	Wood floor	4/19/2021 9:33 PM
16	Insulation & new carpets, despite being a renter	4/19/2021 1:07 PM
17	I do not own	4/17/2021 3:40 PM
18	I rent my place	4/16/2021 10:34 AM
19	I rent, so none	4/15/2021 11:02 PM
20	Walls are paperthin, renters must go through background check	4/15/2021 10:23 PM
21	Replace all carpeting and appliances	4/15/2021 5:22 PM
22	I rent so I cant do shit. But all the windows are 101yr old single pane, 6ft in length. The bedrooms have no heat or AC. Apt has no viable source of heat at all. No insulation. This building can and should be outfitted with central heat/ac. Back staircase for upstairs apts wraps around my bedroom walls and slams horribly into the walls when someone walks down them- even worse when theres an earthqake!	4/15/2021 10:46 AM
23	Exterior cladding	4/14/2021 4:34 PM
24	landscaping for shade and drought tolerance	4/14/2021 1:48 PM
25	I rent. All i can do is put potted plants outside	4/13/2021 10:00 AM
26	We rent	4/10/2021 11:49 AM
27	Plumbing and electrical	4/9/2021 9:08 PM
28	Repair damaged stucco	4/9/2021 7:43 PM
29	We rent, so there have been no upgrades.	4/9/2021 7:15 PM
30	Not my home	4/9/2021 4:59 PM
31	Window ac is not adequately weatherproofed but I don’t own the place	4/8/2021 5:29 PM
32	O cannot make changes because I'm renting	4/8/2021 3:25 PM
33	rental	4/6/2021 10:44 PM

Q13 Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

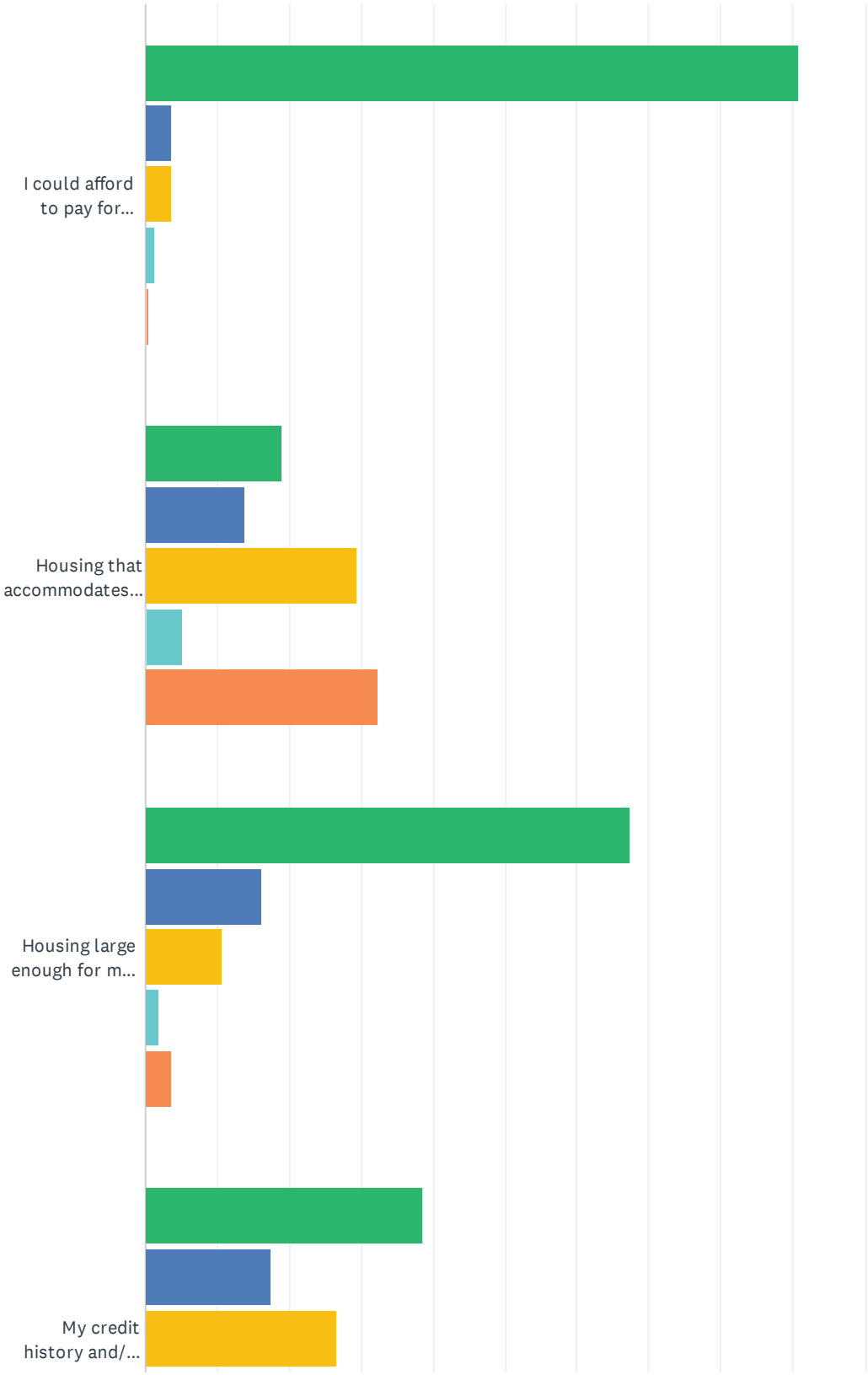
Answered: 238 Skipped: 63

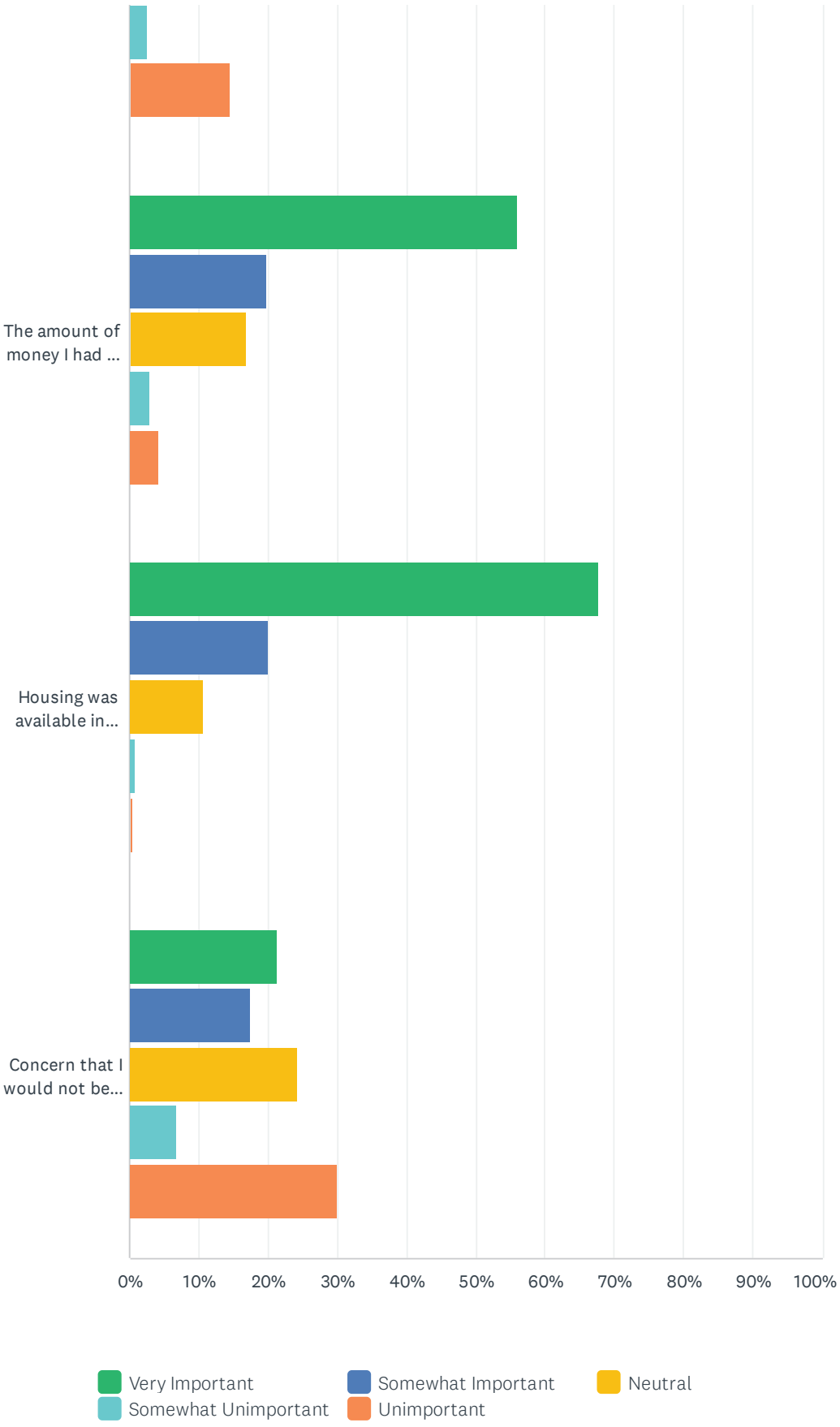


ANSWER CHOICES	RESPONSES	
Less than 30%	42.86%	102
Between 30%-50%	41.18%	98
More than 50%	15.97%	38
TOTAL		238

Q14 How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

Answered: 228 Skipped: 73



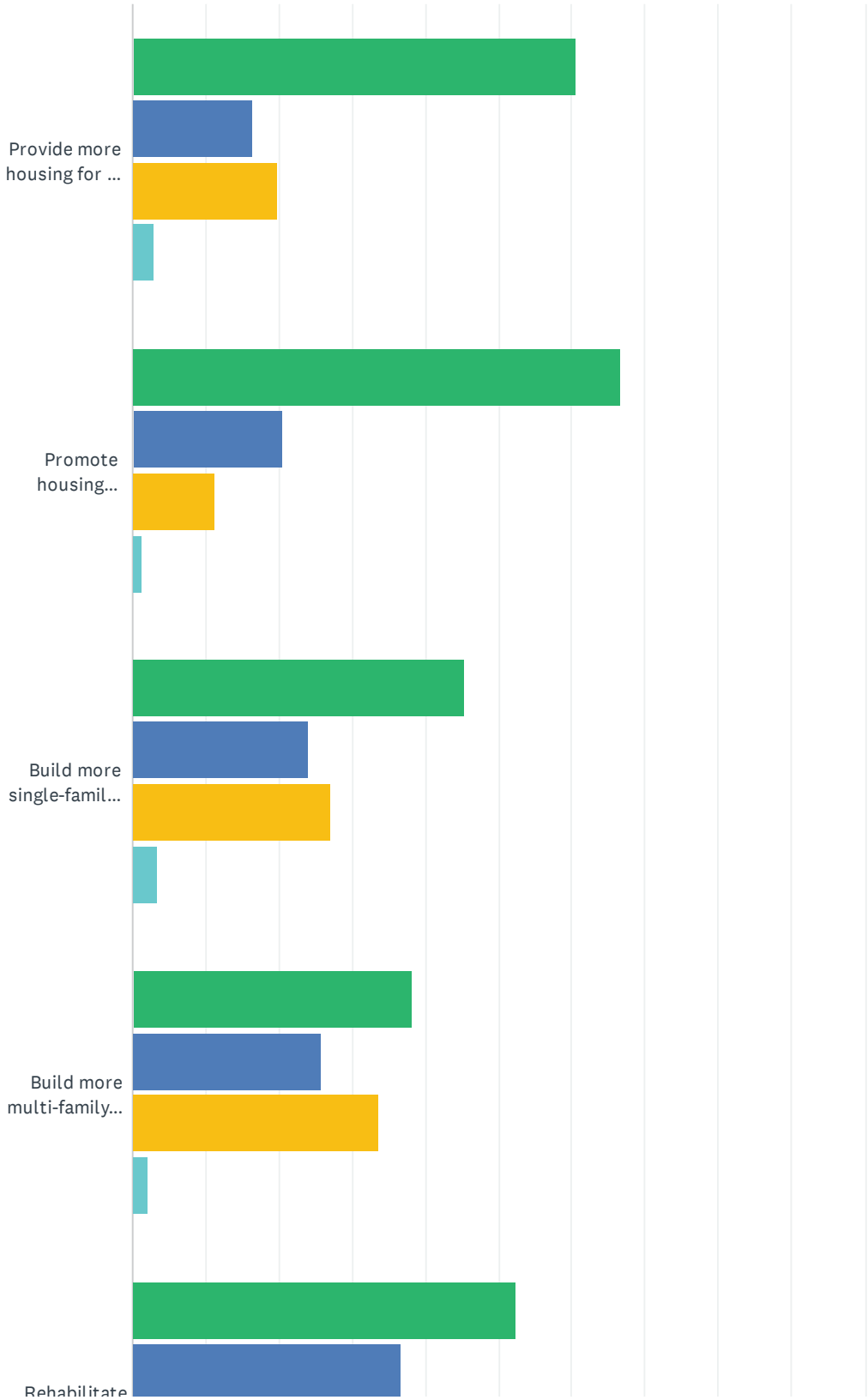

The amount of money I had ...
Housing was available in...
Concern that I would not be...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Very Important
Somewhat Important
Neutral
Somewhat Unimportant
Unimportant

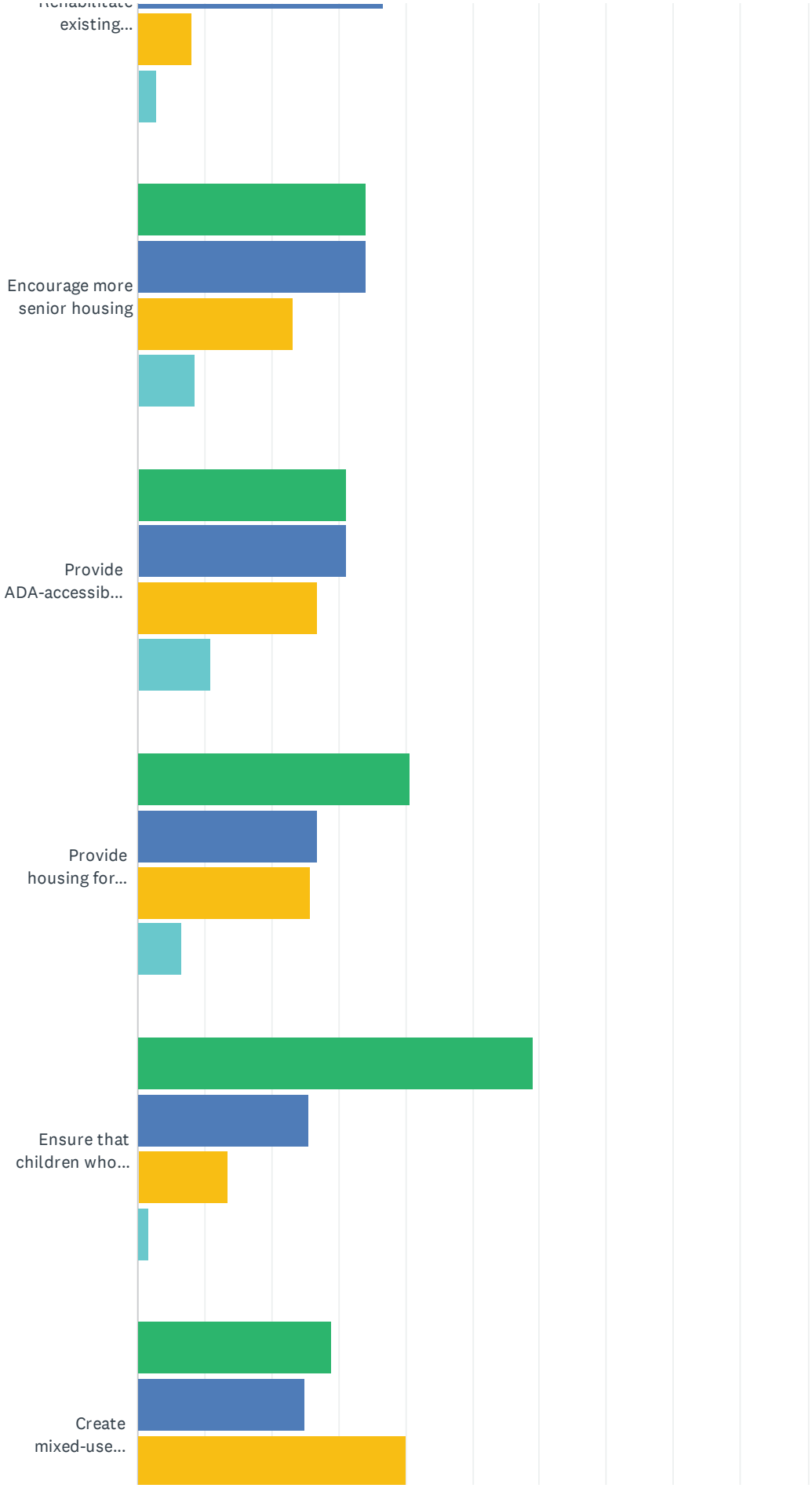
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
I could afford to pay for housing	90.87% 199	3.65% 8	3.65% 8	1.37% 3	0.46% 1	219	1.17
Housing that accommodates disability of household member	19.07% 37	13.92% 27	29.38% 57	5.15% 10	32.47% 63	194	3.18
Housing large enough for my household	67.44% 145	16.28% 35	10.70% 23	1.86% 4	3.72% 8	215	1.58
My credit history and/or credit score	38.69% 77	17.59% 35	26.63% 53	2.51% 5	14.57% 29	199	2.37
The amount of money I had for deposit	56.04% 116	19.81% 41	16.91% 35	2.90% 6	4.35% 9	207	1.80
Housing was available in the neighborhood I chose	67.76% 145	20.09% 43	10.75% 23	0.93% 2	0.47% 1	214	1.46
Concern that I would not be welcome in that neighborhood	21.36% 44	17.48% 36	24.27% 50	6.80% 14	30.10% 62	206	3.07

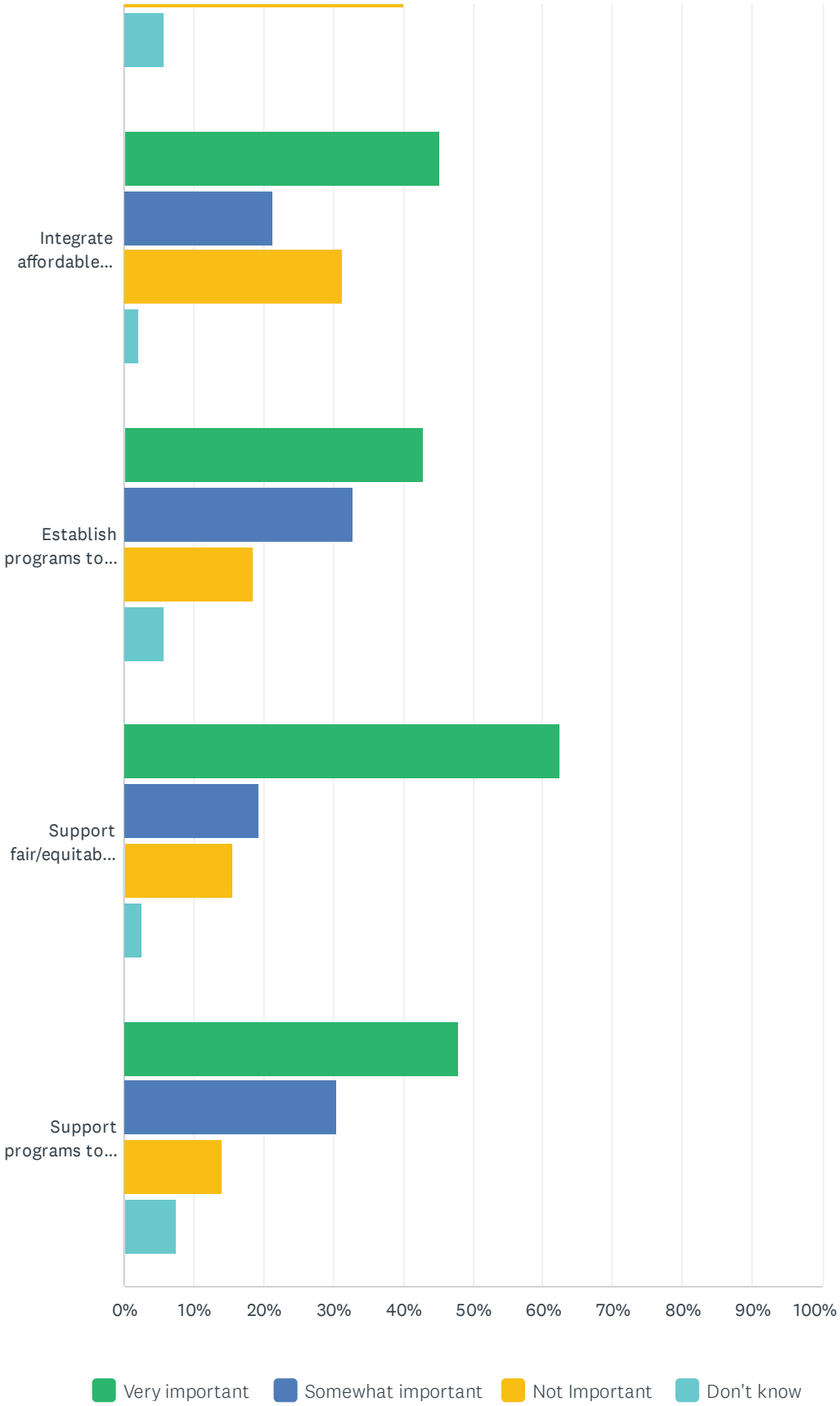
#	OTHER (PLEASE SPECIFY)	DATE
1	Location, relative to workplace and amenities. Quality of construction and maintenance. Availability of parking. Neighborhood safety.	5/2/2021 3:39 PM
2	Feeling safe ... not having mentally ill people wandering the streets.	4/23/2021 12:47 PM
3	MUST live in SFR neighborhood; DO NOT want to live near large multi-unit,mixed-use, or commercial	4/22/2021 10:28 PM
4	Being able to afford the taxes.	4/22/2021 9:49 PM
5	I experience a lot of discrimination from Armenians even though I have lived in Glendale for over 35 years. Armenian consider Glendale their town. If I had a penny for every time one of them told me if I don’t like it move, I’d be rich.	4/20/2021 1:51 PM
6	The landlord's policies	4/19/2021 11:19 PM
7	quality and character of the neighborhood	4/14/2021 9:04 PM
8	This survey defines "fair housing" in discriminatory language, but our present-day constrained housing supply is both 'race-neutral' in its language and racialized in its impacts. I have money for a deposit, should i find a place; but because of the building constraints applied to deify the single family neighborhoods a "starter home" is almost a million dollars and a three bedroom rental starts at $2300 a month. You can't keep exclusionary zoning forever because you will lose your working families.	4/13/2021 10:11 AM
9	Proximity to public transportation	4/8/2021 10:52 AM
10	Condition of Housing environment (Very Important)	4/7/2021 7:56 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 241 Skipped: 60



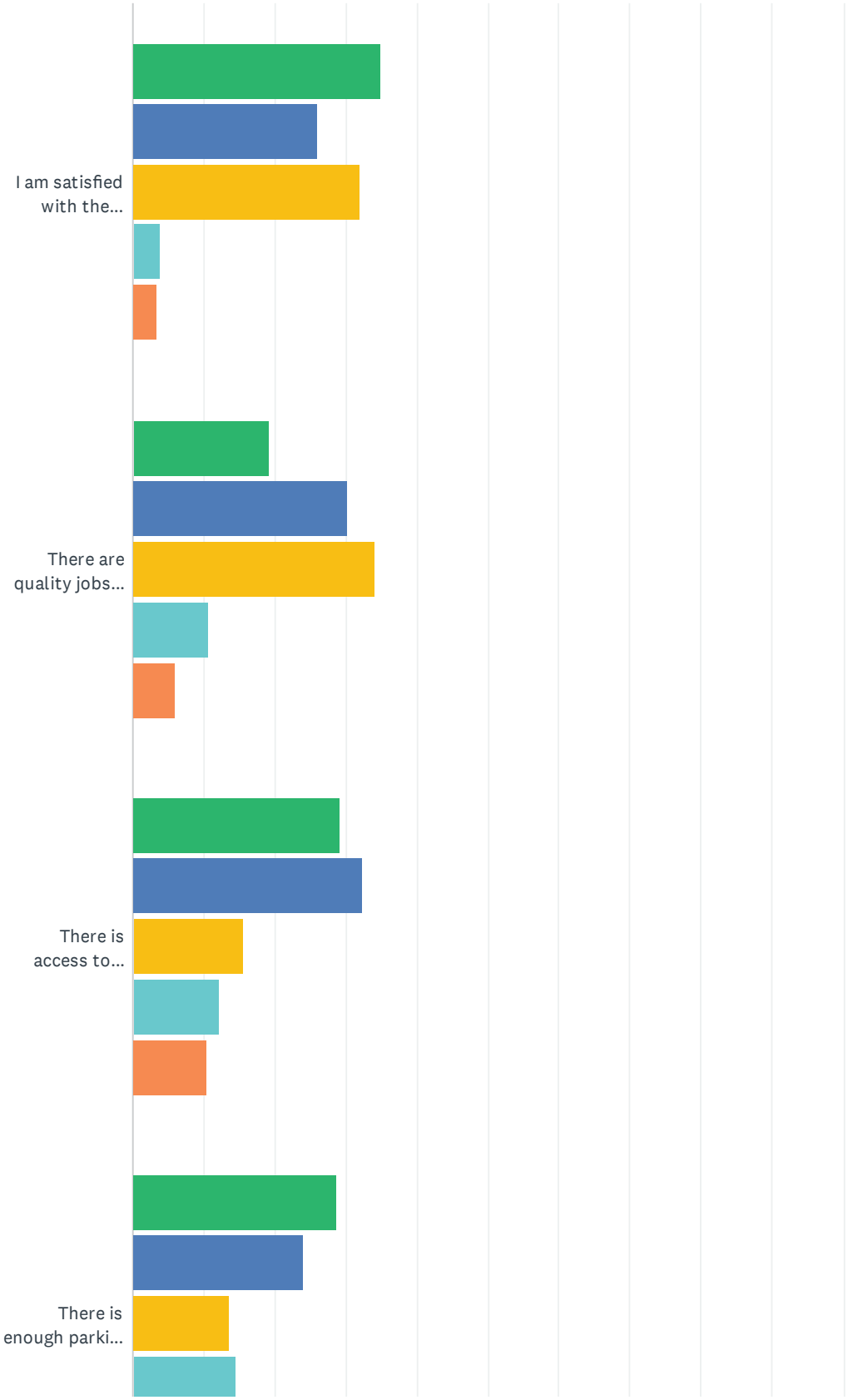

existing...
Encourage more senior housing
Provide ADA-accessib...
Provide housing for...
Ensure that children who...
Create mixed-use...

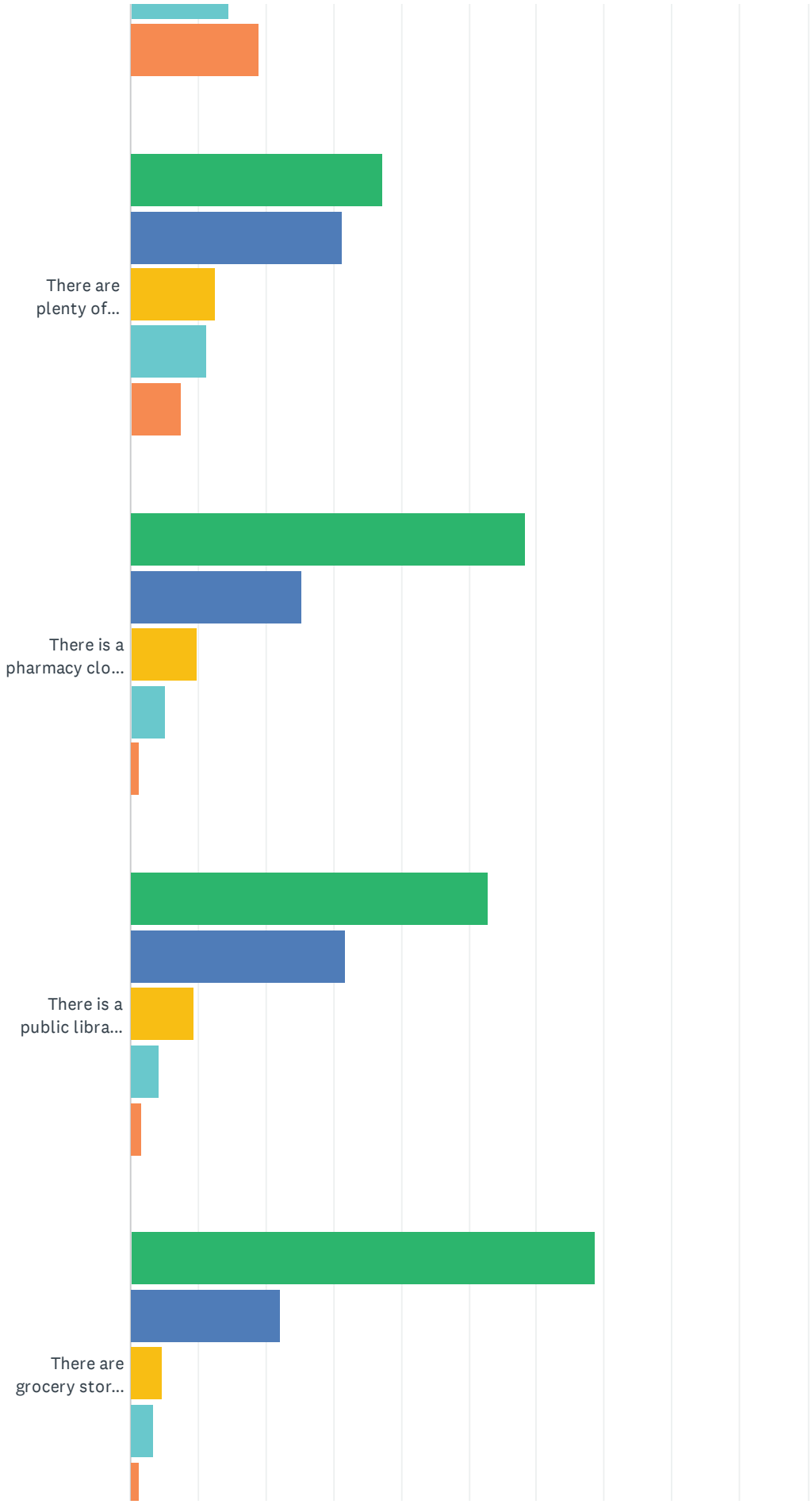

Integrate affordable...
Establish programs to...
Support fair/equitab...
Support programs to...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Very important
Somewhat important
Not Important
Don't know

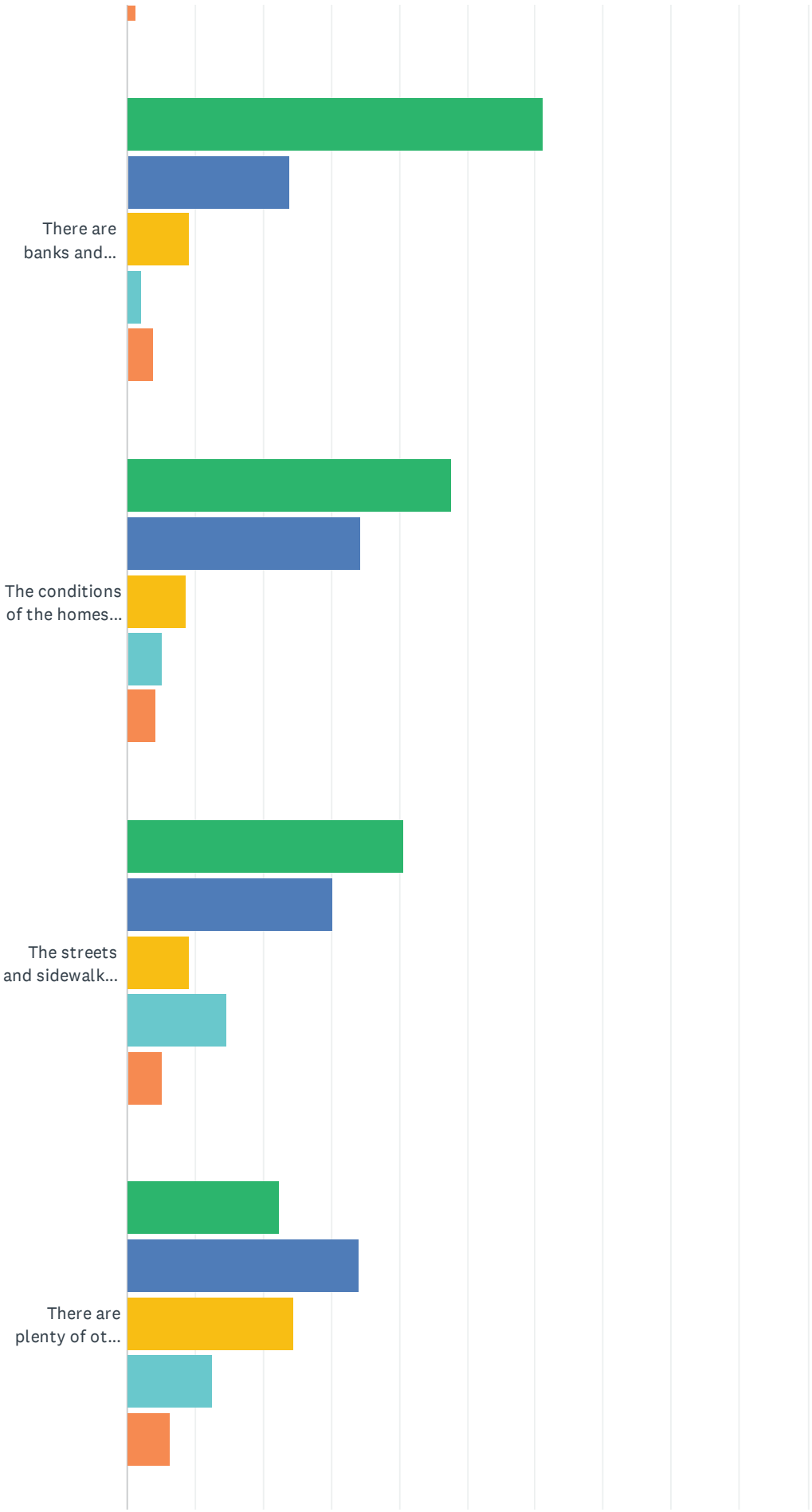
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Provide more housing for all income levels	60.61% 140	16.45% 38	19.91% 46	3.03% 7	231	1.65
Promote housing affordable to working families	66.81% 153	20.52% 47	11.35% 26	1.31% 3	229	1.47
Build more single-family housing	45.49% 106	24.03% 56	27.04% 63	3.43% 8	233	1.88
Build more multi-family housing (apartments, condos, etc.)	38.22% 86	25.78% 58	33.78% 76	2.22% 5	225	2.00
Rehabilitate existing housing	52.47% 117	36.77% 82	8.07% 18	2.69% 6	223	1.61
Encourage more senior housing	34.05% 79	34.05% 79	23.28% 54	8.62% 20	232	2.06
Provide ADA-accessible housing	31.05% 68	31.05% 68	26.94% 59	10.96% 24	219	2.18
Provide housing for homeless	40.63% 91	26.79% 60	25.89% 58	6.70% 15	224	1.99
Ensure that children who grow up in Glendale can afford to live in Glendale as adults	59.13% 136	25.65% 59	13.48% 31	1.74% 4	230	1.58
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	29.02% 65	25.00% 56	40.18% 90	5.80% 13	224	2.23
Integrate affordable housing throughout the community to create mixed-income neighborhoods	45.13% 102	21.24% 48	31.42% 71	2.21% 5	226	1.91
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	42.92% 97	32.74% 74	18.58% 42	5.75% 13	226	1.87
Support fair/equitable housing opportunities	62.39% 141	19.47% 44	15.49% 35	2.65% 6	226	1.58
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	48.02% 109	30.40% 69	14.10% 32	7.49% 17	227	1.81

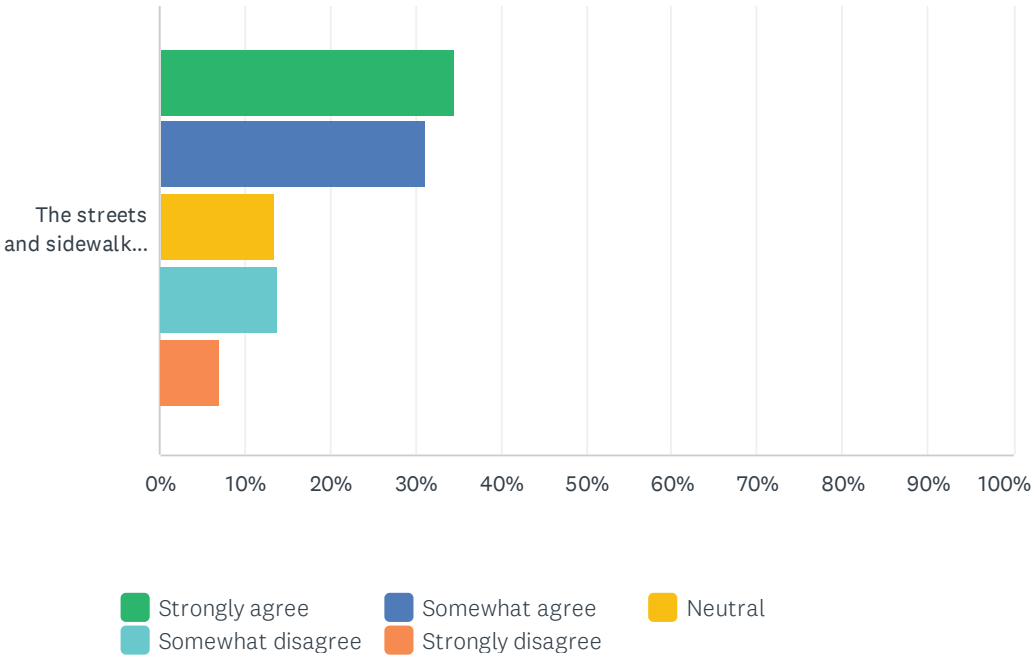
Q16 Please respond to each statement: (1-5 scale)

Answered: 240 Skipped: 61




There are plenty of...
There is a pharmacy clo...
There is a public libra...
There are grocery stor...

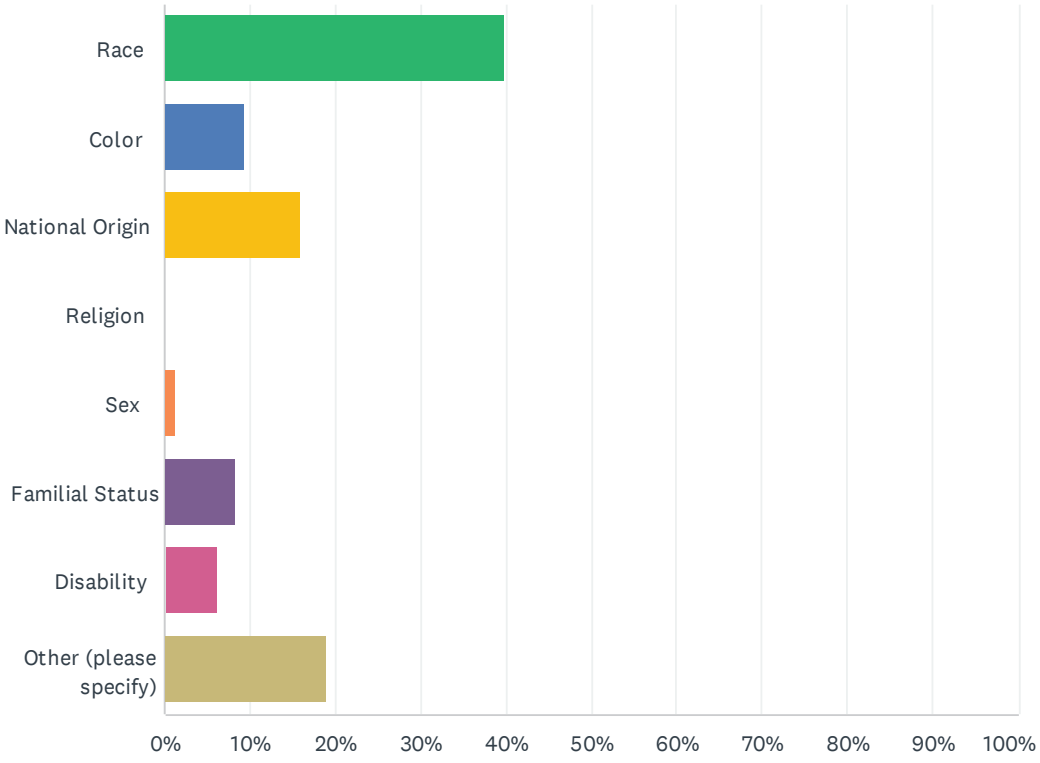

There are banks and...
The conditions of the homes...
The streets and sidewalk...
There are plenty of ot...


The streets and sidewalk...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly agree
Somewhat agree
Neutral
Somewhat disagree
Strongly disagree

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I am satisfied with the schools in my area	34.89% 82	25.96% 61	31.91% 75	3.83% 9	3.40% 8	235	2.15
There are quality jobs in my neighborhood	19.15% 45	30.21% 71	34.04% 80	10.64% 25	5.96% 14	235	2.54
There is access to public transit close to my neighborhood	29.11% 69	32.49% 77	15.61% 37	12.24% 29	10.55% 25	237	2.43
There is enough parking in my area of town	28.81% 68	24.15% 57	13.56% 32	14.41% 34	19.07% 45	236	2.71
There are plenty of parks, playgrounds, or green space near me	37.24% 89	31.38% 75	12.55% 30	11.30% 27	7.53% 18	239	2.21
There is a pharmacy close to my house	58.47% 138	25.42% 60	9.75% 23	5.08% 12	1.27% 3	236	1.65
There is a public library close to my house	52.97% 125	31.78% 75	9.32% 22	4.24% 10	1.69% 4	236	1.70
There are grocery stores close to my neighborhood	68.62% 164	22.18% 53	4.60% 11	3.35% 8	1.26% 3	239	1.46
There are banks and credit unions near where I live	61.09% 146	23.85% 57	9.21% 22	2.09% 5	3.77% 9	239	1.64
The conditions of the homes in my neighborhood are acceptable	47.70% 114	34.31% 82	8.79% 21	5.02% 12	4.18% 10	239	1.84
The streets and sidewalks near my home are well kept	40.76% 97	30.25% 72	9.24% 22	14.71% 35	5.04% 12	238	2.13
There are plenty of other public spaces near my home	22.36% 53	34.18% 81	24.47% 58	12.66% 30	6.33% 15	237	2.46
The streets and sidewalks in my neighborhood have adequate lighting	34.45% 82	31.09% 74	13.45% 32	13.87% 33	7.14% 17	238	2.28

Q17 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?

Answered: 226 Skipped: 75



ANSWER CHOICES	RESPONSES	
Race	39.82%	90
Color	9.29%	21
National Origin	15.93%	36
Religion	0.00%	0
Sex	1.33%	3
Familial Status	8.41%	19
Disability	6.19%	14
Other (please specify)	19.03%	43
TOTAL		226

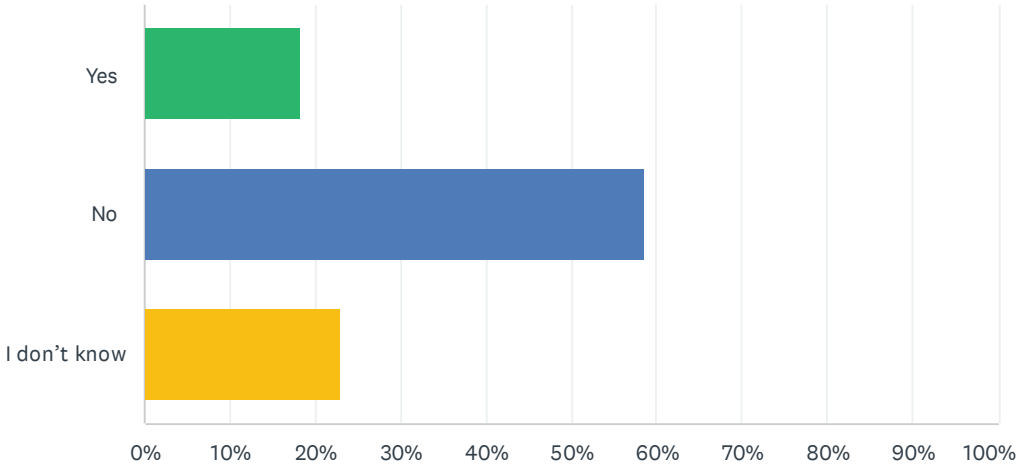
#	OTHER (PLEASE SPECIFY)	DATE
1	I am not aware of housing discrimination based on protected criteria.	5/2/2021 3:39 PM

2	Income	4/27/2021 7:18 PM
3	I see no discrimination= NONE.	4/26/2021 5:03 PM
4	Not an issue	4/23/2021 2:14 PM
5	senior	4/23/2021 12:38 PM
6	Abiity to pay	4/22/2021 9:49 PM
7	financial	4/22/2021 8:46 PM
8	I don't know.	4/22/2021 6:18 PM
9	None	4/22/2021 5:29 PM
10	dont know	4/22/2021 4:35 PM
11	I don't know.	4/22/2021 4:19 PM
12	don't know.	4/22/2021 4:16 PM
13	Income	4/19/2021 9:41 PM
14	I have no idea	4/19/2021 5:55 PM
15	Gender identity	4/17/2021 8:50 AM
16	Fonancial	4/16/2021 8:36 PM
17	Income	4/16/2021 7:33 PM
18	don't know how to answer this. Am not aware of extreme discrimination	4/16/2021 4:34 PM
19	No opinion	4/16/2021 3:51 PM
20	Affordability	4/16/2021 3:11 PM
21	Financial	4/16/2021 2:36 PM
22	No problems here	4/16/2021 11:00 AM
23	Don’t know	4/16/2021 10:39 AM
24	No idea and the wording of this question seems suspect	4/16/2021 10:26 AM
25	none	4/16/2021 9:14 AM
26	Ethnicity	4/16/2021 12:37 AM
27	where's sexual preference/gender expression?	4/15/2021 2:49 PM
28	money	4/15/2021 10:49 AM
29	Ethnicity	4/15/2021 10:46 AM
30	Size of family.	4/15/2021 8:17 AM
31	idk	4/14/2021 9:41 PM
32	Income	4/14/2021 6:32 PM
33	None	4/14/2021 6:28 PM
34	None	4/13/2021 12:09 PM
35	None of the above exist in my neighborhood	4/13/2021 9:52 AM
36	In my area, we have owners and renters from all of the above listed.	4/10/2021 10:10 AM
37	Not aware of any	4/9/2021 6:49 PM
38	Don't know. Not aware of any.	4/9/2021 5:03 PM
39	I don’t feel there’s discrimination based on those factors	4/8/2021 5:59 PM

40	I'm not sure	4/8/2021 3:33 PM
41	Not Sure	4/7/2021 3:00 AM
42	Sexual orientation	4/6/2021 10:21 PM
43	Income	4/6/2021 2:55 PM

Q18 Have you ever experienced or witnessed housing discrimination in the City of Glendale?

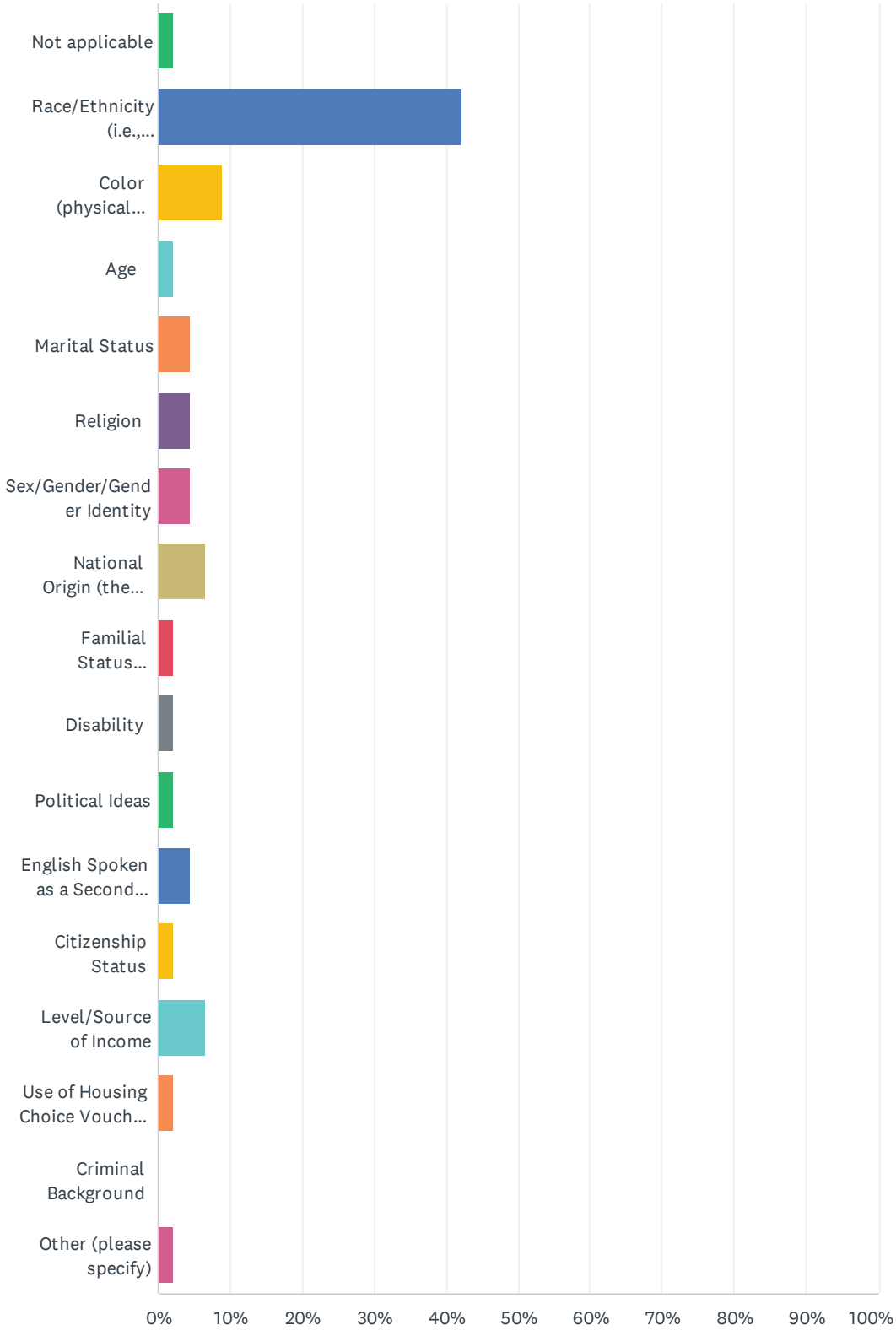
Answered: 239 Skipped: 62



ANSWER CHOICES	RESPONSES	
Yes	18.41%	44
No	58.58%	140
I don’t know	23.01%	55
TOTAL		239

Q19 On what grounds do you believe you witnessed housing discrimination?

Answered: 45 Skipped: 256

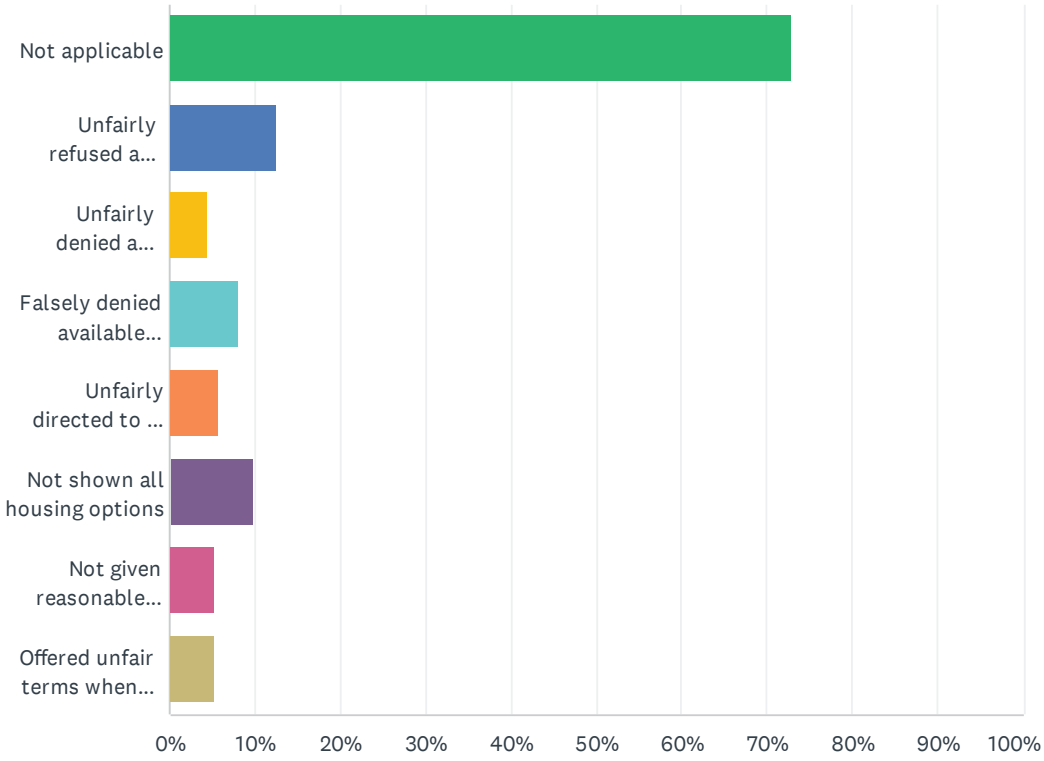

Not applicable
Race/Ethnicity (i.e.,...
Color (physical...
Age
Marital Status
Religion
Sex/Gender/Gender Identity
National Origin (the...
Familial Status...
Disability
Political Ideas
English Spoken as a Second...
Citizenship Status
Level/Source of Income
Use of Housing Choice Vouch...
Criminal Background
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Not applicable	2.22%	1
Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)	42.22%	19
Color (physical appearance)	8.89%	4
Age	2.22%	1
Marital Status	4.44%	2
Religion	4.44%	2
Sex/Gender/Gender Identity	4.44%	2
National Origin (the country where a person was born)	6.67%	3
Familial Status (Families with Children)	2.22%	1
Disability	2.22%	1
Political Ideas	2.22%	1
English Spoken as a Second Language	4.44%	2
Citizenship Status	2.22%	1
Level/Source of Income	6.67%	3
Use of Housing Choice Voucher or other assistance	2.22%	1
Criminal Background	0.00%	0
Other (please specify)	2.22%	1
TOTAL		45

#	OTHER (PLEASE SPECIFY)	DATE
1	You have to know someone to be able to get senior housing.	4/23/2021 12:39 PM

Q20 Do you know of anyone in Glendale who has faced the following: (select all that apply)

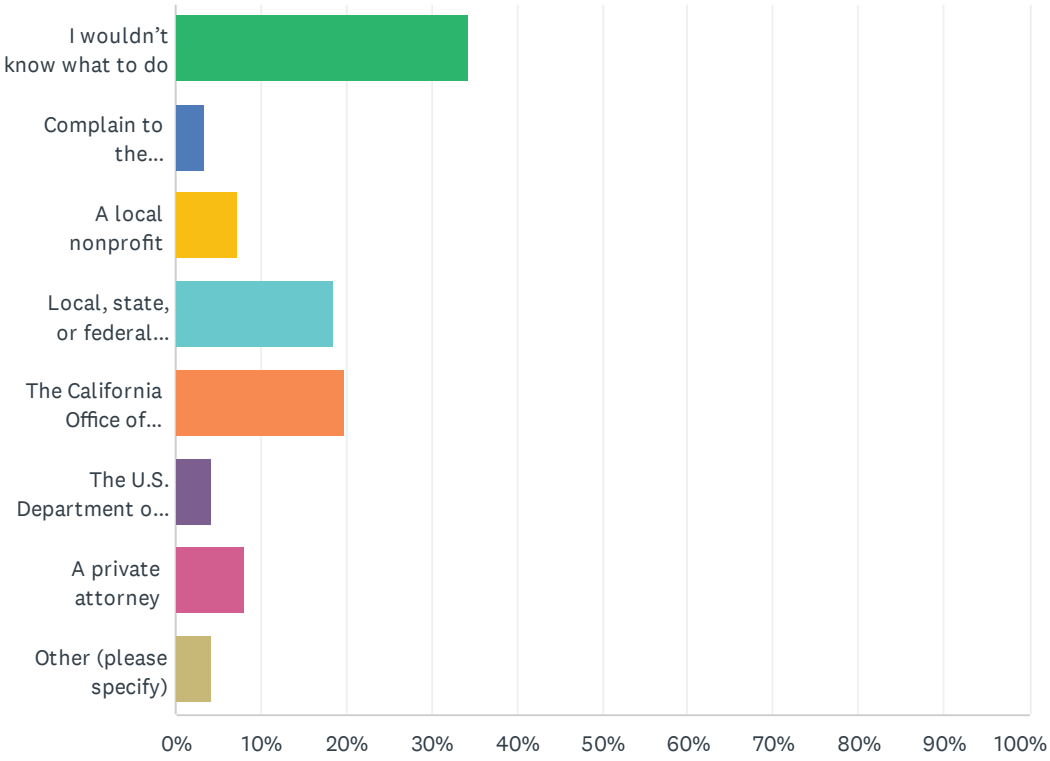
Answered: 222 Skipped: 79



ANSWER CHOICES	RESPONSES	
Not applicable	72.97%	162
Unfairly refused a rental or sale agreement	12.61%	28
Unfairly denied a mortgage	4.50%	10
Falsely denied available housing options	8.11%	18
Unfairly directed to a certain neighborhood and/or locations	5.86%	13
Not shown all housing options	9.91%	22
Not given reasonable accommodate for a disability	5.41%	12
Offered unfair terms when buying or selling	5.41%	12
Total Respondents: 222		

Q21 Where would you refer someone if they felt their fair housing rights had been violated?

Answered: 233 Skipped: 68



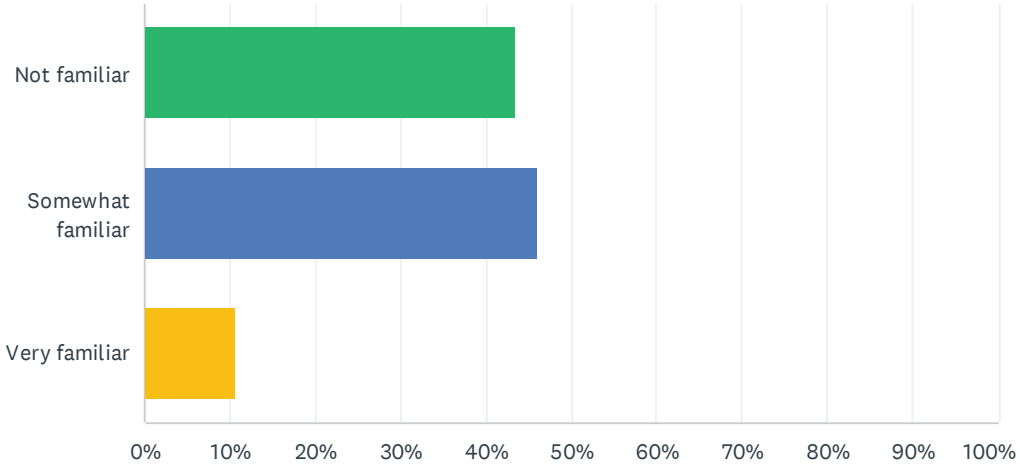
ANSWER CHOICES	RESPONSES	
I wouldn't know what to do	34.33%	80
Complain to the individual/organization discriminating	3.43%	8
A local nonprofit	7.30%	17
Local, state, or federal government	18.45%	43
The California Office of Housing and Community Development	19.74%	46
The U.S. Department of Housing and Urban Development	4.29%	10
A private attorney	8.15%	19
Other (please specify)	4.29%	10
TOTAL		233

#	OTHER (PLEASE SPECIFY)	DATE
1	I would probably advise the person simply to look elsewhere. There are many landlords and real estate agents, most of whom are eager to serve anyone with the ability to pay. Making government complaints is unlikely to be useful, in terms of finding a good place to live at an affordable price.	5/2/2021 3:41 PM
2	Housing Rights Center	4/23/2021 7:03 PM

3	Glendale Tenants Union	4/23/2021 12:47 PM
4	I fight back on my own because when i was try to get help in t was mañana excuses and nothing happened so i went to court with the help of pasadena center help unbelievable but it happened	4/17/2021 3:53 PM
5	California Dept. of Fair Employment and Housing	4/16/2021 5:02 PM
6	City of Glendale and DFEH (Dpt. of Fair Employment & Housing)	4/15/2021 11:38 AM
7	glendale tenants union	4/14/2021 8:49 PM
8	California Department of Fair Employment and Housing	4/10/2021 9:57 AM
9	I refer them to Gloria Allred because the city Council Glendale doesn't give a shit	4/9/2021 5:38 PM
10	Glendale Tenants Union, Neighborhood Legal Services of LA	4/6/2021 8:56 PM

Q22 How familiar are you with Fair Housing Laws?

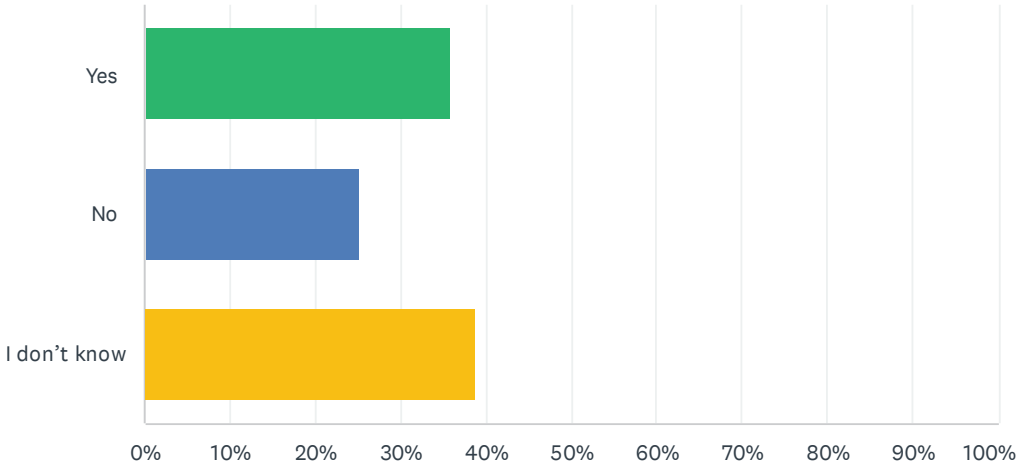
Answered: 235 Skipped: 66



ANSWER CHOICES	RESPONSES	
Not familiar	43.40%	102
Somewhat familiar	45.96%	108
Very familiar	10.64%	25
TOTAL		235

Q23 Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

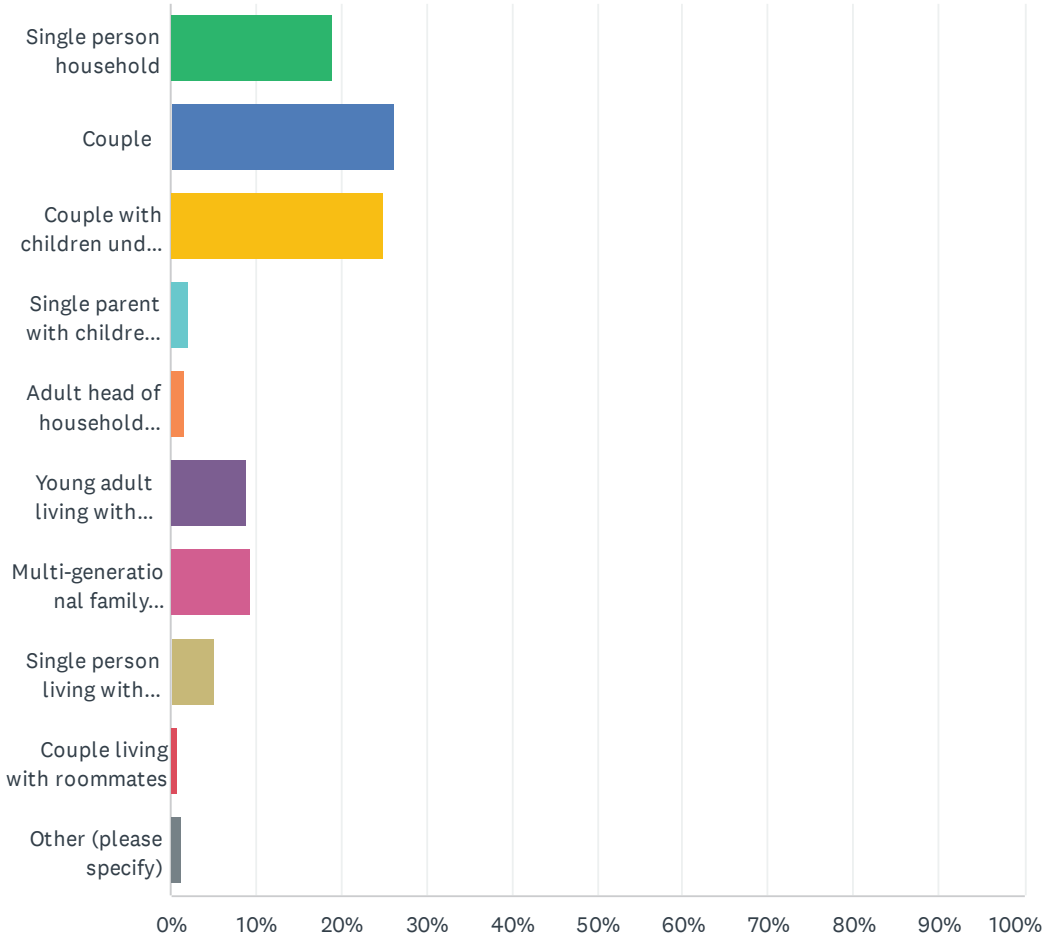
Answered: 234 Skipped: 67



ANSWER CHOICES	RESPONSES	
Yes	35.90%	84
No	25.21%	59
I don’t know	38.89%	91
TOTAL		234

Q24 Which of the following best describes your household type?

Answered: 232 Skipped: 69

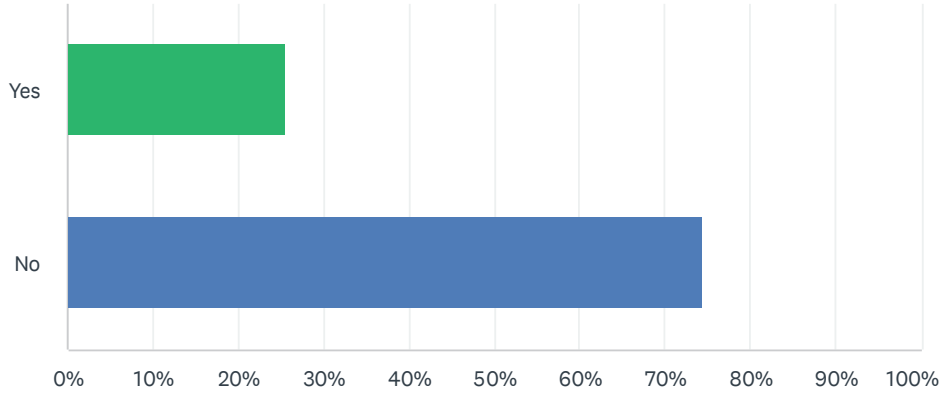


ANSWER CHOICES	RESPONSES	
Single person household	18.97%	44
Couple	26.29%	61
Couple with children under 18	25.00%	58
Single parent with children under 18	2.16%	5
Adult head of household (non-parent) with children under 18	1.72%	4
Young adult living with parents	9.05%	21
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	9.48%	22
Single person living with roommates	5.17%	12
Couple living with roommates	0.86%	2
Other (please specify)	1.29%	3
TOTAL		232

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with baby on the way.	4/30/2021 7:36 PM
2	Couple with minor and adult children	4/19/2021 9:45 PM
3	Decline to state.	4/9/2021 5:05 PM

Q25 Has the Coronavirus impacted your housing situation?

Answered: 231 Skipped: 70



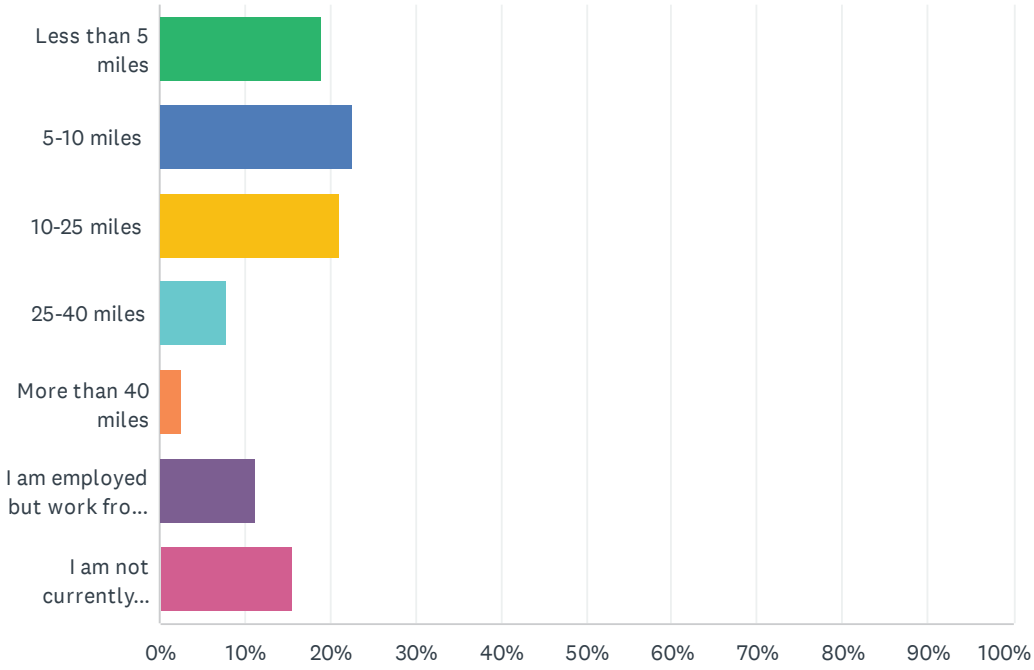
ANSWER CHOICES	RESPONSES	
Yes	25.54%	59
No	74.46%	172
TOTAL		231

#	IF YES, HOW?	DATE
1	Loss of work / wages.	4/30/2021 7:36 PM
2	Our income was changed	4/27/2021 4:11 PM
3	My husband is layoffs	4/27/2021 2:04 PM
4	I have to stay home with my kids, cannot work	4/23/2021 1:11 PM
5	I now have a parking lot restaurant 12 feet from my window. Smoke pour into my house every night and I listen to people screaming until well past the time I'd like to sleep. I have respiratory infections and sleep deprivation and NO ONE in Glendale cares.	4/23/2021 12:49 PM
6	Husband lost job, was able to find another job, but the down time during the pandemic was devastating financially as we were already stretched.	4/23/2021 11:16 AM
7	Forced to move to larger place that allowed work from home	4/23/2021 10:27 AM
8	Forced us all to work and live on top of each other. Created tension.	4/23/2021 8:16 AM
9	Encouraged us to speed up single family home purchase.	4/23/2021 8:12 AM
10	i had to move in with my dad to help him during the pandemic	4/22/2021 5:46 PM
11	Lost job means that I'm uncertain if I can cover next month's rent	4/19/2021 11:25 PM
12	Available income towards rent.	4/19/2021 12:36 PM
13	I got covid and I had to quarantine in a hotel/airbnb so that my at risk parents wouldn't also contract it	4/17/2021 9:02 PM
14	No money for rent	4/16/2021 11:36 PM
15	Been locked down for over a year	4/16/2021 4:36 PM
16	all working from home (include child in distance learning)	4/16/2021 1:50 PM

17	Lockdown	4/16/2021 12:56 PM
18	Had to move grandmother into home.	4/16/2021 11:06 AM
19	Loss of job	4/16/2021 10:53 AM
20	Made paying rent more difficult due to loss of income	4/16/2021 10:42 AM
21	I moved to Glendale because of the pandemic	4/16/2021 10:27 AM
22	reduced income	4/16/2021 9:00 AM
23	Isolation; grocery deliveries; more cost to stay home.	4/15/2021 9:03 PM
24	Working from home in tight quarters, one person in the kitchen and one in the bedroom	4/15/2021 8:37 PM
25	Isolated, alone over a year.	4/15/2021 2:18 PM
26	Loss of job	4/15/2021 10:43 AM
27	Everyone stays home all day, every day	4/15/2021 10:21 AM
28	rent	4/14/2021 8:50 PM
29	Working from home	4/14/2021 6:30 PM
30	Hairstylist and was not able to work	4/14/2021 2:43 PM
31	Family members laid off	4/14/2021 2:07 PM
32	It has made us want a yard for our child to play in	4/14/2021 1:56 PM
33	Roommate unable to pay her portion of rent	4/14/2021 1:36 PM
34	We were unemployed until fairly recently and had to get public assistance and help from family to cover rent	4/13/2021 10:14 AM
35	Now working from home, reduced hours. Harder to make rent	4/12/2021 10:54 AM
36	We moved into a bigger place with more space.	4/9/2021 5:29 PM
37	Lack of child care/unemployment	4/9/2021 5:28 PM
38	I need a bigger place, want to buy but too pricey or companies buy properties to rent.	4/9/2021 5:04 PM
39	Having to work from home (remote work) and living in a full house with no space	4/8/2021 5:46 PM
40	Both lost our jobs and now want to move but don’t have 3x the income required for a lot of Apt buildings	4/8/2021 5:33 PM
41	loss of income therefore extremely hard to pay rent because we have received no rental assistance	4/7/2021 12:25 PM
42	Rents are too high	4/7/2021 3:06 AM
43	Was forced to move during early pandemic	4/6/2021 8:57 PM
44	Made it more difficult to find adequate long term meaningful employment	4/6/2021 2:57 PM

Q26 If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns).

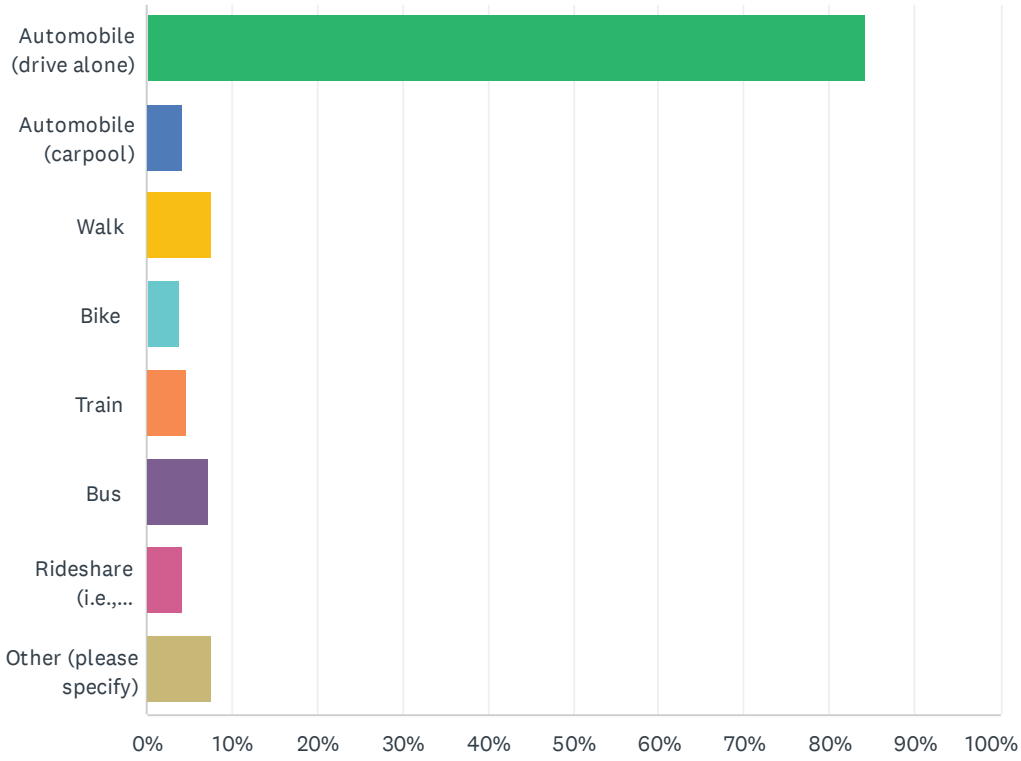
Answered: 231 Skipped: 70



ANSWER CHOICES	RESPONSES	
Less than 5 miles	19.05%	44
5-10 miles	22.51%	52
10-25 miles	21.21%	49
25-40 miles	7.79%	18
More than 40 miles	2.60%	6
I am employed but work from my home	11.26%	26
I am not currently employed	15.58%	36
TOTAL		231

Q27 If you work outside the house, how to you get to work? If you use different modes of transportation, select all that apply.

Answered: 209 Skipped: 92



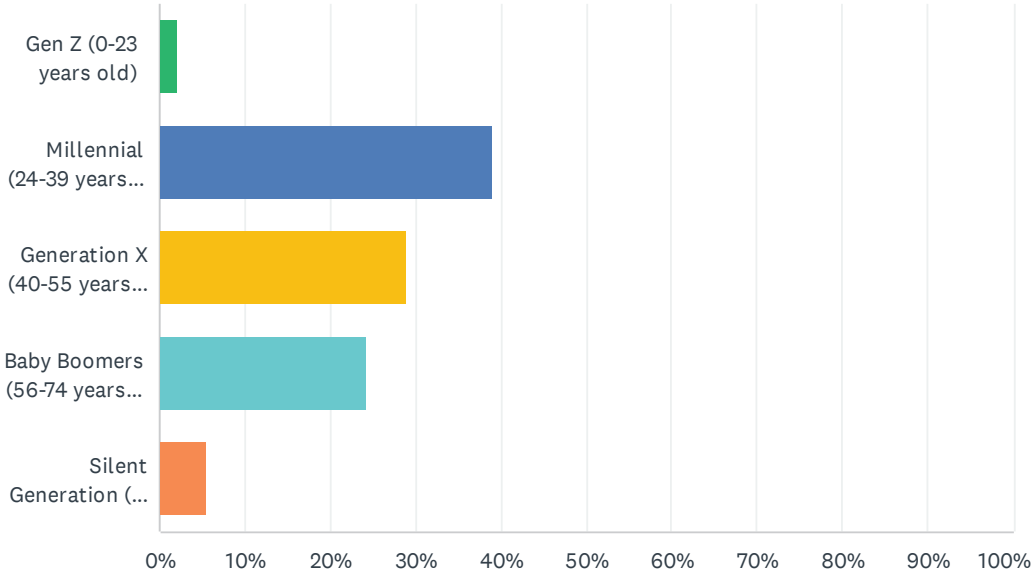
ANSWER CHOICES	RESPONSES	
Automobile (drive alone)	84.21%	176
Automobile (carpool)	4.31%	9
Walk	7.66%	16
Bike	3.83%	8
Train	4.78%	10
Bus	7.18%	15
Rideshare (i.e., Uber/Lyft)	4.31%	9
Other (please specify)	7.66%	16
Total Respondents: 209		

#	OTHER (PLEASE SPECIFY)	DATE
1	Work online	4/27/2021 7:23 PM
2	N/A Previously, automobile	4/26/2021 5:07 PM
3	Work remotely	4/20/2021 1:57 PM

4	Retired, travel mostly by bike & automobile	4/20/2021 1:21 PM
5	I work inside the house	4/19/2021 5:57 PM
6	I am retired I don’t work	4/18/2021 12:00 PM
7	I am not currently employed.	4/17/2021 8:48 PM
8	Motorcycle	4/17/2021 8:53 AM
9	have car but don't go out	4/16/2021 4:36 PM
10	Retired	4/16/2021 11:02 AM
11	Beeline to train station	4/16/2021 12:39 AM
12	Airport	4/14/2021 9:24 PM
13	Not applicable	4/14/2021 6:30 PM
14	Retired	4/10/2021 10:13 AM
15	Do not work now	4/9/2021 6:51 PM
16	I am unemployed	4/8/2021 3:36 PM

Q28 What age range most accurately describes you?

Answered: 231 Skipped: 70



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	2.16%	5
Millennial (24-39 years old)	38.96%	90
Generation X (40-55 years old)	29.00%	67
Baby Boomers (56-74 years old)	24.24%	56
Silent Generation (75+ years old)	5.63%	13
TOTAL		231

Dear Mr. Krause,

Here are my comments on the City of Glendale's Housing Element draft for the Sixth cycle, 2021-2029.

Let's begin with the positive.

1) I appreciate the inclusion of Program 5B, "Tenant/Community Opportunity to Purchase" or TOPA/COPA. I have spent a good deal of time this year talking about TOPA, which is a tenant-led initiative.

However, the Program Goals section fails to mention that these purchases are happening already, with the assistance of community land trusts. It also fails to note that it would actually cost the city nothing to pass a TOPA ordinance, to inform tenants that their buildings have been offered for sale; funding sources to assist tenants with these purchases and converting them into tenant-led, limited equity co-ops can be explored separately. It also fails to mention critical reasons why this proposed ordinance is attractive to tenants—namely, that it would secure permanently affordable housing and enable us to build equity. Building equity would help reduce the racial wealth gap, because most household wealth in this country is in the form of housing. As of 2020, 75% of white people are homeowners, whereas the majority of Black people are renters.

And now for the disappointing elements.

2) Consider this extraordinary statement on pdf page 216:

“The City finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, age, or income.”

As noted by Ms. Tara Peterson on November 15, this sentence completely contradicts the Sundown Town resolution passed by the City Council on September 15, 2020, which acknowledges the historical redlining and racist housing practices of this city. This resolution specifically noted realtors’ ads on “Keeping Glendale 100% Caucasian.”

The Programs 7A and 7C on Fair Housing make no mention of the fact that Black people are 2% of Glendale's population, compared to forming 8% of LA County. The absence of Black people in Glendale is a clear indicator of discrimination, especially in light of Glendale's Sundown Town resolution. In addition to investigating discrimination against residents who already live here, there should be an investigation of how Black people are kept out of the city in the first place. For example, national studies show that Black people are less likely to be shown apartments by landlords, and they are quoted higher prices for the apartments that are shown to them.

Although I appreciate the lack of local prejudices that an out-of-town consultant can bring to this subject, Glendale residents know exactly where income segregation occurs—the 134

highway. Although there are exceptions, “north Glendale” means rich (white) homeowners and “south Glendale” means poor renters (of color).

One wonders if the Planning Department staff have read the Sundown Town resolution, and whether this information was conveyed to the consultant from Orange County.

Also, the “race/ethnicity” section fails to recognize the large number of Armenian people in Glendale, who form approximately 40% of the population; surely, they can be separated from the general White category in the same way that the Hispanic population is often separated into "White Hispanic" and "Non-white Hispanic" groups. This fact might be unfamiliar to an out-of-town the consultant, but it is surely known to members of the Planning Dept. Armenian tenants I’ve talked to are motivated to stay in Glendale so that they can remain part of this significant community.

3) There is a wealth of data in the Background Report section, including the following facts:

- Tenants are 67% of the residents of Glendale
- 57% of tenants are rent-burdened, paying more than 30% of their income in rent
- 35% of tenants are paying more than 50% of their income in rent

This represents tens of thousands of people in economic pain. These numbers are substantially the same as in the 5th Cycle Housing Element, indicating zero progress in meeting their needs. And in spite of this abundant data, the meager programs offered in Part 1 of this 6th Cycle draft don’t even acknowledge this great need, much less attempt to meet it.

May I also point out that the more money tenants spend on rent, the less money we have to spend at other businesses in the city. The interests of landlords and developers are, therefore, often in conflict with those of other area businesses. Perhaps this inherent conflict should be acknowledged by separating the Housing Dept from the rest of Economic/Community Development.

Goal 2 “A city with high quality residential neighborhoods that are attractive and well designed” is given prominence, however. Although rent-burdened tenants have no objection to good design, it is hardly in our top 10 list of priorities. My fellow tenants who sometimes watch Design Review Board cases with me regard them as “rich people problems,” as in “So this is how people fill their time when their basic needs are met.” “Good” design is a priority for affluent homeowners, who form a minority of this city. Also, in light of Glendale’s historical racism, people of color have very different views on which elements of Glendale’s neighborhoods should be retained and which need to be changed.

4) Review of the 5th Cycle Housing Element. Glendale built 4,493 units in 2014-2021, but 4,131, or 92%, of those were above-moderate, market-rate homes. Glendale did not even come close to meeting the need for housing at lower income levels (362 of 1,155 units, or 31%). This city is not building the right kinds of housing for the people who live here. The oversupply of above-moderate, market-rate housing shows wishful thinking along the lines of "If we build it, they will come"; considering that the need for lower-income housing has increased considerably since 2014, and that the median income of Glendale renters is $50K, I would conclude that higher-income renters have largely chosen not to live in Glendale, perhaps because there are other, more attractive options in LA County for them.

The attitude of Glendale city officials toward lower-income people seems to be, "If you can't afford the rents here, you should just move out," rather than attempting to meet our needs. City officials clearly have extraordinary amounts of time to spend discussing the small design details of other people's private, single-family houses, however.

<u>And here are the elements that are completely missing.</u>

5) As I noted on November 15, Appendix B on Public Engagement lists over 260 developers as stakeholders but completely omits the Glendale Tenants Union (GTU), the sole group that represents the 67% of the residents of Glendale who are renters.

This is a curious omission because I have spent the better part of this year working with the Coalition for an Anti-Racist Glendale and GTU to lobby the City Council to create a Tenant-Landlord Committee, precisely because tenant voices routinely go unheard. The senior Housing Dept staff are also aware of GTU; Mr. Peter Zovak sent us an email about the Housing Element survey in April.

This leads me to wonder if the Planning Dept. spends much time talking to the Housing staff or to the City Council.

The message is clear, however, that the concerns of developers and affluent homeowners are given a great deal of attention by the city, while the concerns of renters are brushed aside or ignored entirely.

The City of Pasadena formed a task force for the Housing Element, with at least one tenant member who was appointed by the mayor. If the City of Glendale wanted to include diverse community voices in this draft, they could have found more effective ways to do so, beginning in the early stages.

I noticed that "Abundant Housing LA," formerly known as YIMBY, is listed as a stakeholder, although they do not operate in Glendale. I met a gentlemen from this group, and this homeowner in LA was surprised to hear that our range of tenant concerns went well beyond that of mere housing supply.

Here are some of the elements that tenants would like to see included in this report:

Rent Stabilization. From reading this 410-page document, one would have no idea that thousands of tenants spent years advocating for rent stabilization in Glendale. Although our ballot measures did not pass (yet), the wishes and efforts of thousands of residents should at least be acknowledged, instead of erased. This effort is well known to the Glendale City Council.

Right to Counsel. Tenants should be guaranteed a right to legal counsel in eviction cases, the same way the Sixth Amendment guarantees the right to counsel in criminal cases. In LA County, there are sufficient nonprofit lawyers to represent tenants in only 12% of eviction cases, and 98% of tenants who arrive in eviction court without a lawyer lose their cases. Therefore, the lack of tenant-side lawyers virtually guarantees that laws will not be enforced on landlords who break the law. Several cities have passed Right to Counsel laws, including New York City, which saw a decline in eviction cases after they passed this law. Landlords are filing fewer frivolous eviction cases, from the deterrent of knowing that tenants will have legal representation. This benefits the legal system in general, as well as tenants in particular.

Anti-Harassment Ordinance. During the pandemic, harassment against tenants in LA County soared by 300% or higher. The City of Los Angeles recently passed an anti-harassment ordinance and it would be fairly easy to adopt a similar measure for Glendale.

6) The pandemic is not discussed in this draft. Large segments of the population have been completely re-thinking their approach to housing and work, in light of changes made during the pandemic. Many people would prefer to work from home permanently, and many parents have felt the need for assistance with balancing working from home and educating their children. From pdf page 116: "The creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared."

We could begin studying different forms of social housing, because not everyone wants to live in an individual box, separate from other people. The goal of some people is to create an integrated community, as opposed to maximizing the amount of profit that can be made from each individual box.

Although we are still in the midst of seeing these pandemic-inspired changes, this shift should at least be noted and studied; otherwise, this report runs the risk of becoming obsolete almost immediately after it is approved.

<u>Conclusion: Major Revisions Needed</u>

In conclusion, my opinion as a professional editor is that this draft reads like a document that was cut and pasted from other housing elements, with small modifications to adapt to this particular time and city. It was written in a vacuum, by authors who sat studying maps and spreadsheets in an attempt to meet minimum requirements. It displays significant

errors and gaps in relevant knowledge, and very little effort to solve the serious problems of the people who live here.

To adopt a phrase from my many years in scientific publishing, I would return this draft to its authors for "Major Revision." That is, the draft requires not simply minor revisions to its organization and language, but a substantial re-thinking of its methodology, data, analysis, and conclusions.

Sincerely,
Karen Kwak
Glendale, CA

P.S. I am copying the City Council because policy decisions always rest with them. I would also like to thank Mr. Najarian for pointing out that this draft was prepared by a consultant from Orange County.

From: Brigid McNally <bmcnally1026@gmail.com>
Sent: Tuesday, November 30, 2021 4:04 PM
To: Krause, Erik <EKrause@Glendaleca.gov>
Cc: Najarian, Ara <ANajarian@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; Devine, Paula <PDevine@Glendaleca.gov>; Agajanian, Vrej <VAgajanian@Glendaleca.gov>; kathryn@bos.lacounty.gov; Allison.RuffSchuurman@asm.ca.gov; Victoria.Dochoghlian@asm.ca.gov; Brotman, Daniel <dbrotman@Glendaleca.gov>
Subject: PUBLIC COMMENT: 6th Cycle Housing Element Draft for Glendale, CA

Dear Mr. Krause,

I am writing as a concerned resident of Glendale regarding the recent 6th Cycle Housing Element Draft.

I am curious and, quite frankly, concerned that the outreach efforts for this Housing Element Draft did not include Glendale Tenants Union considering that the draft itself states that renters comprise 67.8% of Glendale households. This makes renters the super-majority in Glendale and from all of my research appears to be the highest per capita renter city in all of California. So, why then was the only organization in Glendale dedicated to supporting and advocating for the renter population not consulted or flagged as "stakeholders" yet numerous developers were? With deliberate choices like this, it is not difficult to see the power that monied interests have over housing decisions in the City of Glendale.

I am duly concerned with the City of Glendale's intended actions and policies potentially arising from this Housing Element Cycle-- or the likely lack thereof. Glendale did not meet our lower income housing goals from the 5th Cycle Housing Element, yet we exceeded moderate-upper income housing, (essentially market rate housing) by 500%. That is preposterous and, once again, demonstrates that the City of Glendale's primary interest is appeasing wealthy developers.

I attended the "Housing Element Virtual Community Meetings" that was held via Zoom earlier in November. During the meeting, the presenters of the event were already engaging in dishonest manipulation of the data to hide the reality that Glendale has woefully under-supported our lower income communities. What assurances are we, as residents of Glendale, being afforded by the City of Glendale that this Housing Element Cycle will prove anything more than the lip service that the previous element proved to be?

These housing element updates are required by the State of California, not as a means of simply wasting taxpayer dollars to pay consultant firms that operate outside of the city or county itself to make 300-page reports and Powerpoint Zoom presentations, but rather so that the City is forced to consider whether it is meeting the needs of its residents. It is clearly not.

The only consideration put forth by this current draft that holds any weight or demonstrates any interest by the City of Glendale to properly support its super-majority renter population is the interest in exploring a Tenant Opportunity to Purchase (TOPA). I would like to highlight that the goal should be *implementation* rather than *exploration* of these policies. I would like to flag that studies regarding these TOPA policies already exist and robust policies have been developed for municipalities across LA County. I hope that the City of Glendale chooses to connect with currently existing Community Land Trust organizations when exploring the possibilities of TOPA policies here in Glendale rather than

privatized consultant firms based in Orange County or elsewhere. Here is a link for ease: https://www.cacltnetwork.org/

I am CC'ing officials who represent the interests of Glendale residents at the local and state level in the hopes of directing their attention to the woeful inadequacy of the City of Glendale's approach to their constituents' housing needs.

Thank you.

Best,

Brigid McNally

Gmail

Amanda Tropiano <atropiano@denovoplanning.com>

Public Comments on Glendale's 6th cycle HE draft

Mike Van Gorder <mike.vangorder@gmail.com> Fri, Dec 3, 2021 at 1:28 PM
To: "Housing Elements@HCD" <housingelements@hcd.ca.gov>, Amanda Tropiano <atropiano@denovoplanning.com>, "Lanzafame, Philip" <PLanzafame@glendaleca.gov>, anajarian@glendaleca.gov, "Brotman, Daniel" <dbrotman@glendaleca.gov>, "Devine, Paula" <pdevine@glendaleca.gov>, VAgajanian@glendaleca.gov, akassakhian@glendaleca.gov, EKrause@glendaleca.gov, VZemaitaitis@glendaleca.gov

Hello Mr. Krause,

I'm providing you, the city council, and my fellow housing element reviewers my feedback on the Glendale 6th Cycle Housing Element Draft. In that I was not assigned the city's element in my official workload, I am free to provide this feedback from the perspective of a private citizen and concerned Glendale tenant, as somebody that wants to raise my family here but who sees virtually no options available should that family grow at all. I hope you will carefully consider them moving forward.

Quick notes:

- The draft claims that Glendale has 'no history of economic segregation', despite providing a map that shows such economic segregation
- It claims Glendale has no history of racial segregation, despite the city council's extraordinary acknowledgement by ordinance of Glendale's history as a 'Sundown Town'
- The draft claims that the city can *exclusively* produce affordable units in the downtown area, and that such an availability means their RHNA targets are all satisfied; however, considering realistic development reduces the projected yield of low-income sites from a surplus of 2,451 to a deficit of -2,940
- An analysis of the thirty three downtown sites claimed reveals only five sites that suggest developability, further reducing the low-income yield to a deficit of -3,580
- The draft misunderstands "Affirmatively Furthering Fair Housing" as 'responding to fair housing complaints', rather than "acknowledge a history of racist housing policy to create opportunities for underserved communities in both low-resource and high-resource areas"
- The draft claims to meet RHNA goals without needing to upzone anywhere, yet due to the above figures *it does not* meet the goals, and upzoning wealthier neighborhoods is a key part of Affirmatively Furthering Fair Housing
- The report acknowledges Racially Concentrated Areas of Affluence without analysis and without mention of an intent to create low-income opportunities therein
- Public participation occurred after the draft was submitted to the state in violation of HE requirements
- The Housing Element Draft is certainly noncompliant with state law and is, at its worst moments, a tone-deaf attempt to maintain a broken status quo

There is much deeper analysis of each of these elements in the document attached. Thank you kindly!

Glendale HE Response - Mike Van Gorder.docx
27K

Analysis of the 6th Cycle Glendale Housing Element Draft

Mike Van Gorder

Quick Notes

- The draft claims that Glendale has 'no history of economic segregation', despite providing a map that shows such economic segregation
- It claims Glendale has no history of racial segregation, despite the city council's extraordinary acknowledgement by ordinance of Glendale's history as a 'Sundown Town'
- The draft claims that the city can *exclusively* produce affordable units in the downtown area, and that such an availability means their RHNA targets are all satisfied; however, considering realistic development reduces the projected yield of low-income sites from a surplus of 2,451 to a deficit of -2,940
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Analysis

The city housing department prides itself on being *more* productive than all its neighbors but falls into the exact same trap as it did in the 5th cycle – overproducing market rate units and failing to meet every other target below 120% Area Median Income. This Housing Element Draft will be noncompliant with state law.

The RHNA Shuffle – Core to the city's comfort level with the draft element they've produced is the idea that they've found enough sites to accommodate their RHNA – and *without* the need for upzoning. The city notes 33 parcels in the Downtown Specific Plan as being "extremely feasible for redevelopment" but does not elaborate very well what criteria they use to determine this. [I have analyzed the sites in question and have determined that this is in bad faith, as some of these sites are recently built luxury apartments, some are long-serving faith institutions, and most show no signs of being "extremely feasible". This analysis is at the end of my comments.] They then assign the entirety of "assumed capacity" of all such parcels to the production of lower-income units, thereby justifying their claim of 5,038 low-income unit sites in the RHNA, which then is used to defend a lack of RHNA siting for all other lower-income categories.

No project in the downtown area has been 100% affordable, and expecting thirty-three consecutive such projects is unrealistic and smacks of bad faith. Per AB 1397, a site chosen for the housing element must consider the "realistic development capacity for the site" and the "typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction". The city failed to do this and claimed that every developable unit in every site in the downtown area *would* be developed *and* would be affordable. In reality, the only measure of affordable units in south Glendale has been inclusionary zoning. If we go off such inclusionary zoning measures, then the best we can expect is 15% of total produced units to be low income. Therefore, to reflect likelihood of development, the city must reduce the 5,038 units for its Low-income RHNA to 755. The assumed surplus of +2,451 low-income units in the RHNA will drop to a deficit of -1,832.

The city assumes that mixed use sites will only accommodate low-income units. Based on likelihood of development, this 1,303 number must in good faith be reduced to 195. The city assumes that "residential sites" – by which we are led to understand means single-family zoned areas – will only accommodate above moderate-income units. This lets them maintain the idea that no upzoning is necessary, because according to their misleading accounting of the downtown development capacity the city's lower-income RHNA will have a 2,451 surplus. However, a far more honest (and legally compliant) number would incorporate likelihood of development – and be reduced to a deficit of -2,940.

The city claims that moderate and above moderate unit demand will be satisfied with the surplus from low-income category. Without considering the market distortion of offering units intended for low-income households to above-moderate income households (which the city should do if it intends to Affirmatively Further Fair Housing), accounting for the likelihood of development means that there will again be a massive surplus of above moderate-income sites and a huge gap for low- and moderate-income units. The city must find such sites elsewhere.

Furthermore, this 15% inclusionary-zoning estimate of affordable unit yield is charitable. The "proposed projects" section outlines housing projects currently under review, and gives us a far bleaker image of likelihood of development:

- ELI/VI – 19 units, or 3.7% of its RHNA target
- LI – 1 unit, or .05%
- MI – 15%

While this bodes slightly better for the agonizing 'missing middle' that is dramatically pronounced in the city's housing portfolio, it suggests that less than five percent of housing development will be affordable to lower-income households. Taking real-world expectations into account, this is a failure to meet RHNA obligations. The city must find more sites or upzone more areas. The presentation repeatedly mentioned that, "we didn't have to upzone anywhere in order to meet our RHNA!" but this seems more like a desperate attempt to soothe twitchy homeowners than a wise or realistic goal.

Affirmatively Furthering Fair Housing – The legislative intent of AB 686, affirmatively furthering fair housing, is acknowledging that our housing systems were developed to protect and enrich some communities at the great expense of others. To affirmatively further fair housing, we need to see the physical development of our cities and neighborhoods as more than some inevitable force that

miraculously deposited older, whiter homeowners in the hills and everyone else scrunched together in between malls and auto dealerships. This draft housing element completely fails to affirmatively further fair housing because its concept of AFFH is “responding to housing discrimination complaints”. There is a difference between AFFH – which is acknowledging an ugly and lopsided economic history as essential toward creating opportunities for underserved communities – and housing discrimination, “fair housing” issues. This is mirrored in the city’s use of outdated Analysis of Impediments, and not the legally required Assessment of Fair Housing. The Analysis of Impediments as is provided is merely a laundry list of problems without any real analysis as how to resolve them. There is no calculation for goals, histories, or community participation. The housing department wants to identify poor areas and ‘replace segregated living patterns’, an empty quotation from AB 686. It does not mention wealthy areas, nor their role in maintaining segregative poverty.

The city cheerfully claims that there is not economic segregation in the community, referring to a chart (page 197) that *absolutely demonstrates* economic segregation in the community. Average income for a homeowner in Glendale is $116K and average income for a renter is $50K; there are virtually no opportunities to rent in the Kenneth Village, Sparr Heights, San Rafael, and other hilly R-1 neighborhoods. The lack of racial and economic analysis as to why this is the case – particularly after acknowledging without follow up that the city has Racially Concentrated Areas of Affluence – is a glaring failure toward the legislative intent of Affirmatively Furthering Fair Housing.

The draft bafflingly claims that there is no historic patterns of segregation by race and ethnicity. Glendale city council recently acknowledged via ordinance the city’s history as a Sundown Town, a deeply redlined, racially segregated whites-only community that endured only until the Fair Housing Act. The afterlife of all that segregation remains in the form of the R-1 neighborhood and the incomes of homeowners being 2.32 times higher than renters. This housing element does not acknowledge or analyze Glendale’s segregative and racist housing history and thus does not satisfy the requirements of AFFH.

This is physically borne out as the city continues to rely on its most modest areas to create any increase of density. I disagree that ‘affordable units are well dispersed throughout the community’, as is claimed under ‘Future growth need’. Any predominately single-family neighborhood will offer only such ADUs as are not inhabited by members of the primary homeowners’ families – this is not ‘well dispersed’, it is an abdication of responsibility.

In terms of displacement risk, new development may not have an immediate and quantifiable effect on displacement, as is claimed. Though, of course, the residents of the apartments that were recently bulldozed to make room for the college’s Garfield parking lot might disagree. But certainly failing to provide real low-income options – 0 units of ELI during the 5th cycle, half of what was needed for VI, two-thirds of what was needed for LI, and barely over 5% of what was needed for MI – means that any displacement is permanent. 31 affordable units were created under the city’s density bonus ordinance, and 18,414 applications came in for them. Low-income residents had a .16% chance of “winning” an affordable home! This, to the city council and the housing department, is ‘progress’.

Figure 6 shows where the RHNA allocation will go in relation to racial diversity, and claims that proposed lower-income RHNA sites are going into places of high diversity, with no sites going into areas of lower diversity. This is not integration. Our most diverse places are our more modest neighborhoods,

and Racially Concentrated Areas of Affluence are lower-diversity places that NEED racial and economic integration. That is the point.

Public input – This draft element was only made available to the public after it was submitted to HCD. But! Not before there was deep consultation with private housing developers. This flies directly against HCD requirements for public engagement. The take on access to opportunity in 7C is "we'll try to find some poor people to serve on government boards" and then immediately undermines that with "*as positions are made available*". Lower income folks do not have as much time! And why would "the community" participate in planning – like this – if their input is only solicited AFTER the draft has been submitted to the state? In keeping with AFFH, we need to recognize different communities. Older, whiter homeowners have far more ability to participate in local government and neighborhood-defining activity than others. That means adjusting the process to suit the more challenging schedules and elevated needs of the people who cannot as easily participate. We need to meet our working-class communities *where they are, on their terms* if we hope to benefit from their experience.

Weak Language – Goals are listed as being "considering" programs like tenant opportunity to purchase. Shouldn't the goal be to *create* that kind of ordinance? In 3D the city vows to "continue to work with and identify", which has no actionable goal. In 7C, "efforts *may* include". In 2E "consider and implement other creative solutions". 1F has "evaluate potential incentives". These are weasel words. They are not goals, they're feints.

Parking, still - what did the city do with the destruction of the Glendale College Naturally Occurring Affordable Housing-to-parking-lot units? Were "replacement" units provided at identical rents? What happened to those tenants? Adaptive reuse must include parking lots, and to address our glut of parking lots, we need to institute parking maximums. The city is overparked. In 3E, parking is blamed for the lack of development in commercial zones in the city. Why is parking required at all?

Siting Problems – The downtown specific plan sites form the core of the city's argument that the RHNA is satisfied. They list 33 sites and claim that they are 'extremely feasible' for redevelopment. According to AB 1397, if the city relies on non-vacant sites to meet 50% or more of its lower-income RHNA targets, it must supply substantial evidence that the present uses will end during the eight-year housing cycle. It does not provide this evidence.

And anyway, the account of thirty-three "good" sites is simply not true. I count five sites that are good candidates for development and eighteen that are absolutely not. Five out of thirty three sites drops our downtown RHNA unit potential to 15% of what was initially projected – 736 units, from 5,038. If we calculate inclusionary zoning as being the sole reliable means of developing affordable housing on these sites, then we get 115 units of affordable housing. Adding this to our other demonstrated gap gives the city a -3,580 deficit in low-income units.

First, the good choices.

- 406 E Colorado is a small commercial building that is home to a medical center. It is underutilized, sandwiched between two habitually empty parking lot strips, and seems likely for renovation.

- 503 E Colorado is a pet grooming store, one of two active units on an underutilized strip mall, the other two units of which have been empty for years. I'm not sure why this address is on the list and not the other three.
- 124 Maryland – now Artsakh Ave – is part of a massive commercial complex with a huge dine-in movie theater. I believe 124 is the theatre, which just reopened under another brand name after being shut down by the pandemic. There are a half-dozen businesses and restaurants here. It's in a less-traversed part of the downtown commercial strip – the backside – but I'd estimate likelihood of development is middling.
- 116 W Doran is the vestigial single-floor commercial extension of a massive office building, currently housing a Wells Fargo. As offices start to go the way of the buffalo, turning this building into housing makes a lot of sense, though it would have to contend with the north-facing windows in the aforementioned office building (535 N Brand). Likelihood of development is middling.
- 340 N Orange is a two-story parking structure that feeds the Bank of America "Financial Center". I can't speak to its being over or underutilized, but I've never used it and google maps images of the structure show it as being nearly empty.

Now, the bad ones.

- 322 Americana Way is a theater that just very publicly signed a 15-year lease with AMC. There is no likelihood of development.
- 320 S Central is a *very* recent mixed-use building, the Lex on Orange, that advertises an available studio at $2,332 and an available 2-bedroom at $4,207. It is a dense, four-story luxury complex that appears to be nearly leased up. It is unclear as to how more housing can be fit on it, nor how this fits into the city's plan for affordable housing.
    - The city folds the same complex in its sites under the address 321 N Orange. Both addresses are completely built up and leased.
- 300 S Central is another recent luxury apartment building, the Legendary. The same story as 320 S Central applies here.
- 120 W Colorado is the site of a proposed hotel – the AC Hotel - that the city council has fast-tracked, despite this author's opposition to the site being used for something *other* than housing. It is deeply aggravating to see it on this list, currying credit for potential housing while the city council is blasting past housing advocates to help turn it into another unneeded hotel.
- 326 E Colorado is the Hotel Xilo, which is active and enjoys a 4.6 rating on google.
- 500 E Colorado is a medical and commercial center that JUST opened. There's no way this is going to turn into housing within the next eight years.
- 305 E Colorado is the parking lot of the United Community Church. I would, admittedly, love to see housing here, but I don't know what the church plans to do with the lot.
- 300 W Colorado is a Robbins Brothers engagement ring store. I know that diamonds are going out of fashion because young people aren't buying them for the same reasons that they're not buying housing, but this building must be demolished to make new housing and it is unclear if the jeweler will be going out of business any time soon.
- 352 W Colorado is part of a large faith center (The Foundation of Niscience) that has existed in the same spot since 1953 and it is highly unlikely to leave.

- 200 W Broadway is the Dick's Sporting Goods in the Glendale Galleria, a huge sports store that plugs directly into the indoor mall in two places. I would love to see this turn into housing but I cannot imagine it happening before 2030.
- 225 W Broadway is the Glendale Financial Square, a massive commercial lot where at least the Nurses' Union (CNA) have a lease. The emblem on the outside of the building says "Social Security", an institution that strikes me as being a sound long-term lease.
- 313 E Broadway is the United States Post Office, which might be a historical landmark, because it certainly looks like it. No way does this get developed into housing.
- 305 E Harvard is three accessory buildings to the Glendale Presbyterian Church. The side of the building says, "Children's Ministries" and I'd be interested to see if the church would sell all three buildings. Nonetheless, I'd put likelihood as low.
- 134 N Kenwood is the First Methodist Church of Glendale. I attended a community event here a while back. I don't think it's being bulldozed any time soon.
- 233 S Kenwood Street is the Lighthouse Bible Church Los Angeles. It's manicured. Likelihood is low.
- 900 N Central is the Crab Avenue restaurant, which is, at the time of this writing, in business. While the restaurant across the street has shuttered, the city needs to produce proof that the restaurant's lease will expire during the 6th cycle.
- 232 N Orange is the municipal parking lot that serves the downtown commercial district, just across from the Alex Theater. This is a rare parking lot that makes a lot of sense and serves a necessary purpose. There's no way that the city will tear it down to build housing.

If I had far more time, I would as happily dive into the much longer list of what the city considers candidate sites. Nevertheless, the city wants to claim RHNA building potential on, among other things, three leased-up, high-density luxury apartment complexes, trying to have its cake and eat it too – have existing market-rate housing count as 'potential low-income sites'.

This draft does not conform with state law and must be rejected.

Dear Erick Krause,

YWCA Glendale and Pasadena requests the Housing Element Planning Committee to **engage the local community and advocacy organizations to address the historical and present-day racial inequities** impacting the lives of women and girls in Glendale as part of the 6th Cycle (2021-20219) Housing Element Update.

The City of Glendale is the fourth largest in Los Angeles County. Census data stated the Black population in Glendale in 1920 was 0.16 percent, and in 2019, it was only 1.6 percent. The low population percentages result from historical anti-Black practices as acknowledged by the City **on September 15, 2021**, with the passing of a Sundown Town Resolution.

The disparate outcomes from these discriminatory housing programs reflected today include American Indian, Black, and other People of Color facing significant income inequality, poor health outcomes, exposure to environmental pollutants, low homeownership rates, high eviction rates, and poor access to healthy food, quality, and well-resourced schools, and infrastructure. In the 6th Cycle (2021-20219) Housing Element Update we urge you to develop and implement a new, community-driven goal, **Goal 6 Racial Equity**. The City has acknowledged unjust and unequal practices. Now is the time to address housing discrimination against communities of color as a root cause for disparate outcomes.

YWCA is an organization that relies on effective housing advocacy for women experiencing domestic violence. We work to advance racial equity through systems change approach and address the root causes of housing inequities. We recognize that affordable, safe, and accessible housing is key to achieving economic vitality through this approach.

Racial equity is "both an outcome and a process." Racial equity prioritizes ensuring people of color have the opportunities they have historically been denied and from which they continue to be excluded (Reyes, 2021). **Housing planning** is critical to ensuring women and children have a safe and permanent home.

Through YWCA advocacy and services, we see how Black women and other women of color are discriminated against and harmed by systems, laws, and policies supposed to provide access to housing. At the same time, we rely on those very same systems and their implementation to aid so many of the more than 2,000 women, children, and families that we serve each year. **We need to work together to ensure no family faces housing discrimination, in particular racial discrimination, in our city.**

The 6th Cycle (2021-20219) Housing Element Update must:

- Amplify and prioritize BIPOC families in the City's engagement process, removing all barriers to civic engagement.
- Establish community-driven goals and policies for City officials to identify the City's existing and projected housing needs.

- 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.
  - 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.
  - Develop strategies to repair the harm of historical racial, ethnic, and other social discrimination for Black, Indigenous, and People of Color.
  - Develop strategies to strengthen racial and cultural anchors and increase housing opportunities to build wealth.

Additionally, in September 2021, Governor Gavin Newsom signed 31 affordable housing bills focusing on four areas:

- Streamlining the building of new homes.
- Breaking down barriers to build more affordable housing.
- Addressing systemic bias by elevating fair housing principles.
- Holding local governments accountable under the new Housing Accountability Unit (HAU) at the California Department of Housing and Community Development (HCD).

The Housing Element Planning Committee, in a community-driven consultation process, can review the Technical Elements of Inclusionary Housing Policies and Practices, shown in Appendix A and that include the following highlights:

- Choose income targets for the affordable units that match those of renter households of color. Most inclusionary housing policies have tended to serve households earning between 60% and 120% of Area Median Income (AMI). But in many communities, renter households of color are disproportionately represented in lower-income groups below 60% of AMI.
- Require or encourage the construction of unit sizes that match the household sizes of renter households of color. In some communities, new market-rate multifamily development is largely composed of smaller units— studios, one-bedrooms, and two-bedrooms. But low-income renter households of color may have disproportionately larger household sizes; for example, people of color are more likely to live in multigenerational households than White people.
- Adopt building design standards to avoid stigmatizing residents of affordable units: When people of color, regardless of their economic status, occupy buildings with predominantly White residents, they may experience "othering" or micro-aggressions from their neighbors, such as cold-shoulders, blame for noise, or suspicions about property damage.
- Consider the use of city subsidies to advance racial equity goals. New market-rate development tends to occur in high-opportunity areas from which people of color have been systematically excluded and are often unable to afford. In communities with stronger housing markets, inclusionary housing is an effective tool to provide affordable homes in high-opportunity areas. But in

communities with less strong housing markets, it may not be financially feasible for developers to include affordable units in new market-rate development.

- Base the decision about compliance alternatives on the needs and preferences of households of color. Some people assume that requiring affordable units to be built "on-site" with market-rate units is the best way to advance racial equity. If a primary policy goal is to ensure that affordable units are built in high-opportunity neighborhoods from which people of color have been historically excluded, on-site development is by far the most straightforward way to achieve that goal.

As the Housing Element Planning Committee may identify, YWCA Glendale and Pasadena is pleased to support a community-driven process that advances racial equity in the 6th Cycle (2021-20219) Housing Element Update. We look forward to receiving your prompt reply.

Hello Erik,

As a longtime resident and homeowner in Glendale with some experience in the land use arena, I would like to weigh in on the Draft Housing Element on behalf of the Adams Hill Neighborhood Association.

First, we are glad that no additional up zoning is required in order to meet the RHNA numbers. Past up zoning has resulted in the overdevelopment of market rate units, leaving very little land left for affordable housing.

As I mentioned during the November 15 Community Meeting, the Housing Plan should remove offensive, dehumanizing language such as “handicapped” and “the homeless” to refer to people with disabilities or to people who are experiencing homelessness.

The Draft Housing Element seems lacking in providing/addressing the following:

- The list of “Surplus City-owned lands” that the City has earmarked for possible affordable housing development.
- Where is the “Opportunity Area Map?”
- Which locations are considered “Underutilized Mixed-Use Sites”
- One of the Goals is “A City with Housing that is Livable and Sustainable” but the Housing Element does not provide specifics on how we might encourage sustainable building practices. Given that construction is a major contributor to climate change, the Housing Element should provide actionable and measurable requirements.
- What are the Quality of Life Improvements for Neighborhood “Target Areas" as alluded to in “Program 2D.”
- Past Housing Elements have touched on the need for more Open Space and Recreation Areas, but the shortfall is getting worse instead of improving. the Plan should outside specific steps on how the extremely park starved areas of the City will be addressed.
- What are the specifics on how they plan to achieve “Goal 2: High quality residential neighborhoods that are well designed” amidst intensified streamlining that limits design review.
- How we can prioritize affordable housing when mandates like SB9 don’t require that housing be affordable?

In the November 15 Community meeting, someone commented on single room occupancy units (SRO) being only in hotel/motel zones. We are very much against allowing SRO development in residential zones. Cities such as New York experienced increases in crime in the SRO developments to the point that NYC incentivized developers to replace these crime magnets with other types of developments.

The Housing Element should focus on **design equity** for affordable units instead of allowing people of limited means to be relegated to substandard living conditions.

Given that the City has a long record of overdeveloping market rate units, the Housing Element should include mandatory requirements that new multi-family housing contain high quality affordable housing. Affordable housing should not be made substandard through multiple concessions and incentives that degrade the quality of life for residents in and around the developments.

Thank you for your consideration.

Rondi Werner, CSI, CCS, CCCA, CDT, LEED GA, AIA Allied
Vice President, Glendale Homeowners Coordinating Council
Vice President, Adams Hill Neighborhood Association
rondi@pacbell.net | (818) 415-4832 mobile

November 19, 2021

Gustavo Velasquez, Director
California Department of Housing & Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

Dear Director Velasquez:

Thank you for the opportunity to comment on the process of updating the housing element of Glendale's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding Glendale's 6th cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law**'s mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

Last autumn, AHLA shared a letter with the City of Glendale, providing guidance on how the City should fulfill both the letter and the spirit of housing element law. We have reviewed the City's draft Housing Element, **and have major concerns about the City of Glendale's ability to meet its state-mandated RHNA targets.** The staff report and draft site inventory are inconsistent with HCD's instructions, and the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686.

We have identified a number of concerns, which are listed below in the Executive Summary and detailed in the following Memorandum. **Of particular concern is the improper counting of at least 1,537 housing units, completed during the 5th cycle, towards the 6th cycle RHNA goal (see section 3E).**

Executive Summary

1A. The housing element does not prioritize rezoning in transit-rich, job-rich, and high-resource neighborhoods, including single-family zoned areas.

1B. The housing element fails to institute local programs and funding sources for preservation of existing affordable housing.

2A. The housing element does not adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.

2B. The housing element fails to streamline housing production.

3A. The housing element fails to estimate and report both the likelihood of discontinuation and the realistic capacity of inventory sites, both vacant and nonvacant.

3B. The housing element does not 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 were not used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.

3C. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but fails to use statistical methods to determine that the sites' existing uses are likely to be discontinued during the planning period.

3D. A buffer of at least 15-30% extra capacity is not included in the housing element site inventory.

3E. The housing element improperly counts at least 1,537 units, completed during the 5th cycle, towards the 6th cycle RHNA goal. It also does not provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and does not adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.

3F. The housing element does not commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.

3G. The housing element sets the City's quantified objectives far below its RHNA targets.

4A. The housing element fails to meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.

4B. The housing element fails to meaningfully reduce the concentration of lower-income households in areas with low environmental quality and significant exposure to noise/pollution.

4C. The housing element does not 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.

4D. 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.

5A. The housing element appears to overestimate ADU production in order to support an overly optimistic forecast of future ADU production. The City did not use an HCD-recommended safe harbor methodology for forecasting future ADU production.

5B. The housing element does not commit to 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 designed to make up for an ADU shortfall.

5C. The housing element does not assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.

Memorandum

1. Protections and preservation

A. The housing element does not adequately prioritize rezoning in transit-rich, job-rich, and high-resource neighborhoods, including single-family zoned areas. This is necessary to expand affordable housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

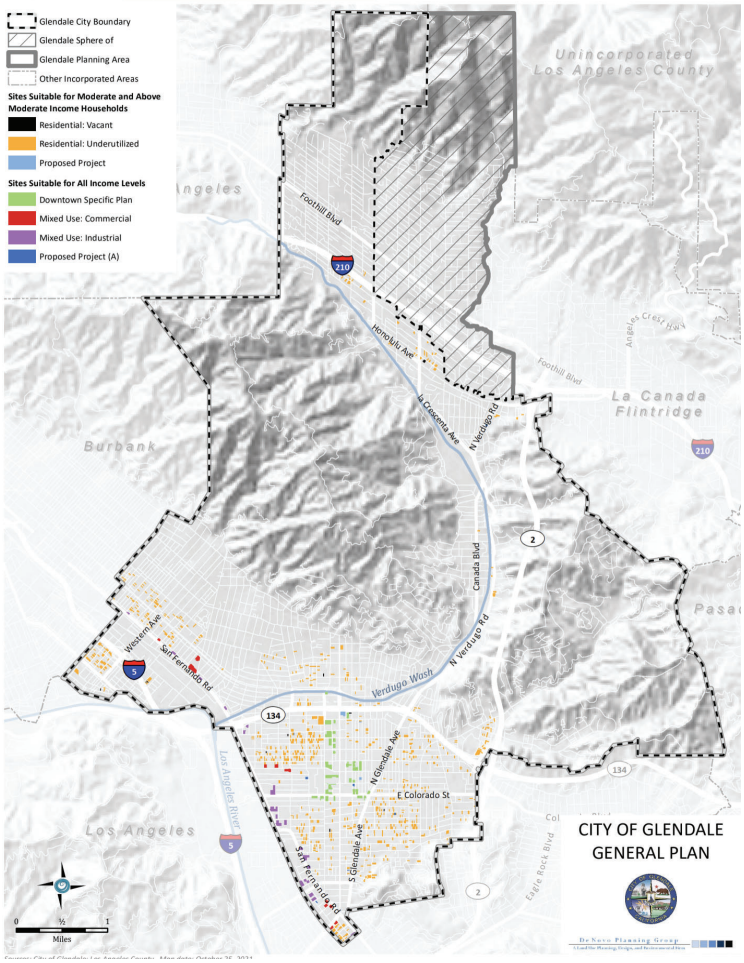
HCD requires that a housing element's site inventory and rezoning programs must not concentrate opportunities for affordable housing development in areas of segregation or high poverty. Rather, "sites must be identified throughout the community in a manner that affirmatively furthers fair housing."[1] HCD recommends that jurisdictions distribute affordable housing opportunities throughout the jurisdiction, and first identify development potential for affordable housing in its best-resourced neighborhoods[2], as defined in the TCAC/HCD Opportunity Map. Additionally, HCD's AFFH Guidance Memo defines "high-opportunity" holistically, defining areas with strong access to public transportation and job centers as being locations where affordable housing should be promoted through the housing element.[3] These policies will create more affordable housing in well-resourced areas, promoting inclusion of people of all backgrounds and income levels in formerly exclusionary neighborhoods.

[1] HCD, Site Inventory Guidebook, pg. 9
[2] HCD Site Inventory Guidebook, pg. 3
[3] HCD, AFFH Guidance Memo, pg. 48

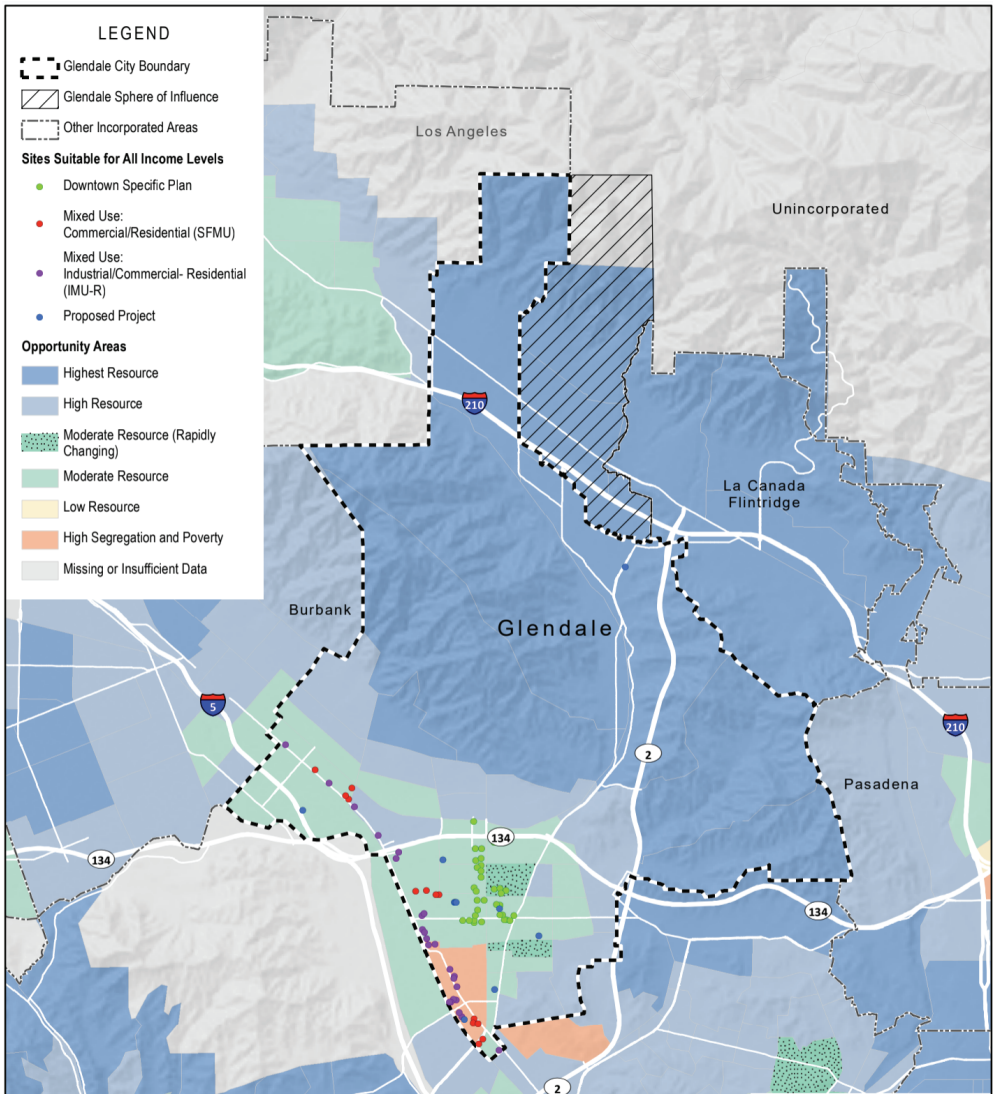
This is important because in our region, housing policy and land use perpetuate racist exclusion. Redlining and restrictive covenants, which restricted where Black, Latino/a/x, Indigenous people, and Asian Americans could live, were once common in Los Angeles County. Discrimination in housing takes other forms today: even after *de jure* segregation was banned, opponents of neighborhood change in prosperous areas weaponized zoning policy to make apartment construction illegal in much of Los Angeles County, especially in high-income areas. Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push affordable housing opportunities away from wealthy, high-opportunity cities and neighborhoods.

Unfortunately, the City has not proposed any rezoning to allow denser multifamily residential or mixed-use development on parcels where apartments are allowed today, and has not proposed the legalization of apartments in R1-zoned areas, which today make up 78% of the City's residentially-zoned land. Though the City is effectively claiming that it has enough underutilized parcels to generate over 13,000 new homes by 2029, the likelier outcome is that the City will continue to build less housing than it needs (see section 3A), perpetuating the City and region's housing shortage.

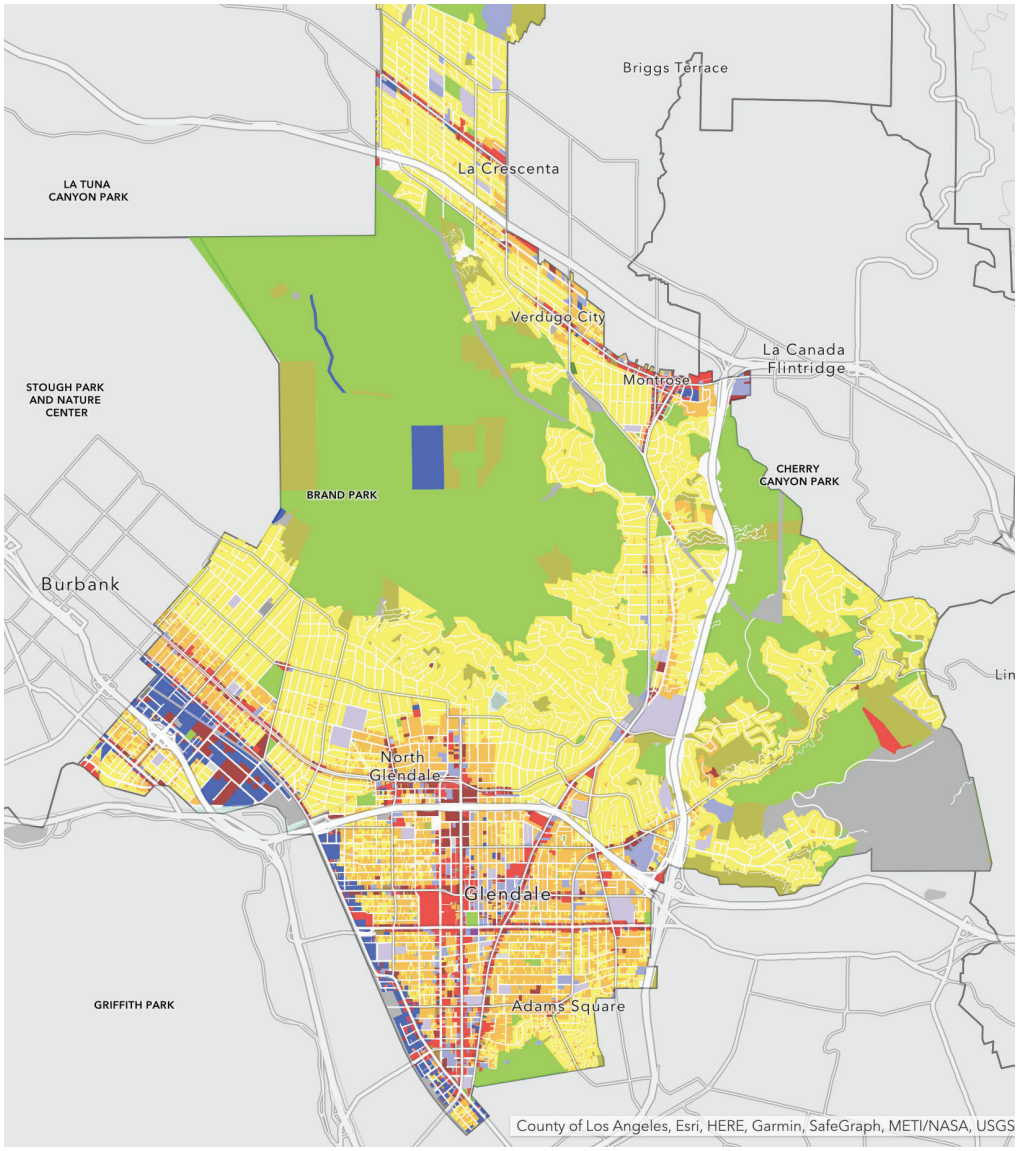
Proposed Sites Inventory (pg. 95, Background Report)



Proposed Sites Inventory by TCAC Opportunity Areas (pg. 143, Background Report)



Zoning map of Glendale (Source: SCAG HELPR tool)
Areas in yellow are zoned R1 (single-family)

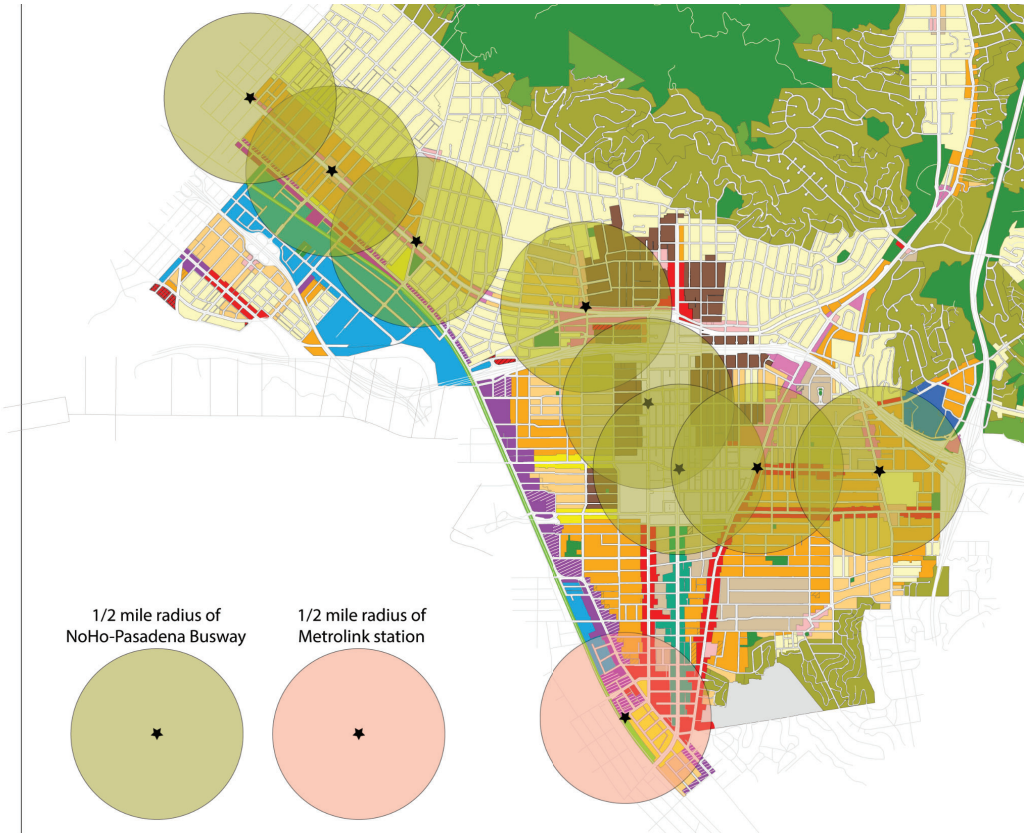


However, the City can help to fulfill its AFFH obligations by creating more housing opportunities near jobs and transit. This is not a new idea in Glendale, which originally grew up around the Glendale Boulevard Red Car Line. By the mid-2020s, Glendale will host the Pasadena-NoHo busway, adding another four rapid transit stations within the city limits.

1920s-vintage buildings which should be allowed near the busway and Metrolink.

The City should rezone to allow larger buildings on all parcels within a half-mile of the Glendale Metrolink station and future busway, excluding sites within 500 feet of a freeway. When rezoning, Glendale should emulate the City of Los Angeles's Transit Oriented Communities program, which offers generous by-right density bonuses to developers who include affordable housing in new developments near mass transit. Draft standards, modeled on existing buildings, are included below, as is a potential rezoning map.

Zoning map of Glendale with land close to Metro and Metrolink overlaid



Proposed zoning standards near mass transit

Locale	Height allowed	Max density	Floor-Area Ratio	Parking	Density bonus	Setbacks
≤ ½ mi. to busway or Metrolink	125’	166 DU/acre	6:1	None req'd; Developer to decide	50-80%	Front: none Side: none Rear: 10’

Ending exclusionary zoning is necessary for the housing element to advance socioeconomic integration and greater housing affordability. The final housing element must make a stronger effort to affirmatively further fair housing and rezone sites in low-density, high-resource areas of Glendale to increase affordable and lower-income units in these neighborhoods, particularly near transit corridors.

B. The housing element fails to institute local programs and funding sources for preservation of existing affordable housing.

Under state law, a housing element must affirmatively “[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households” (Gov't Code 65583(c)(2)). Additionally, HCD’s AFFH Guidance Memo states that “The schedule of actions generally must (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places.”[4]

Housing elements should use available public resources, including real estate transfer taxes and publicly owned land, in order to fund and encourage the preservation of existing affordable housing, potentially through a local Tenant Opportunity to Purchase Act, community land trusts, land banks, or assisting mission-driven nonprofits with acquisition of housing whose affordability covenants are close to expiration. This is important to ensure that lower-income households are able to maintain access to quality affordable housing options.

However, the draft housing element does not propose or commit to meaningful programs that would provide the financial resources necessary to preserve affordable housing. While the housing element discusses the need to preserve subsidized affordable housing and rehabilitate housing whose residents typically have low incomes, its proposed actions lack a meaningful, specific commitment to funding, making these actions unlikely to preserve these at-risk units. **We urge the City to increase its commitment to funding and supporting affordable housing preservation and production.**

[4] AFFH Guidance Memo, p. 54

Recommendations - Protections and preservation:

- **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.**
- **Identify additional funding sources to support the preservation of existing affordable housing, including building repair/maintenance and enforcement of the building code/habitability requirements.**

2. Prioritization of affordable housing

A. The housing element does not adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.

Under state law, a housing element must affirmatively "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households" (Gov't Code 65583(c)(2)). Additionally, HCD's AFFH Guidance Memo makes clear that "The schedule of actions generally must (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places."[5]

To accomplish these goals, housing elements should incorporate a program that creates affordable units, such as a density bonus program or base-bonus incentive system, that would apply to rezoned parcels. This will ensure that new housing development will directly create affordable units within mixed-income properties.

The City of Los Angeles's Transit Oriented Communities program, which offers generous by-right density bonuses to developers who include affordable housing in new developments near mass transit, is worth emulating. Transit Oriented Communities has led to the proposal of over 35,000 homes (of which 20% are deed-restricted affordable units) in Los Angeles.

Unfortunately, Glendale's housing element does not propose a local density bonus that exceeds the state density bonus program's incentives, nor does it propose other new local programs to meaningfully encourage mixed-income and affordable housing production. The proposed Program 3A is simply an implementation of AB 2345 (2020), which updates the state's density bonus program.[6] The stated goal of Program 3A is to encourage "one density bonus project per year (without other public funding assistance), with a minimum of 8 units affordable to Very Low income households."[7] **Glendale must set its sights higher for mixed-income housing production, especially given that thousands of subsidized units are needed to meet the City's RHNA goals.**

[5] AFFH Guidance Memo, p. 54
[6] Housing Element Housing Plan, City of Glendale, November 2021, pg. 29
[7] Housing Element Housing Plan, City of Glendale, November 2021, pg. 29

Additionally, Glendale's Inclusionary Housing Ordinance imposes heavy mandatory set-aside requirements: new residential development larger than 7 units must set aside 15% of total units for lower and moderate households, with fractional units rounded up.[8] A set-aside percentage this high imposes a major cost that discourages development, as occurred when very high inclusionary requirements were introduced in recent years in San Francisco and Downtown Santa Monica.

Glendale's inclusionary zoning policy should be revised to create a strong local density bonus program, which would encourage the production of affordable units, a stated objective of the housing element. This should include much larger density bonuses, higher maximum height and FAR limits, faster permitting, and less on-site parking than the state program, and should also apply these incentives to parcels zoned R1 (the state program does not apply to these parcels). This would create powerful new economic incentives for redevelopment, spurring more mixed-income housing production and creating more subsidized units.

B. The housing element fails to streamline housing production.

Housing element law requires cities to provide an analysis of governmental constraints on housing development, as well as a program to mitigate or remove these governmental constraints. This is important because local governmental constraints are a major reason why housing production in most California cities is low.

Unfortunately, building housing in Glendale is slow and difficult, due to the City's complex regulatory regime. A few examples:

- **Parking requirements:** The City imposes heavy on-site parking requirements for new housing, particularly for multifamily dwelling units. The City requires most studio, one-bedroom, and two-bedroom units to provide 2 parking spaces per unit, and even requires guest parking to be provisioned.[9] This raises construction costs substantially and makes new multifamily housing less feasible to build.
- **Open space requirements and minimum lot sizes:** The City requires most multifamily development to leave 25-30% of the lot unbuilt, and mandates large setback and yard sizes.[10] The City also sets a minimum lot size of 10,000 square feet in mixed-use zones.[11]
- **Maximum building sizes and density limits:** The City sets unreasonably low maximum FARs, building heights, and density limits for most new multifamily development, even in R1250 zones ("High Density Residential'). Such zones only allow a maximum density of 36-60 homes/acre,[12] and a maximum FAR of 1.2,[13] making high-density residential development difficult to achieve in practice.
- **Project approval process:** Given the restrictive nature of the base zoning code, many housing projects in Glendale request general plan or zoning amendments, a

[8] Housing Element Housing Plan, City of Glendale, November 2021, pg. 33
[9] Housing Element Background Report, City of Glendale, November 2021, pg. 72
[10] Housing Element Background Report, City of Glendale, November 2021, pg. 69
[11] Housing Element Background Report, City of Glendale, November 2021, pg. 70
[12] Housing Element Background Report, City of Glendale, November 2021, pg. 56
[13] Housing Element Background Report, City of Glendale, November 2021, pg. 69

discretionary process that involves a public hearing and City Council approval.[14] New housing construction also typically requires Design Review Board approval. It's worth noting that processing time for permitting a multifamily unit is 3-6 months, while processing time for permitting a single-family home is only 2-3 months.[15] These unreasonable roadblocks, from which single-family housing is exempted, make the process of approving multifamily housing lengthy and unpredictable, and inject political interference into the process.

As a result of these many constraints, the city's housing stock only grew less than 3% between 2010 and 2020[16], the median rent is nearly $1,750/month[17], and the median home price now exceeds $1 million.[18] Per Professor Chris Elmendorf of the University of California, Davis and his co-authors of Superintending Local Constraints on Housing Development, the above data suggest that restrictive land use rules are making homebuilding difficult in Glendale, leading to continued shortage and high costs.

However, while the housing element discusses governmental constraints in detail, it does not commit to a strong program to remove policy constraints that deter housing production. For example, the proposed Program 8B would "Identify additional opportunities beyond those already provided to enable permit streamlining to increase the production of housing in Glendale…"[19] A weak promise to "identify" is not the same as specific commitments to expanding by-right permitting to specific categories of projects, by a specific implementation date.

Government Code Section 65583(c) requires housing elements to include programs with concrete action steps to facilitate housing production.[20] This is hardly an impossible target; other cities in California have successfully implemented process reforms that streamline housing production. For example, the City of Los Angeles' Transit Oriented Communities program approves qualifying mixed-income and 100% affordable projects by-right, leading to an average approval time of 6 months for these projects. Glendale could adopt a similar process to dramatically streamline the process of building new housing.

Second, the City should abolish or drastically limit the scope of design review. The City simply ignores the fact that Design Review is a purely discretionary action, subject to the whims of the Design Review Board, and not required to be granted. In addition, the City subjects almost all proposed buildings to design review, which is slow, subjective, and vulnerable to political meddling.

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[14] Housing Element Background Report, City of Glendale, November 2021, pg. 74
[15] Housing Element Background Report, City of Glendale, November 2021, pg. 73
[16] Housing Element Background Report, City of Glendale, November 2021, pg. 34
[17] Housing Element Background Report, City of Glendale, November 2021, pg. 37
[18] Zillow Home Value Index, September 2021
[19] Housing Element Housing Plan, City of Glendale, November 2021, pg. 52
[20] "The element shall contain all of the following: A program [or programs] that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives…"

Third, the City can make more development viable by making on-site parking optional to provide, an important reform that would reduce housing costs and encourage more residential construction. Today, providing one parking space per unit increases the cost of a new home by 12.5%;[21] an above-ground garage space costs an average of $24,000 to build and an underground space costs $34,000.[22]

We urge Glendale to commit to major constraint removal policies in order to streamline affordable housing growth.

Recommendations - Prioritization of Affordable Housing:

- **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.**
- **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.
- **Eliminate conditional use permit requirements for multifamily development.**
- **Abolish or drastically limit the scope of the Design Review Board.**
- **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.**
- **Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.**
- **Reduce restrictions on maximum height, floor-area ratio, unit size, and lot coverage.**

3. Site Capacity Assessment

A. The housing element fails to estimate and report both the likelihood of discontinuation and the realistic capacity of inventory sites, both vacant and nonvacant.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

While the Housing Element Law does not expressly use the term "likelihood of development," legal scholars from across the state have shown that AB 1397 (2017), read together with other recent laws, requires cities to discount sites' capacity by the sites' probability of development during the planning period. The Legislature has also put HCD in the driver's seat for purposes of

[21] https://www.vtpi.org/park-hou.pdf
[22] http://shoup.bol.ucla.edu/HighCost.pdf

resolving any ambiguities about the definition or calculation of site capacity. Specifically, SB 6 (2019) authorizes HCD to promulgate "standards, forms, and definitions" for the site inventory and associated assessment of site capacity and constraints. An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production.

The site capacity estimate should account for the following **two factors**, as required by HCD guidelines:

- **Likelihood of discontinuation**[23] - What is the likelihood that the site's existing use will be discontinued, and that it will be redeveloped during the planning period?
- **Realistic capacity**[24] - If the site were to be redeveloped during the planning period, how many net new units of housing are likely to be built on it?

The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of discontinuation) x (realistic capacity) = expected additional development potential during the 6th cycle

The draft housing element identifies a theoretical zoned capacity of 14,744 housing units: 8,874 units on underutilized or vacant lots, 1,272 ADUs, 503 units in proposed projects not yet entitled, 1,344 units entitled but not under construction, 2,052 units under construction or built since June 30, 2021, and 699 existing units converted to deed-restricted affordable housing.[25] However, the analysis doesn't estimate a likelihood of discontinuation for site inventory parcels, **effectively assuming that about 85% of site inventory parcels will be redeveloped during the 6th cycle.**[26]

Housing production data from the 5th cycle casts doubt on the City's implicit assumption that 8,874 homes will be built on underutilized parcels by 2029. In 2014, Glendale's 5th cycle housing element claimed theoretical capacity for roughly 10,000 more housing units.[27] But through 2020, Glendale permitted 3,972 homes[28], which equates to 4,539 homes permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues in 2021). This implies that in Glendale, excess zoned capacity has only a **45% likelihood of being developed** (4,539 actual units divided by 10,000 theoretical units).

The City of Los Angeles' 6th cycle housing element provides additional evidence that most parcels' existing use is unlikely to discontinue in the near term. Together with the Terner Center, the City developed a sophisticated parcel-level econometric model to estimate the additional

[23] HCD Site Inventory Guidebook, pg. 21
[24] HCD Site Inventory Guidebook, pg. 20
[25] Housing Element Background Report, City of Glendale, November 2021, pg. 88-90 and pg. 102
[26] The City proposes to create 5,870 homes through in-pipeline projects, conversion of existing buildings to deed-restricted affordable housing, and ADUs, indicating that the remaining 7,555 homes needed to achieve the RHNA target would be created on site inventory parcels. Since the City claims that the site inventory contains enough theoretical zoned capacity for 8,874 homes, they therefore imply that 85% of the identified zoned capacity on the site inventory will be built by 2029.
[27] Glendale 5th Cycle Housing Element, pg. 175
[28] HCD Annual Progress Report dataset, 2020

development potential of its site inventory during the 6th cycle, using recent development trend data to forecast likely future residential development. The model forecasted that the sites with the strongest redevelopment opportunities (i.e. in the top 1 percent of redevelopment likelihood) only had a **13% probability of redevelopment** during the coming 8 years. This suggests that simply relying on underutilized parcels was unlikely to be an effective strategy for achieving the RHNA target, and that significant rezoning was therefore necessary.[29]

Additionally, the City assumes that all underutilized residential site inventory parcels will be built to 75% of the legal maximum, all mixed-use parcels will be built to 50% of the legal maximum, and that all Downtown Specific Plan sites will be developed to 90% of legal maximum capacity. However, given the complex and restrictive nature of development in Glendale, it's reasonable to assume that developers will build to a lower percentage of the legal maximum, which is the norm in comparable cities. For example, in Santa Monica, developers regularly build far less than the legal maximum due to that city's restrictive zoning requirements. In Burbank, developers build to about 60-80% of the legal maximum zoning *for market-rate developments*.[30]

Glendale does not provide equivalent data on historical use of residential land; it should estimate site capacity based on historical usage of zoned capacity on residentially-zoned land, but it does not. Per HCD guidelines, "When establishing realistic unit capacity calculations, the jurisdiction must consider the cumulative impact of standards such as maximum lot coverage, height, open space, parking, on-site improvements such as sidewalks or easements, and floor area ratios. The analysis should consider any development standards or the cumulative effect of development standards that would limit the achievable density on a site."[31]

Finally, the City's projections for how much housing that is affordable to lower-income households will be built on the proposed site inventory are unrealistic. Strangely, the City assumes that all units built in the Downtown Specific Plan Area and on Underutilized Mixed-Use Sites will all be affordable to lower-income households, while all units built on Underutilized and Vacant Residential Sites are counted towards the above moderate-income RHNA target.[32] This is an especially odd assumption, given that many of the proposed Underutilized Mixed-Use and Downtown sites (counted entirely towards the lower-income RHNA target) are frequently within 1-2 blocks of proposed Underutilized Residential Sites (counted entirely towards the above moderate-income RHNA target).[33]

The City's claims about lower-income housing development potential on individual sites are also questionable. For example, the City claims that a hotel at 120 W Colorado St will be redeveloped into 95 below-market-rate units, even though there is no plan to fund such development. For comparison, when the South Bay Galleria in Redondo Beach was redeveloped with a 150-room hotel, 300 apartments, and 217,000 square feet of retail space, only 30 units of deed-restricted affordable housing were built. Glendale's effective claim, that

[29] Appendix 4.6, Housing Element, City of Los Angeles, October 2021 draft, pg. 22-23. The model predicted that the top 1% of sites had an 8.6% probability of redevelopment in the coming 5 years, which is equivalent to a 13.4% probability over 8 years.
[30] Burbank Draft Housing Element 2021-2029, 1-72
[31] HCD Site Inventory Guidebook, pg. 20
[32] Housing Element Background Report, City of Glendale, November 2021, pg. 102
[33] See map of site inventory on pg. 5 of this letter.

nearly all of the site inventory parcels in Downtown will be redeveloped, and that all of it will be affordable to lower-income households, is simply not credible.

The City must *fairly* estimate the likelihood of discontinuation and realistic capacity for all parcels on the suitable sites inventory. There are multiple acceptable approaches: as discussed above, the City of Los Angeles' sites inventory model provides a strong data-driven approach. The City of Sacramento's draft site inventory provided a high-quality, numerical analysis of the likelihood of their sites' development through a "tiered classification system to classify the non-vacant underutilized sites".[34] Either approach offers a good model for the City to build on.

B. The housing element does not 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 were not used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

To assess the likelihood of development, a city can calculate a citywide discount factor, using the proportion of 5th Cycle sites subsequently developed as a starting point. One approach could be to create a citywide estimate of a site's redevelopment likelihood during the 6th Cycle, and apply that discount factor to all housing element sites. The Site Inventory Guidebook states, "if no information about the rate of development of similar parcels is available, report the proportion of parcels in the previous housing element's site inventory that were developed during the previous planning period".[35]

Alternatively, cities could estimate a citywide discount factor by comparing citywide unbuilt capacity at the beginning of the 5th Cycle to the number of homes permitted citywide during the 5th Cycle. Cities could also make reasonable neighborhood-specific estimates of redevelopment likelihood, based on recent development trends and market conditions. The proportion of 5th Cycle sites that were later developed is an important piece of evidence validating the 6th Cycle housing element's assumptions about redevelopment likelihood, which is why cities must report it. **Unfortunately, the City does not report the proportion of 5th Cycle sites subsequently developed, nor does it undertake a quality "factors" analysis using any of the above suggested methodologies.**

C. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but fails to use statistical methods (e.g. surveying a random sample of

[34] Public Review Draft, City of Sacramento Housing Element 2021-2029, p. H-2-15
[35] HCD Site Inventory Guidebook, pg. 21

owners of nonvacant sites) to determine that the sites' existing uses are likely to be discontinued during the planning period.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

When cities allocate over 50% of their lower-income RHNA targets to nonvacant sites, they must demonstrate through *substantial evidence* that the current use of these sites is likely to be discontinued during the planning period. This is necessary in order to ensure that enough parcels for affordable housing production are identified, and that the lower-income RHNA targets are ultimately achieved. HCD recently critiqued Beverly Hills' draft housing element for failing to provide this analysis; Beverly Hills, like Glendale, presented a draft housing element whose site inventory relies on commercially-zoned sites for much of its proposed housing growth.[36]

HCD requires housing elements to describe the methodology used to estimate sites' realistic development capacity[37], while also giving cities leeway on how to arrive at these estimates[38]. One option we recommend is the Survey Method; the city would survey the owners of each lower-income sample site and ask whether they intend to discontinue the site's current use and sell or redevelop the site during the next eight years. Another option is the Historical Redevelopment Rate Method; the city would calculate the share of owners in each category who filed permits for demolition, change of use, or redevelopment during the previous planning period.

The draft housing element defines "underutilized residential sites" as parcels with potential for at least two additional units, where the existing building was developed before 1990, and the site inventory is composed of parcels that meet these two conditions.[39] While this is a reasonable way to filter out sites whose existing use is **unlikely** to discontinue, this is not the same as undertaking a robust analysis to demonstrate that sites' existing uses are **likely** to discontinue during the 6th Cycle, and does not qualify as "substantial evidence". The City did not utilize either the Survey Method or the Historical Redevelopment Rate Method to provide evidence that redevelopment has a high likelihood of occurring on the parcels in the site inventory. The City did not explain why these sites may be good candidates for redevelopment, and did not

[36] Review of City of Beverly Hills's 6th Cycle (2021-2029) Draft Housing Element, 7/30/21, Appendix, pg. 2. "The element must include an analysis to demonstrate the potential for additional development. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development...In addition, relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period."
[37] HCD, Site Inventory Guidebook, pg. 19
[38] HCD, Site Inventory Guidebook, pg. 20-21
[39] Housing Element Background Report, City of Glendale, November 2021, pg. 98

provide letters from property owners indicating their interest in selling or redeveloping parcels on the site inventory. **This appears to violate AB 1397.**

D. 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.

The No Net Loss law established by SB 166 (2017) requires adequate sites to be maintained at all times throughout the planning period to accommodate the remaining RHNA target **by each income category**.[40] If a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.[41]

If additional sites with adequate zoned capacity don't exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action. HCD recommends that "the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA."[42] **This is important because it ensures that adequate affordable housing capacity exists in the housing element through the 6th Cycle.**

The City's draft housing element claims to provide capacity for 14,744 housing units, 10% higher than the City's RHNA goal of 13,425 homes.[43] **The City has not fulfilled HCD's recommendation to maintain a 15-30% capacity buffer <u>in aggregate and at each income level,</u>** giving the City little margin if a site intended for affordable housing is developed with market-rate housing. Additionally, it is worth reiterating that the City's claimed development potential for 8,053 lower-income housing units is premised on the unrealistic assumption that **all** new development in the City's Downtown Specific Plan and on parcels designated for mixed-use redevelopment will be affordable to lower-income households (see Section 3A).

[40] HCD No Net Loss Law Memo, pg. 1
[41] HCD Site Inventory Guidebook, pg. 22
[42] HCD Site Inventory Guidebook, pg. 22
[43] Housing Element Background Report, City of Glendale, November 2021, pg. 102

Comparison of claimed vs. estimated additional development potential

Income Category	RHNA Target	Claimed Capacity in Draft HE	NNL Buffer	Estimated Add'n Dev Potential in Draft HE (45% dev likelihood)	Recommended Add'n Dev Potential w/20% NNL	Gap in Add'n Dev Potential
VLI + LI	5,602	8,053	44%	3,624	6,722	-3,099
MI	2,249	1,664	-26%	749	2,699	-1,950
AMI	5,574	5,027	-10%	2,262	6,689	-4,427
Total	**13,425**	**14,744**	**10%**	**6,635**	**16,110**	**-9,475**

The City should ensure that enough housing capacity is created to provide 15-30% capacity buffers at each level of income, to avoid violating the No Net Loss requirement. Otherwise, the City risks falling afoul of the No Net Loss requirement, making it vulnerable to mid-cycle rezoning, a costly process in terms of time, money, and political will.

E. The housing element improperly counts at least 1,537 units, completed during the 5th cycle, towards the 6th cycle RHNA goal. It also does not provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and does not adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.

HCD allows cities to count permitted or entitled units towards its 6th Cycle RHNA goals, on the grounds that some of these projects will be built during the 6th Cycle. However, the city must **realistically** estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. This is necessary because not every pending project gets approved, and not every approved project gets built. Assuming that all permitted or entitled projects will ultimately be built is a faulty assumption, and would make it likelier that the city does not achieve its 6th Cycle RHNA goals.

The City has counted 2,052 units in projects that were permitted after June 30, 2021, or were under construction or completed as of June 30, 2021, towards the 6th Cycle RHNA target.[44] **However, at least 1,537 of the City's claimed 2,052 units were completed well before June 30, 2021. In some cases, these buildings have housed residents since 2016.**

For example:

Address	Number of units claimed	Building information
3903 (3901-3915) San Fernando Rd	144 units (132 MI, 12 VLI)	The Link Glendale, which

[44] Housing Element Background Report, City of Glendale, November 2021, pg. 89-90 and pg. 94

		was open and for rent as of May 24, 2021
4201 Pennsylvania Ave	30 AMI units	This is a townhome community that was completed in 2019
327 Salem St	43 units (22 VLI, 21 LI)	This is Veterans Village, a home for lower-income veterans that opened in 2016
515 W Broadway	180 units (172 AMI, 8 VLI)	This is the Vestalia, which opened in 2019
633 N Central (Bldg A), 540 N Central (Bldg B)	507 MI units	This is the Altana Glendale, which was near completion in 2016. Google Map Reviews indicate that renters have been living here since 2017. Additionally, the least expensive units in this complex rent for $2,500, calling into question why these units were counted towards the MI category.
3903 San Fernando Rd	142 units (130 MI, 12 VLI)	A double counting of The Link Glendale (see above)
600-610 N Central	235 AMI units	This is the Modera Glendale; Google Map Reviews indicate that renters have been living here since 2018
300 N Central	71 AMI units	This is the Legendary Glendale, opened in 2015
319 N Central (aka 313 W. California) and 301 N. Central (aka 304 Myrtle)	185 units (177 AMI, 8 VLI)	This is the Onyx Glendale, built in 2016

It is completely unacceptable that the City has double-counted these buildings, completed during the 5th cycle, towards its 6th cycle RHNA goals. Given the seriousness of this error (or perhaps deliberate effort to justify a housing element that does not include rezoning to meet the RHNA), HCD must disallow the City from counting any of the 2,052 units on the list towards the 6th cycle RHNA goal, unless the City provides clear evidence that the site is truly in the process of being completed as of June 30, 2021.

Additionally, the City has counted the following towards the 6th cycle RHNA target:

- 1,344 units in projects that have been entitled or approved, but not yet permitted
- 503 units that have been proposed but not yet approved

The City has therefore assumed that all 1,847 units will ultimately be built, without adjusting for the likelihood that some will not.

Glendale should instead emulate the approach taken by the City of Los Angeles. Their Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.

The City must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed.[45] Glendale should discount the number of pending and approved entitlements counted toward its RHNA target by *at least* the same factors:

1,344 units permitted x 45% chance of completion = 605 units
503 units pending entitlement x 37% chance of competition = 186 units

Thus, the City might reasonably claim 791 units from pending and entitled projects towards its RHNA. The City could also use local data from recent projects to estimate these percentages. But the City should certainly not count 1,847 units towards its 6th cycle RHNA goal.

F. The housing element does not commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.

No city can perfectly forecast future redevelopment trends, and it is entirely possible that despite best efforts, a city's 6th Cycle housing production falls short of the RHNA target due to less redevelopment than expected.

For this reason, **the City should commit to a mid-cycle review of all housing production relative to the RHNA target**, perhaps by comparing the proportion of sites that were developed by midcycle to the housing element's assumed likelihood of development at the start of the cycle. The housing element should provide for by-right density bonuses on inventory sites and/or implement a fallback rezoning plan, which would automatically take effect mid-cycle in the event of a production shortfall. This is necessary in order to ensure that the City remains on track to achieve its RHNA target by the end of the 6th Cycle.

G. The housing element sets the City's quantified objectives far below its RHNA targets.

[45] Initial Study, City of Los Angeles, pg. 21

Although the City's RHNA target is 13,425 homes, the City has defined its quantified objective as only 5,510 homes, without providing a justification as to why the RHNA target is not achievable.[46] The City has essentially implied that it has no other policy options available to accommodate the RHNA target for below-market-rate units, or to encourage the production of housing that is naturally affordable for moderate-income households. The City has also indicated that only 60% of the above moderate-income target (3,350 homes out of a 5,574 home RHNA target) will be built by 2029, suggesting that either the private market is not interested in building 5,574 homes (an unlikely scenario given extremely high rents and home prices in Glendale), or that the City is unwilling to implement policies that would stimulate enough private-sector housing production to achieve the above moderate-income RHNA target.

Quantified Objectives, Draft Housing Element, pg. 58

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	260	20	373
Very Low	345	40	
Low	430	40	
Moderate	1,125	-	-
Above Moderate	3,350	-	-
Total	**5,510**	**100**	**373**

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Fortunately, the City does have additional policy options available. The City should create a best-in-class local density bonus program, and should rezone low-density residential parcels to make them eligible for density bonus incentives (see Section 2A). This would encourage the production of more mid-rise and high-rise residential housing containing deed-restricted affordable units. Demand for housing in Glendale is extremely strong, suggesting that a well-designed density bonus program would be likely to yield a large number of new affordable and market-rate units.

The City should also support this outcome by committing through its housing element to aggressive constraint removal programs (see Section 2B), with the goal of further improving the economic feasibility of mixed-income redevelopment. Additionally, the City should implement policies that encourage the production of housing typologies that are affordable by design and available at moderate cost without subsidy, such as fourplexes, microunits, and buildings that do not have on-site parking garages.

[46] Housing Element Housing Plan, City of Glendale, November 2021, pg. 58

Cities should not set quantified objectives below its RHNA targets without exhausting all practicable options for increasing housing production during the planning period. The City must increase its quantified objectives and implement policies that encourage additional housing production at all levels of income.

Recommendations - Site Capacity Assessment:

- **Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.**
- **Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.**
- **Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.**
- **Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.**
- **If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.**
- **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.**
- **Ensure that all projects completed during the 5th cycle are not counted towards the 6th cycle RHNA target.**
- **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.**
- **Commit to a mid-cycle review to verify Planning's assumptions about development probabilities.**
- **Set quantified objectives equal to the City's RHNA targets at all income levels.**

4. Affirmatively Furthering Fair Housing

A. The housing element fails to meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

HCD's AFFH Guidance Memo establishes a number of important principles for promoting fair housing, including that the distribution of housing-element inventory sites with lower or moderate income capacity must not be skewed toward lower-income neighborhoods. This is

necessary in order to reverse the concentration of lower-income households and communities of color in high-poverty neighborhoods that lack economic and educational opportunities.

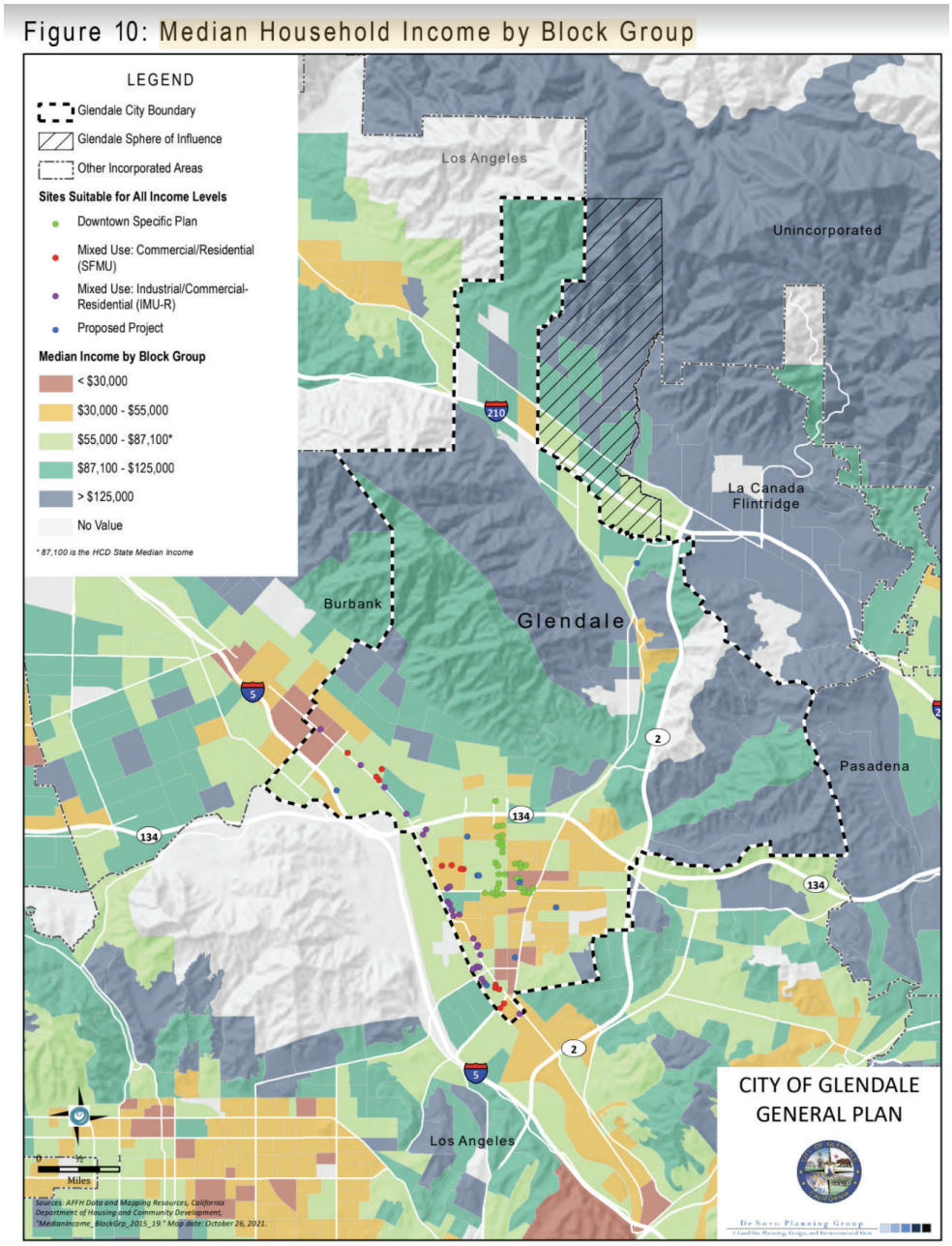
The guidance memo requires cities to calculate the percentage of households at lower, moderate, and above-moderate income levels in each census tract or "block group" in the city, and then do the same for the lower, moderate, and above-moderate-income RHNA units assigned to the tract or block group. The share of lower-income RHNA units assigned to tracts (or block groups) with a higher-than-average share of lower-income households should be less than the current share of lower-income households in those tracts.[47] **HCD's recent AFFH guidance makes it abundantly clear that this benchmark will be used to help determine AFFH compliance.**

Unfortunately, the draft housing element does not provide evidence that its proposed distribution of lower-income housing opportunities would reduce the concentration of lower-income households in locations with an existing concentration of low- and moderate-income households. **In fact, the City does not provide data on how much of the lower-income RHNA target would be accommodated outside of majority-LMI census tracts, or data on the distribution of site inventory parcels by median income of the neighborhood.**

However, the City's site inventory map indicates that most lower-income site inventory parcels are located in blockgroups with below-average incomes, and that the City's highest-income blockgroups (median household incomes above $125,000) would accommodate no lower-income site inventory parcels.[48] This arrangement is unlikely to reduce the concentration of lower-income households in lower-income areas.

[47] AFFH Guidance Memo, p. 47
[48] Housing Element Background Report, City of Glendale, November 2021, pg. 129

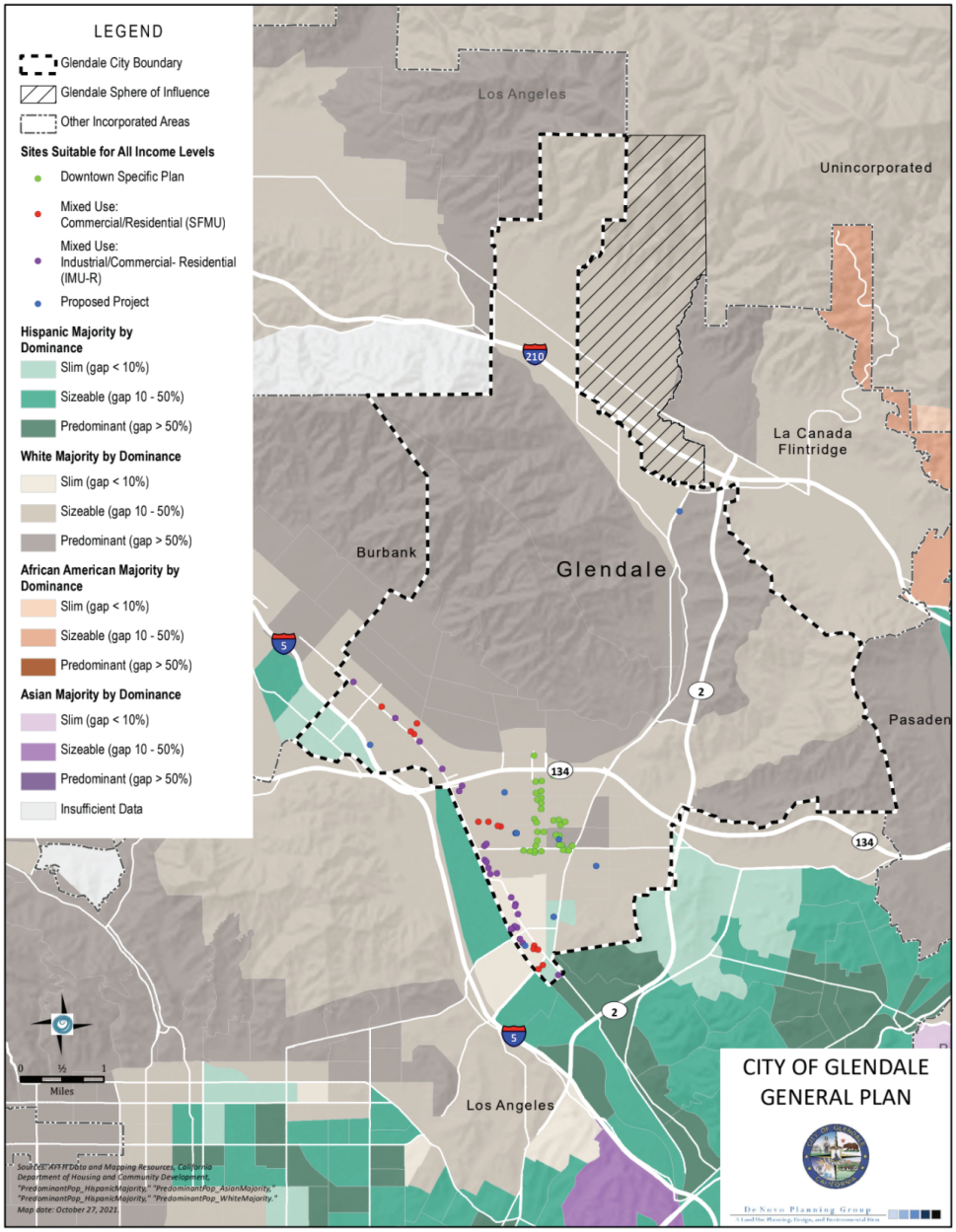
Proposed Lower-Income Sites Inventory and Blockgroups by Median Household Income (pg. 129, Background Report)



Additionally, very few lower-income sites are located in areas where white residents make up a large majority of the population.

Proposed Lower-Income Sites Inventory and Blockgroups by Demographic Makeup (pg. 131, Housing Element Background Report)

Figure 11: Ethnicity Analysis - Racial Concentrations



This flies in the face of the City's stated Policy 1.3, to "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."[49], since the lower-income site inventory distribution generally excludes the City's wealthiest and whitest neighborhoods.

[49] Housing Element Housing Plan, City of Glendale, November 2021, pg. 4

Furthermore, the City's proposed site inventory is unlikely to create a sufficient number of housing units that are affordable to households with low incomes, **anywhere in the City**. This is because it does not include enough parcels where redevelopment is economically feasible (see Section 3A), proposes most units on sites with pre-existing uses that are unlikely to be discontinued during the 6th cycle (see Section 3C), dissuades the development of affordable housing in high-resource, low-density areas (see Section 1A), and does not commit to the major reforms to zoning, land use, and project approval that are necessary in order to make strong housing development at all income levels realistic (see Section 2B). All this is a recipe for missing the RHNA target, especially at the lower-income levels, which means that the housing element is unlikely to create a significant number of affordable housing opportunities in Glendale. This would fail to advance the goal of socioeconomic integration or greater housing affordability.

B. The housing element fails to meaningfully reduce the concentration of lower-income households in areas with low environmental quality and significant exposure to noise/pollution.

HCD's AFFH guidance memo also requires cities to consider locations' environmental quality when developing a housing element's site inventory and rezoning program. "The analysis should not only address an overall score value of access to opportunity, but must also individually address access to...environmentally healthy neighborhoods and other important opportunities."[50]

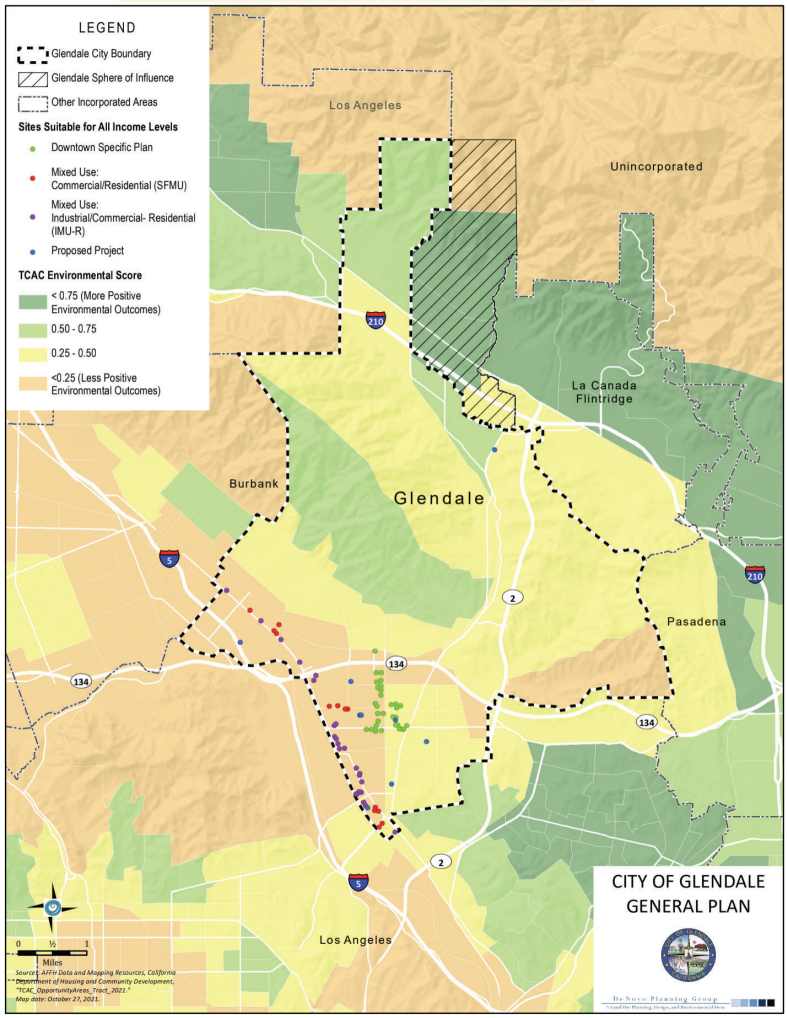
This is important because access to safe and affordable housing has a direct impact on public health. The very communities facing the highest rent burden are often the same frontline communities who bear the brunt of the negative impacts of pollution, noise, and low overall environmental quality, worsening health disparities by income and race. Cities must therefore promote affordable housing opportunities in locations with high environmental quality.

Unfortunately, the draft housing element does not provide data on the share of lower-income housing opportunities that would be promoted in locations with high environmental quality. However, most of the City's lower-income sites are located in the southwest portion of Glendale, rated as being in the bottom 25% statewide of environmental quality under the TCAC Environmental Score methodology, possibly due to close proximity to the 5 and 134 freeways. **The City must reduce the concentration of lower-income households in areas with low environmental quality by rezoning additional parcels where environmental quality is relatively high.**

[50] AFFH Guidance Memo, p. 48

Proposed Lower-Income Sites Inventory and Census Tract by TCAC Environmental Score (pg. 141, Background Report)

Figure 14: TCAC Environmental Score by Census Tract



C. The housing element does not 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.

High-income neighborhoods with good access to jobs, transit, schools, and parks tend to have very high housing costs. Racially motivated zoning created many of these neighborhoods, and today's single-family zoning reinforces historical patterns of racial and income segregation, disproportionately harming BIPOC communities.

AB 686 requires jurisdictions to analyze fair housing issues and to affirmatively further fair housing (AFFH) through their housing element. It's no longer permissible to allow relatively affordable housing to be built only in areas of socioeconomic disadvantage. HCD recommends that jurisdictions distribute affordable housing opportunities throughout the jurisdiction, and first

identify development potential for affordable housing in its best-resourced neighborhoods[51], as defined in the TCAC/HCD Opportunity Map. Additionally, HCD's AFFH Guidance Memo defines "high-opportunity" holistically, defining areas with strong access to education, transportation, economic prosperity, safety, parks and recreation areas, and environmental quality as being locations where affordable housing should be promoted through the housing element.[52]

As described in Sections 1A, 2A, and 4A, the draft housing element does not legalize affordable housing in exclusionary neighborhoods where apartments are today banned, despite the prevalence of low-density zoning in the City's best-resourced, highest-income neighborhoods. The draft housing element also fails to remove constraints on housing production in areas where apartments are already legal, which would perpetuate a citywide failure to accommodate new affordable housing. By not reforming exclusionary zoning and encouraging strong housing growth in all of Glendale's neighborhoods, the draft housing element will continue to steer housing opportunities for lower-income households away from Glendale altogether, and will fail to achieve the City's lower-income RHNA target. **It is very hard to see how such a policy affirmatively furthers fair housing.**

Therefore, Glendale must rezone transit-rich, job-rich, and well-resourced neighborhoods, including single-family zoned areas, in order to expand housing opportunities at all levels of income and achieve the RHNA target (see Section 1A).

D. 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.

Under state law, cities are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." (Gov't Code 65583(c)(7)). This is necessary in order to ensure that all segments of the community, including those who are frequently excluded from decision-making, have a seat at the table in determining the future of their city. Housing element outreach and public feedback should not cater to the predominantly wealthy, white, and homeowning populations that customarily dominate land-use policy forums.

To overcome bias in patterns of public participation, jurisdictions should sample a random cross-section of the community (e.g., using postal service addresses), and elicit the respondents' preferences and priorities regarding zoning and residential development. If response rates favor privileged groups, the survey results should be reweighted accordingly so that they more accurately reflect the distribution of opinion within the community. Additionally, the City should consider giving increased weight to members of groups disproportionately affected by high housing costs and housing discrimination.

[51] HCD Site Inventory Guidebook, pg. 3
[52] HCD, AFFH Guidance Memo, pg. 48

Additionally, when the jurisdiction takes public comment on its draft housing element, it should determine whether public comments accurately reflect the diversity of the community. If the pattern of participation proves to be demographically skewed, the jurisdiction should not include these comments as a valid representation of community input.

While the City undertook a public comment outreach effort throughout the housing element update process that included focus groups, surveys, and engagement with a wide range of community organizations, housing advocates, and other nonprofits, these efforts did not go far enough. The City did not undertake statistically robust random polling or surveying of the population, nor did it reweight the results of surveys it did conduct in order to reflect the distribution of opinion among the City's population groups.

Additionally, the City did not release its **draft** housing element until November 1, **after** the statutory deadline for adoption of the **final** housing element. This has led to a rushed public review process and has made it less likely that advocates' comments will be incorporated into the adopted housing element. All this fails to adequately assess the public's views and recommendations on housing policy.

Recommendations - Affirmatively Furthering Fair Housing:

- **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.**
- **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.**
- **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.**
- **Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning.**
- **Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.**
- **Prioritize the production of affordable housing on publicly-owned land.**
- **Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.**
- **Gather public input by sampling a random cross-section of the community; if response rates favor privileged groups, reweight the survey results to more accurately reflect the distribution of opinion within the community.**

5. Forecasts of ADU Development

A. The housing element appears to overestimate ADU production in order to support an overly optimistic forecast of future ADU production. The City did not use an HCD-recommended safe harbor methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of ADU capacity and future production to avoid necessary housing reform and rezoning. This is why HCD has established two safe harbors for forecasting ADU production during the 6th Cycle[53]. One option ("Option #1") is to project forward the local trend in ADU construction since January 2018**.** The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018.

HCD's guidelines ensure that ADU development estimates reflect actual on-the-ground conditions so that they are realistic. This will maximize the likelihood that ADUs will be built to the level forecasted in the housing element update.

According to HCD, Glendale issued permits for 67 ADUs in 2018, 110 ADUs in 2019, and 146 ADUs in 2020.[54] Under a correct calculation of HCD's "Option #1", Glendale would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 108 ADUs will be permitted per year during the 6th Cycle. **This would allow for a total 6th cycle forecast of 861 ADUs.**

However, the City counts 1,272 ADUs, or 159 ADUs per year, towards the City's RHNA target. This is because Glendale has taken the three-year average number of ADUs **approved**, and claimed that this is equivalent to the number of ADUs likely to be **constructed** over the coming eight years.[55] **But not every ADU application approved results in a permit, and not every permit results in project completion.** This is why HCD urges cities to "use the trends in ADU **construction** since January 2018 to estimate new production"[56], and has signaled that the annual number of permits issued is a reasonable proxy for annual ADU production.

Glendale's housing element significantly overstates the likely production of ADUs during the 6th cycle, possibly as a tactic to avoid rezoning. **The City must correct its calculation of the ADU safe harbor, and simply apply the average of annual ADU permits issued since 2018, per HCD's guidelines.**

B. The housing element does not commit to 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 designed to to make up for an ADU shortfall.

[53] HCD Site Inventory Guidebook, pg. 31
[54] Draft Housing Element, pg. 80
[55] Housing Element Background Report, City of Glendale, November 2021, pg. 97
[56] HCD Site Inventory Guidebook, pg. 31

No city can perfectly forecast future redevelopment trends, and it is entirely possible that despite best efforts, a city's 6th Cycle housing production falls short of the RHNA target due to less redevelopment than expected.

Anticipating this issue for ADUs, HCD's Site Inventory Guidebook states that cities' housing elements "should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved."[57] "Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h)and (i)."[58] This wisely provides a fail-safe in the event that ADU development falls short of forecasted production by the midpoint of the planning cycle.

A housing element's provision for mid-cycle adjustment should be feasible to implement at the midpoint of the cycle. Rezoning is generally a multiyear process, often involving extensive CEQA review and litigation. Rezonings initiated at the midpoint may result in little (if any) new zoned capacity during the planning period. For this reason, we recommend that jurisdictions proactively plan for the possibility of an ADU shortfall by providing in the housing element for by-right density bonuses on inventory sites, which would become automatically available mid-cycle if the ADU target is not met. This would also align with HCD's recommendation that housing elements provide a "specific commitment to adopt alternative measures such as rezoning or amending the element within a specific time (e.g., 6 months) if ADU assumptions for the number of units and affordability are not met."; HCD critiqued Beverly Hills' draft housing element for failing to include this commitment.[59]

While the draft housing element's Program 1F proposes to "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"[60], it did not commit to specific mid-cycle adjustment policies that would be implemented if ADU production were to fall short of forecasted growth. We recommend that the final housing element be amended to include by-right density bonuses on inventory sites that become automatically available at mid-cycle in the event of an ADU shortfall; this is necessary in order to ensure that the City remains on track to achieve its RHNA target by the end of the 6th Cycle.

C. The housing element does not assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.

HCD requires cities to estimate the affordability of forecasted ADUs[61], and provides the following examples for methodologies:

[57] HCD Site Inventory Guidebook, pg. 31
[58] HCD Site Inventory Guidebook, pg. 31
[59] Review of City of Beverly Hills's 6th Cycle (2021-2029) Draft Housing Element, 7/30/21, Appendix, pg. 4
[60] Housing Element Housing Plan, City of Glendale, November 2021, pg. 16
[61] HCD Site Inventory Guidebook, pg. 30

- Surveying existing ADUs and JADUs for their current market rents, considering factors like square footage, number of bedrooms, amenities, age of the structure and general location, including proximity to public transportation.
- Examining current market rents for comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes of these units to estimate the anticipated affordability of ADUs and JADUs.
- Available regional studies and methodology on ADU affordability can also be a resource to determine the likely affordability mix for ADUs and JADUs.

However, many local jurisdictions' housing elements contain overly optimistic forecasts of production of ADUs that are rented at below-market rates; some cities do this to claim that it can meet its VLI and LI RHNA goals without additional rezoning. As with forecasts of total ADU production, forecasts of affordable ADU production must reflect actual on-the-ground conditions to ensure that they are realistic. This will help ensure that the housing element update accommodates affordable housing production commensurate with the VLI and LI RHNA targets.

However, the City assumes that 68% of new ADUs in Glendale will be affordable to extremely low-income, very low-income, and low-income households, which is based on the "Los Angeles II" category of 20 L.A. County jurisdictions in SCAG's ADU Affordability Analysis. The City should not rely on SCAG's analysis because it is inconsistent with Glendale's more expensive local conditions.

The Los Angeles II region is not an appropriate proxy for assessing the affordability of rental properties in a high-cost city like Glendale. Applying the "Los Angeles II" affordability assumptions to Glendale, where the median rent for a two-bedroom apartment is nearly $1,900/month[62], overestimates the number of new ADUs that will be affordable to lower-income households, and will set the city up for failure in meeting its lower-income RHNA obligations. (For reference, "Los Angeles II" assumes that a two-person, low-income household can afford a rent of $1,670/month.)

Instead, the City should use current market rents in Glendale to assess the likely affordability of new ADUs, and should supplement this analysis with a survey of the owners of recently-constructed ADUs (to determine average rent, as well as the number of ADUs that are rented for free or at a low cost to family members). This would provide a more accurate forecast of the number of ADUs that will be built at each level of income during the 6th Cycle.

Recommendations - Forecasts of ADU Development:

- **The City must use HCD's Option 1 safe harbor, and project that 861 ADUs will be permitted during the 6th Cycle.**
- **Follow HCD's 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.**
- **Follow HCD's guidance on ADU affordability estimates, which clearly**

[62] Housing Element Background Report, City of Glendale, November 2021, pg. 47

demonstrates a preference for assessing the affordability of forecasted ADUs using city-specific data, rather than regional data.

***

The City of Glendale has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we've highlighted above suggest that Glendale is not on a path to fulfilling this legal obligation. We urge you to change course and actively embrace this opportunity to provide a variety of attainable housing options for the residents and workers of Glendale.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update on time; noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects[63]. Noncompliant jurisdictions may also lose the ability to issue building permits, including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development and maintain the ability to permit kitchen and bath renovations should therefore plan to adopt a compliant housing element update on time.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Leonora Camner	Sonja Trauss
Executive Director	Executive Director
Abundant Housing LA	YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD
Melinda Coy, Land Use and Planning Manager, HCD
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD
Paul McDougall, Housing Policy Development Manager, HCD

[63] California Government Code 65589.5(d)(5)

Our Future Los Angeles

[Read about the coalition here]

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CSH

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Climate Resolve

S . P . Y

safe place for youth

JOHN JACKSON

SOCIAL JUSTICE LEARNING INSTITUTE

November 19, 2021

Glendale City Council
City of Glendale
613 E. Broadway
Glendale, CA 91206

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Glendale's general plan. We are writing on behalf of the **Our Future LA Coalition** regarding the 6th Cycle housing element update.

Why does this matter? Because we face a cascade of housing crises in our region. And while nearly everyone in Los Angeles County feels the crush of our housing crisis, Black and Latino residents feel it more than most:

- Black households have 1.12% the wealth of white households, and Latino households less than 5% (Federal Reserve Bank of San Francisco)
- Black people make up 8% of the county population, but 33.7% of people experiencing homelessness (LAHSA)
- Even under COVID-related eviction moratoriums, Black and Latino neighborhoods face disproportionately higher eviction threats (Los Angeles Times, UCLA)
- One in four AAPIs pay more than half of their income toward housing costs compared to whites (16 percent), putting many on the edge of financial vulnerability. This segment of the population is considered severely cost-burdened (Crisis to Impact Report, A joint publication of the National Coalition of Asian Pacific American Community Development and the University of California, Los Angeles)

These are the effects of decades of racist policies that we have not eradicated: Restrictive covenants, exclusionary zoning, and redlining made it impossible for Black families to build wealth through homeownership, and result in lower homeownership and higher rents today. The California Constitution's Article 34 and local "crime-free housing" policies put roadblocks in the way of addressing racial divisions in Californians' housing affordability and security.

This impact was felt devastatingly during the pandemic, when essential workers living in overcrowded housing were exposed to COVID at work and had no choice but to expose their families at home, leading to disproportionate deaths among Black and Latino people. Neighborhoods in South and Southeast LA, where nearly 20% of homes are overcrowded (defined as more than one person per room) had COVID rates of roughly 14,000 cases per 100,000 people. Neighborhoods on the Westside, where less than 5% of homes are overcrowded, had rates well under 5,000 cases per 100,000 people.[1] Death rates were similarly disproportionate -- at a time (January 2021) when the city of Beverly Hills was reporting 21 COVID deaths, and the neighborhood of Brentwood 9, the city of Compton reported 147, and the neighborhood of Westlake 202.[2] In all, COVID-19 mortality rates in LA County were roughly twice as high for Black people (31 deaths/100,000 individuals) and Latinos (29/100K) as for whites (15/100K) (from CGLA).

Of the 3,007 counties in the United States, L.A. County ranks last in housing affordability, overcrowding, and unsheltered homelessness. We are not doing enough to preserve and create homes for working class and lower-income people. The affordable housing crisis, rampant speculation, lack of tenant protections and rent control, and affordable housing shortage have gotten so bad that lower-income Black, Latino and AAPI families are being pushed out of their homes and communities at an alarming rate. At the rate we're going, next generations won't be able to live in Los Angeles County.

Los Angeles County is legally required to build 341,000 affordable homes by 2030. To truly address our needs, we need more than double that. At the rate we're going today, we might build 25,000. That's 7% of what's needed. That kind of failure will fall hardest on Black and

[1] "When coronavirus invaded their tiny apartment, children desperately tried to protect dad", LA Times, 1/29/21
[2] "We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes", NY Times, 1/23/21

Latino families, who disproportionately face eviction, homelessness and having to choose between rent and food. Our Future LA demands we not let that happen.

In order to create a better housing future, we must make every neighborhood resource-rich so people can live where they want to live and don't have to leave their community to find opportunity. The Housing Element must also consider the intersection between housing, public health, and environmental justice. The very communities facing the highest rent burden are often the same communities who bear the brunt of the negative impacts brought on by environmental contamination and exposure to the worst air and soil qualities. For example, in LA County, 75% of active oil wells are located within 2,500 feet of homes, the vast majority of which are occupied by low-income people of color. We must also achieve equitable land use and zoning so that historically exclusionary communities build at greater densities, with value capture, while also ensuring that areas already zoned for density are protected from environmental and spatial racism and displacement pressures. As the region plans for growth, there must be no conversion of wildlife habitat to housing or further development in wildfire hazard areas, as identified by CalFire. We understand that the City cares deeply about these issues, and we hope to offer assistance in addressing them.

As it stands right now, the draft housing element will not meet the City's goals around equity and affordability. We submit these comments in the spirit of collaboration in order to partner and provide research, grounded data to help in meeting housing needs. We are interested in having a meeting to discuss these comments more.

Our Future LA Housing Element Comments

1. Protections

A. The housing element should expand just-cause eviction protections to cover all tenants and establish a corresponding enforcement program.

B. The housing element should implement a local RSO or strengthen/reduce the annual allowable rent increase for the existing RSO program.

C. The housing element should codify a tenant's right to counsel in an eviction proceeding.

D. The housing element should create a permanent tenant education program to inform tenants of their rights and how to access eviction defense resources.

E. The housing element should create and implement a tenant anti-harassment ordinance combined with enforcement resources.

2. Preservation

A. 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.

B. The housing element should exclude parcels containing RSO housing units in the housing element's site inventory.

C. 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.

D. The housing element should institute local programs and funding sources for preservation of existing affordable housing.

3. Prioritization of affordable housing

A. The housing element should utilize a value capture mechanism, such as inclusionary zoning, to locally fund and/or incentivize affordable housing.

B. The housing element should prioritize creation of affordable housing on public land.

C. The housing element should streamline affordable housing production.

D. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas.

E. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas currently zoned R1.

4. Site Capacity Assessment

A. 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.

Comparison of claimed vs. estimated additional development potential

Income Category	RHNA Target	Claimed Capacity in Draft HE	NNL Buffer	Estimated Add'n Dev Potential in Draft HE (45% dev likelihood)	Recommended Add'n Dev Potential w/20% NNL	Gap in Add'n Dev Potential
VLI + LI	5,602	8,053	44%	3,624	6,722	-3,099
MI	2,249	1,664	-26%	749	2,699	-1,950

AMI	5,574	5,027	-10%	2,262	6,689	-4,427
Total	**13,425**	**14,744**	**10%**	**6,635**	**16,110**	**-9,475**

We estimate that the draft housing element will fall short of the RHNA goal, by 9,475 units of realistic capacity. The City must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory.

B. 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.

C. 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.

D. 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.

See No Net Loss (NNL) section of 4A.

E. 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.

F. The housing element should commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.

5. Affirmatively Furthering Fair Housing

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.

B. 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.

C. 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.

D. 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.

E. 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.

F. The housing element should adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.

G. 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.

6. Forecasts of ADU Development

A. The housing element did not use an HCD-recommended safe harbor methodology for forecasting future ADU production.

B. 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.

C. The housing element should assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.

***

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Lisa Hirsch Marin
COO, Wellnest, Emotional Health & Wellness
Our Future LASteering Committee Member

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD
Melinda Coy, Land Use and Planning Manager, HCD
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD
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VIA E-MAIL

December 10, 2021

Erik Krause, Director of Community Development
City of Glendale Community Development Department
633 East Broadway, Room 103
Glendale CA 91206
Em: EKrause@glendaleca.gov

RE: City of Glendale Draft 2021-2029 Housing Element Update

Dear Erik Krause,

On behalf of the Southwest Regional Council of Carpenters ("**Southwest Carpenters**" or "**SWRCC**"), my Office is submitting these comments on the City of Glendale's ("**City**" or "**Lead Agency**") draft 2021-2029 update to the City's General Plan Housing Element ("**Draft HEU**" or "**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work, and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC expressly reserve the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporate by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, SWRCC request that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

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[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10.

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents,

---

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

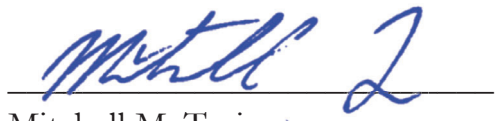
> especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

I. CONCLUSION

SWRCC request that the City consider the aforementioned issues raised. Please contact my Office if you have any questions or concerns.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4103	1.4103
2	12-1-2021	2-28-2022	1.3613	1.3613
3	3-1-2022	5-31-2022	1.1985	1.1985
4	6-1-2022	8-31-2022	1.1921	1.1921
5	9-1-2022	11-30-2022	1.1918	1.1918
6	12-1-2022	2-28-2023	1.0774	1.0774
7	3-1-2023	5-31-2023	1.0320	1.0320
8	6-1-2023	8-31-2023	1.0260	1.0260

9	**9-1-2023**	**11-30-2023**	1.0265	1.0265
10	**12-1-2023**	**2-29-2024**	2.8857	2.8857
11	**3-1-2024**	**5-31-2024**	1.6207	1.6207
		Highest	2.8857	2.8857

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4091	1.4091
2	12-1-2021	2-28-2022	1.3329	1.3329
3	3-1-2022	5-31-2022	1.1499	1.1499
4	6-1-2022	8-31-2022	1.1457	1.1457
5	9-1-2022	11-30-2022	1.1415	1.1415
6	12-1-2022	2-28-2023	1.0278	1.0278
7	3-1-2023	5-31-2023	0.9868	0.9868
8	6-1-2023	8-31-2023	0.9831	0.9831

9	**9-1-2023**	**11-30-2023**	0.9798	0.9798
10	**12-1-2023**	**2-29-2024**	2.8757	2.8757
11	**3-1-2024**	**5-31-2024**	1.6188	1.6188
		Highest	2.8757	2.8757

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

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Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

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Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Santa Monica, California 90401
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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

Glendale Housing Element Input.
Glendale Association of Realtors®

	Property / Parcel	Building SQFT.	Land SQFT.	Leases	Potential Units Per Housing Element Report	Type of Units Per City Report	Not A Good RHNA Candidate. Here is Why.
R	**APN: 5642-014-952**		70,274		**229**	Low Income	The **Green Space in Americana** containing the Trolly ride, the Fountain, and the public park is perhaps the attraction that is most important to the Americana Draw. Potential covenant in all of Americana Retail leases to be maintained as green space. Also recorded in the condominium subdivision map for over 152 condos in Americana.
R	**322 Americana Way**	43,412	69,670	YES	**147**	Low Income	Movie Theater. Part of Americana at Brand. Potential Long-Term Lease with AMC, the current operator
R	**200 W. Broadway Ave.** NEED APN	140,000	43,560	Yes	**75**	Low Income	Dicks Sporting Goods & Golds Gym. Net Operating Income **(NOI)** of **$2,345Mill** per year. Being marketed for sale. If property sold for a CAP rate of 4%, the per square foot price of land will be over **$1,333.00**! No developer will pay such a sum to develop **75 units**.
R	**130 N. Central Ave.**		41,936	Yes	**125**	Low Income	Owner, Holland Partners, had a development agreement with the city when they purchased the property in 2013. We believe the agreement was for **market rate housing,** not low-income housing as represented in the city report.

Glendale Housing Element Input.
Glendale Association of Realtors®

	Property / Parcel	Building Size	Land Size	Leases	Potential Units Per Housing Element Report	Type of Units Per Report	Not A Good RHNA Candidate. Here is Why.
R	**201 W. Lexington Drive**		120,000	Yes	**390** ***Should be 247 Units a reduction of 143 Units**	Low Income	The California Community Housing Agency purchased the property at 275 W. Lexington Drive from Cypress Equity Investments. Note: 494 units. **The credit for low-income housing should be 25% to 50% of the number of the units, or up to 247 units and not the 390 units represented in the report**
K	**232 N. Orange Ave.**	91,000	22,798	Parking Structure	**74**	Low Income	You will have an uprising amongst **mid-Brand merchants such as Porto's, Panera, etc.** if the city decides to demolish 1000+ space parking structure to build 74 units!
K	**225 W. Broadway Ave.**	122,000	76,665	Yes	**250**	Low Income	Occupied by tenants. IRS and Social Security Admin are the two largest tenants. IRS lease ends 4 years in this RHNA cycle. Unless sure that IRS won't renew and or has no options to renew, the report's assumption of 250 low-income units should be revised.
K	**300 S. Central Ave.**	9,921	25,987	Yes	**85**	Low Income	Chase Bank and Shoe City are the tenants. Owned by Caruso Affiliated. Renovated in 2011. Leases started 2011

Glendale Housing Element Input.
Glendale Association of Realtors®

	Property / Parcel	Building Size	Land Size	Leases	Potential Units Per Housing Element Report	Type of Units Per Report	Not A Good RHNA Candidate. Here is Why.
R	**APN: 5642-006-064**	43,074	49,268	YMCA	**161**	Low Income	**Historic Landmark**. Four-story Spanish Colonial Revival building. YMCA Building. Note: Part of the property on the Kenwood Ave. side was already developed (Ace 121).
R	**APN: 5643-001-912**	211,286	85,339	Altana Apt. Bldg.	**278** ***Reduction of 25 units**	Low Income	Altana was built in 2016. **507-unit apartment Bldg**. The California Community Housing Agency purchased the property. The credit for low-income housing should be 25% to 50% of the number of the units, or up to 253 units and not the 278 units represented in the report.
R	**APN: 5643-003-047**	27,007			**88**		**This parcel number does not exist in Assessor's data base**
K	**6136 San Fernando Rd.** Address: 6316 San Fernando Rd.		31,363	Water Treatment Center	**13**	Low Income	More explanation needed
				Adjustment	**(1,415) Units**		

January 4, 2022

Gustavo Velasquez, Director
California Department of Housing & Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

Dear Director Velasquez:

We are writing on behalf of **Abundant Housing LA** regarding Glendale's 6th Cycle housing element update. As you know, we have shared several comment letters with HCD describing our concerns about major deficiencies in the City's housing element update. Among our concerns is the City's failure to identify enough parcels in its site inventory and proposed rezoning program to achieve its RHNA target of 13,425 homes by 2029.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or City's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

When cities allocate over 50% of their lower-income RHNA targets to nonvacant sites, they must demonstrate through *substantial evidence* that the current use of these sites is likely to be discontinued during the planning period. This is necessary in order to ensure that enough parcels for affordable housing production are identified, and that the lower-income RHNA targets are ultimately achieved. **To date, the City has not yet adequately provided this substantial evidence.**

Abundant Housing LA has partnered with MapCraft Labs, an economic and policy analysis firm with expertise in housing elements and quantitative real estate analysis, to forecast the true realistic capacity of the City's site inventory and proposed rezoning program. The analysis considers the likely impact of housing element updates on housing production and proposes alternative rezoning scenarios that are more likely to achieve the RHNA target. In particular, MapCraft analyzed the market feasibility of the unit capacity claims made on parcels included in jurisdictions' site inventories.

This analysis calls into question the City's conclusion that its housing element creates the conditions for achieving the RHNA target. Among our core findings:

- While the City's site inventory and rezoning program claimed capacity for about 14,700 housing units, **our analysis suggests that expected housing capacity could fall short by 1,500 to 3,000 housing units.**

- On 41 sites where the City has claimed 3,465 housing units, our analysis found that these sites are either unlikely to be redeveloped to the density that the City is claiming, or are unlikely to be redeveloped altogether. **This represents 41% of the housing units in the City's site inventory.**

In light of this information, we respectfully recommend that HCD urge the City to reassess its site capacity claims, and revise its site inventory and proposed rezoning program. The City should add more parcels to its site inventory and expand its proposed rezoning program, particularly for low-density parcels in high-demand neighborhoods like Vineyard, Mariposa, Pacific-Edison, and Grandview. The City should also consider eliminating or reducing on-site parking requirements, which would greatly improve the economic feasibility of denser housing development.

We encourage you to review Abundant Housing LA and MapCraft's full report describing how these conclusions were reached. We would be happy to discuss our findings with you and your colleagues. Thank you for your team's continued hard work and dedication to solving California's housing shortage and affordability crisis.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

MAPCRAFT

Abundant Housing LA Feedback on Glendale Housing Element

Date: December 16, 2021
To: Abundant Housing LA
From: MapCraft Inc
Subject: Housing Element Analysis Results

Executive Summary

Based on an analysis of the sites found in the City of Glendale's site inventory, which claimed capacity for over 14,700 total units across over 940 sites, our analysis suggests that Glendale's expected housing capacity could fall short by between 1,500 and 3,000 units.

Glendale could consider the following actions to meet RHNA goals:

- Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on 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.

- 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.

- 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.

- Introducing new economic incentives to increase the financial feasibility of redevelopment, especially for projects that include below-market-rate units.

- Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity.

Purpose of this Analysis

The State of California requires local jurisdictions to periodically update their housing elements to address housing needs, as identified by the Regional Housing Needs Assessment (RHNA). Cities in the Southern California Association of Governments (SCAG) region are in the process of developing updates to their housing elements, as part of the 6th cycle of the RHNA Allocation Plan, which will cover the planning period October 2021 through October 2029.

In March 2021, California's Department of Housing and Community Development (HCD) approved SCAG's adopted RHNA Allocation Plan, apportioning the region's housing growth target to its

jurisdictions. City governments in SCAG are responsible for updating their Housing Elements and submitting them to HCD by October 2021. The Housing Elements must include an inventory of parcels suitable and available for residential development. The total capacity of the sites must be sufficient to accommodate the total housing need, by income level, allocated throughout the planning period.

Abundant Housing LA (AHLA) is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis. AHLA is providing feedback on housing elements to jurisdictions during the public comment period, and communicating to HCD staff its assessment of the housing elements. AHLA's review of housing elements is intended to ensure that jurisdictions develop high-quality housing element updates, and fully comply with state housing element law.

To that end, AHLA partnered with MapCraft to assess the site inventories shared by jurisdictions as part of their housing element updates. The analysis considers the likely impact of the draft housing elements on housing production and suggests alternative rezoning scenarios that are more likely to achieve cities' RHNA goals. MapCraft worked with a team to determine the likelihood that new housing production would be possible at the scale assumed by draft housing elements. In particular, MapCraft analyzed the market feasibility of the unit capacity claims made on sites included in jurisdictions' site inventories. This memorandum serves as the documentation for the results of various analyses completed by MapCraft for assessing Glendale's Housing Element.

Categorizing Site Inventory Claims

We conducted multiple tests of the City of Glendale's proposed site inventory. For each site for which data was available, we assessed the following:

1. How historic development patterns compared with the unit capacity claimed in the site inventory

2. How physical zoned capacity, taking into account major zoning constraints, beyond just the allowed units per acre, compared with the unit capacity claimed in the site inventory

3. How the scale of pipeline developments identified in the site inventory compare to the unit capacity claims made on similar sites in the site inventory

4. How financially feasible scales of development compared to the unit capacity claimed in the site inventory

Based on the tests on each site, we classified the housing capacity claimed on each site in the site inventory as one of three categories: reasonable, questionable, or unreasonable. Although the tests were nuanced, in general these categories meant:

- Capacity estimates were categorized as "reasonable" when a MapCraft test found that viable capacity on the site was greater than what the jurisdiction claimed in the inventory

- Capacity estimates were categorized as "questionable" when a MapCraft test found that viable capacity was roughly similar to, though lower than, the claim in the inventory

- Capacity estimates were categorized as “unreasonable” when a MapCraft test found that viable capacity was deemed substantially less than what was claimed

Multiple feasibility tests were performed for each site. If the number of claimed units on a site was found to be unreasonable according to multiple tests, we are confident that a reevaluation of the site is warranted.

- More specifically, if the site’s claimed capacity resulted in “unreasonable” for more than one third of the applicable tests, we concluded the site’s claim was unreasonable.
- If none of the tests resulted in an “unreasonable” finding, and more than one third of the applicable tests resulted in “reasonable”, then we concluded the site’s claim was reasonable.
- The rest of the sites, which fall between our thresholds for “reasonable” and “unreasonable,” were defined as “questionable.”

We analyzed 943 sites in Glendale’s site inventory, with a total claimed capacity of 9,356 units. This includes 10 sites with 490 units in projects that are already pending, which we assumed to be reasonable capacity claims and did not analyze further. It also includes 933 sites with 8,866 units that were identified for potential future development, which we analyzed further. **Our analysis suggests that on 41 sites where Glendale has claimed 3,465 units, the capacity claims we analyzed were “unreasonable” or “questionable.” This represents 41% of the total capacity of the sites we analyzed.**

Table 1: Results of Site Inventory Categorization

	Number of Sites	Claimed Units	Percent of Sites	Percent of Units
Reasonable	888	5,023	96%	59%
Questionable	24	940	3%	11%
Unreasonable	17	2,525	2%	30%
Subtotal	929	8,488	100%	100%
Incomplete data*	4	378	N/A	N/A
Total	933	8,866	100%	100%

*Sites with Incomplete data needed for our tests. These Sites were not included in our analysis

Exhibit 1: Sites Inventory Categorization – Percent of Sites

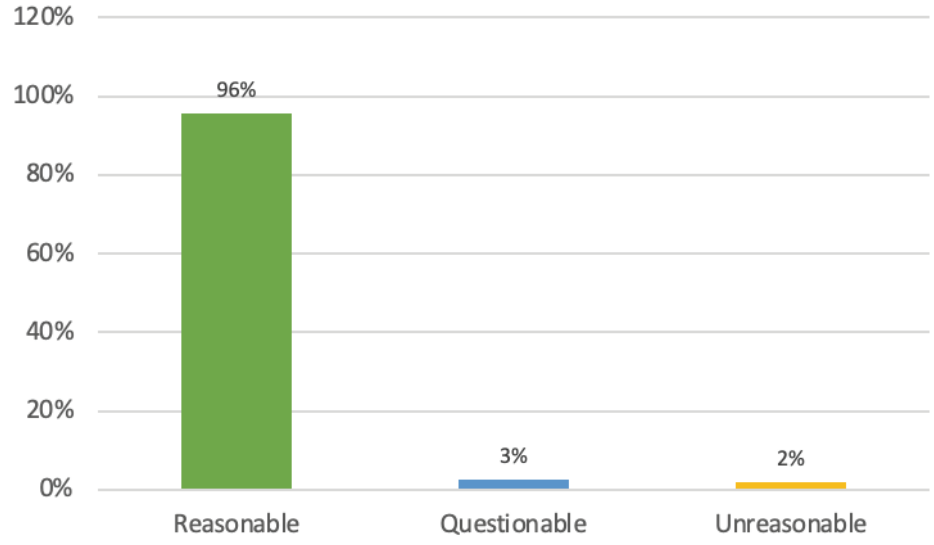
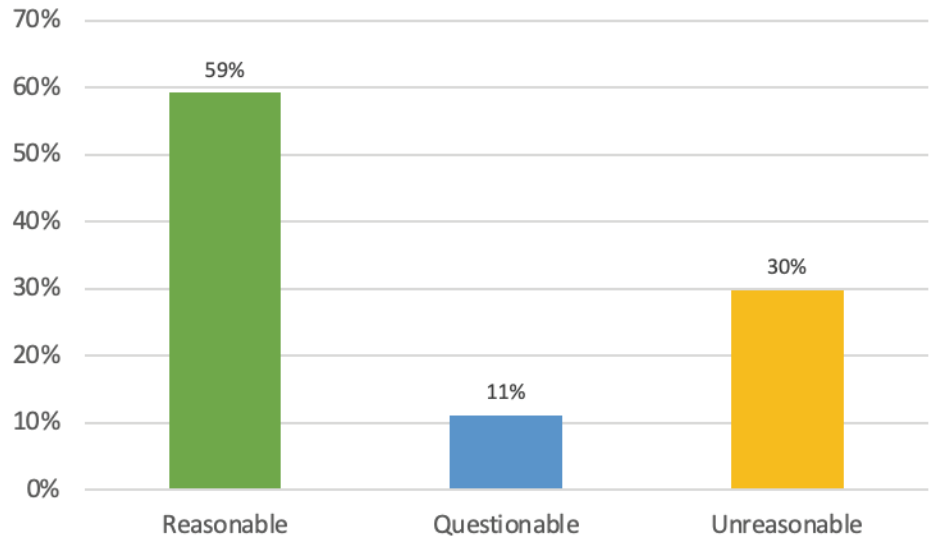


Exhibit 2: Sites Inventory Categorization – Percent of Units



Additionally, we estimated the scale of development that might reasonably be expected on parcels in the site inventory. Our analysis suggests that Glendale's **expected capacity could fall short by anywhere between 1,498 units and 2,995 units, as compared to the 8,866 units claimed** on the inventory sites that we analyzed.

To arrive at a range of unit assumptions, we applied two different sets of assumptions about the viability of units being developed on sites deemed reasonable, questionable, or unreasonable. For a more conservative estimate, we assumed 100% viability for reasonable, 50% viability for questionable, and 0% viability for unreasonable, whereas for a more lenient estimate, we assumed 100%, 75%, and 50% respectively and subtracted those units from the total.

Table 2: Expected Capacity Shortfall

Site Classifications	Claimed Units on Sites	Conservative Estimates		Lenient Estimates	
		Expected viability of Units on Site	*Claimed units that are not viable*	*Expected viability of units on sites*	*Claimed units that are not viable*
Reasonable	5,023	100% Viable	-	100% Viable	-
Questionable	940	50% Viable	470	75% Viable	235
Unreasonable	2,525	0% Viable	2,525	50% Viable	1,263
Total	**7,815**		**2,995 (35% Not Viable)**		**1,498 (18% Not Viable)**

The city has multiple potential policy actions available to increase the viability of redevelopment on the site inventory parcels, such as:

- Add more market-feasible sites to the site inventory
- Upzone sites to enable more intense market-feasible housing development opportunities on sites already in the inventory and any sites added to the inventory
- Consider introducing new incentives and other "carrots" to encourage housing production, such as fee waivers or direct subsidies, a faster permitting process, and greater flexibility on setback size or maximum lot coverage
- Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity

Test Results

The following tests were conducted on sites in the Glendale site inventory to assess whether the claimed development density in the housing element was reasonable. This was based on a comparison of the inventory claims to historic development patterns, sites' zoned capacity, similar projects under development, and the current financial feasibility of projects of a similar scale.

1. Analysis of Historic Development Patterns (Utilization of Zoned Capacity)

MapCraft evaluated projects built in the last ten years, using Los Angeles County tax assessor data, to estimate whether the claimed development density of a site inventory parcel was comparable with Glendale's recent record of housing production.

Test 1a – Historic Development Scale

As a first test, we searched for projects built anywhere in Glendale over the last 10 years that were on sites whose size was within 20% of the site size identified in the inventory and with development densities (units per acre) that were within 20% of the density claimed in the inventory (units divided by site size).

If recent developments matched the claimed density of a site inventory parcel, we categorized the parcel as "Reasonable." If no similar historical developments existed, we assumed that zoning had

prohibited such developments or other factors precluded such developments from being built in Glendale and categorized the parcel as "Questionable." We refrained from categorizing any site inventory parcel as "unreasonable" based on the historic development scale test.

Table 3: Analysis of Historic Development Scale Results (Test 1a)

	Percent of Sites	Percent of Units
Reasonable	61%	33%
Questionable	39%	67%

*This test was applicable on 100% of the sites we analyzed

Test 1b – Historic Development in Zones

For site inventory parcels where rezoning is not proposed in the housing element, we conducted two other tests comparing the historic development patterns to the number of units claimed on sites in the site inventory.

Test 1b determined whether development occurred in the last 10 years on parcels whose zoning matches the zoning of the site in the inventory. Sites were categorized as "reasonable" if there was development in that zoning category in the last 10 years, or "unreasonable" if there was not.

Table 4: Analysis of Historic Development in Zones Results (Test 1b)

	Percent of Sites	Percent of Units
Reasonable	99%	87%
Unreasonable	1%	13%

*This test was applicable on 100% of the sites we analyzed

Test 1c – Historic Development Scale in Zones

Test 1c compared the observed density of historic developments in each zoning category to the claimed density of sites in the inventory in the same zoning category. This test categorized sites as "reasonable" if the claimed density for the site was less than the density of recent projects in the same zoning category, "questionable" if the parcel's proposed density for redevelopment was within 10% of the maximum historic development density in the same zoning category, or "unreasonable" if the parcel's proposed density for redevelopment exceeded 10% of the maximum historic development density in the same zoning category.

Table 5: Analysis of Historic Development Scale in Zones Results (Test 1c)

	Percent of Sites	Percent of Units
Reasonable	20%	40%
Questionable	79%	37%
Unreasonable	1%	23%

*This test was applicable on 99% of the sites we analyzed

Key Takeaways:

- A majority (61%) of the sites in the inventory have claimed densities that match recent developments in Glendale, which corresponds to a reasonable claim for 33% of the units.
- The vast majority (99%) of sites are in zones that have seen some scale of development in the last 10 years, which corresponds to 87% of the claimed units.
- For sites in zones that have experienced development, under a quarter (20%) have claimed densities that are reasonable (i.e. less than the average density observed in those zones in the last 10 years). This only accounts for under half (40%) of the claimed units for this subset of sites.
- For sites in zones that have seen development, a large majority (79%) have claimed densities that are questionable and greater than the average density observed in those zones in the last 10 years. This accounts for a smaller proportion (37%) of the claimed units for this subset of sites.

2. Evaluation of Zoned Capacity

For site inventory parcels where rezoning is not proposed, MapCraft conducted tests based on the physical capacity of the zoning code, acknowledging that various zoning parameters might result in a lower effective capacity than the units per acre allowed in a zone. We collected several zoning attributes for each zone listed in the inventory, including maximum height limits, maximum FAR, maximum impervious coverage, minimum lot area per unit, maximum dwelling units per lot, and maximum dwelling units per acre. Using the zoning category noted for each site in Glendale's site inventory, we estimated how many units could be accommodated on the site under the relevant zoning limits and compared the result to what was claimed in the site inventory.

This test categorized sites as "reasonable" if the claimed density for the site was less than the density resulting from any of the zoning attributes, "questionable" if the claimed density was less than the maximum density resulting from the majority of zoning attributes (e.g. based on height, based on FAR, etc.) but the claimed density was up to 10% greater than what one or more zoning attributes would accommodate, or "unreasonable" if the claimed density was greater than what a majority of zoning attributes would accommodate.

Table 6: Evaluation of Zoned Capacity Results (Test 2)

	Percent of Sites	Percent of Units
Reasonable	98%	98%
Questionable	2%	1%
Unreasonable	0%	0%

*This test was applicable on 100% of the sites we analyzed

Key Takeaways:

- Almost all the sites in the inventory (98%) have density claims that are reasonable, which corresponds to the same proportion of the claimed units for this subset of sites.

- About 2% of the sites in the inventory have density claims that are questionable.

3. Analysis of Site Inventory Pipeline

To understand the current conditions for housing development on site inventory parcels where rezoning is not proposed, MapCraft used the pipeline project data in Glendale's site inventory as another way of determining what scales of development could be expected on other sites in the inventory. The scale of the pipeline projects planned on sites in a given zone provided a sample of real-world development densities for other developments in those Glendale zones. The samples were used to compare the development density (units per acre) of upcoming projects to the claimed density on each site in the inventory that was not expected to be rezoned.

This test categorized sites as "reasonable" if the claimed density for the site was less than the pipeline patterns in the zone, "questionable" if it was within 10% of the maximum pipeline development density, or "unreasonable" if it exceeded 10% of the maximum pipeline development density.

Table 7: Analysis of Site Inventory Pipeline Results (Test 3)

	Percent of Sites	Percent of Units
Reasonable	98%	63%
Questionable	0%	0%
Unreasonable	2%	37%

*This test was applicable on 82% of the sites we analyzed

Key Takeaways:

- This test was applicable for four fifths (82%) of the sites in the inventory, meaning that less than a fifth of the sites (18%) are in zones that currently do not have any pending or approved projects listed among pipeline sites.

- Most sites (98%) that could be compared to pipeline projects in the same zone had claimed densities that are reasonable. However, this only corresponds to 63% of the claimed units for this subset of sites.

4. Financial Feasibility Analysis (Market-Driven Development Expectations)

MapCraft assessed the financial viability of the claims made in the site inventory by evaluating the financial feasibility of developing housing at a scale similar to the densities claimed on each site in the inventory.

MapCraft used real estate pro formas to analyze the financial feasibility of a variety of housing development types. To determine whether the unit capacity claimed on each site in the inventory might be financially feasible, MapCraft evaluated the financial feasibility of development types that had densities that were within 10% of the claimed density on each site.

Pro forma analyses can help identify market feasible development types by determining whether the value of a potential development is greater than the project's construction costs, land costs,

and other costs. MapCraft estimated the land cost for each site in the inventory, using the market values provided by the Los Angeles County tax assessor. This comparison also helps to demonstrate that the existing use of a parcel is likely to be discontinued. Costs also included parking provision, which was tested in two ways: 1) based on current parking provision in the Glendale submarket and 2) assuming an aggressive reduction in mandated parking ratios and parking demand. To ensure the results reflected the market conditions applicable to each site in the inventory, the pro forma for each development type was run with the corresponding neighborhood-level market inputs.

Test 4a – Feasibility with Historic Parking Provision

For the first test, which considered parking provided at rates observed in existing development in the submarket, MapCraft categorized sites as "reasonable" if there were feasible development types that matched the scale of development claimed on each site. Sites were categorized as "questionable" if there were not feasible prototypes with similar densities. We did not include the option for an "unreasonable" result because this tested the feasibility of development using current observed parking provision, which may be higher than what is possible in new development today.

Table 8: Feasibility Analysis Results - historic parking provision (Test 4a)

	Percent of Sites	Percent of Units
Reasonable	0%	0%
Questionable	100%	100%
Unreasonable	N/A	N/A

*This test was applicable on 98% of the sites we analyzed

Test 4b – Feasibility with Reduced Parking Provision

The second test considered more lenient parking provision, which can contribute to development feasibility by reducing cost and saving space. MapCraft categorized sites as "questionable" if there were feasible development types that matched the scale of development claimed on each site. Sites were classified as "unreasonable" if the most financially feasible of the prototypes with similar densities could not pay for land based on the assessor's estimate of total value. We did not include the option for a "reasonable" result for this test, given the more lenient parking assumptions may not be viable in all submarkets.

Table 9: Feasibility Analysis Results - reduced parking provision (Test 4b)

	Percent of Sites	Percent of Units
Reasonable	N/A	N/A
Questionable	100%	100%
Unreasonable	0%	0%

*This test was applicable on 98% of the sites we analyzed

Key Takeaways:

- We found that today's housing market does not support the scales of development claimed on many sites in the inventory.

- We found that today's housing market could better support the scales of development claimed on many sites in the inventory if less parking were demanded and required than what has historically been provided. The City could reduce or eliminate parking requirements and promote automobile alternatives to reduce households' demand for parking, thereby making it more economically feasible to develop multifamily housing in many areas, especially as construction costs continue to rise.

Test Results of Rezoning Scenarios

We analyzed 933 sites to assess whether there was market potential to exceed the capacity claimed in the site inventory should Glendale upzone site inventory parcels more ambitiously than what's proposed in the housing element. For this analysis, we considered all sites in the inventory, both the sites that Glendale is already planning to rezone and sites where the existing zoning is expected to persist.

We conducted two different tests, using MapCraft pro forma feasibility assessments (for more details, see approach outlined in Test 4) to estimate the market potential on the sites in the inventory. By comparing MapCraft's market feasible unit estimates to the unit capacity claimed in the site inventory, we were able to identify sites where upzoning may yield more capacity than currently tabulated.

Test 5a – Maximum density of potential upzoned sites

As a first test, we considered the most intense housing options that could be feasibly built on each site. We first identified the array of feasible housing development prototypes on each site, which may include both high- and low-density housing options. In this case, financial feasibility was based on a development project's prospects of paying more for the site than the current property value. We compared the housing capacity of the densest of those feasible prototypes to the capacity claimed in the site inventory to determine if further upzoning could yield more capacity.

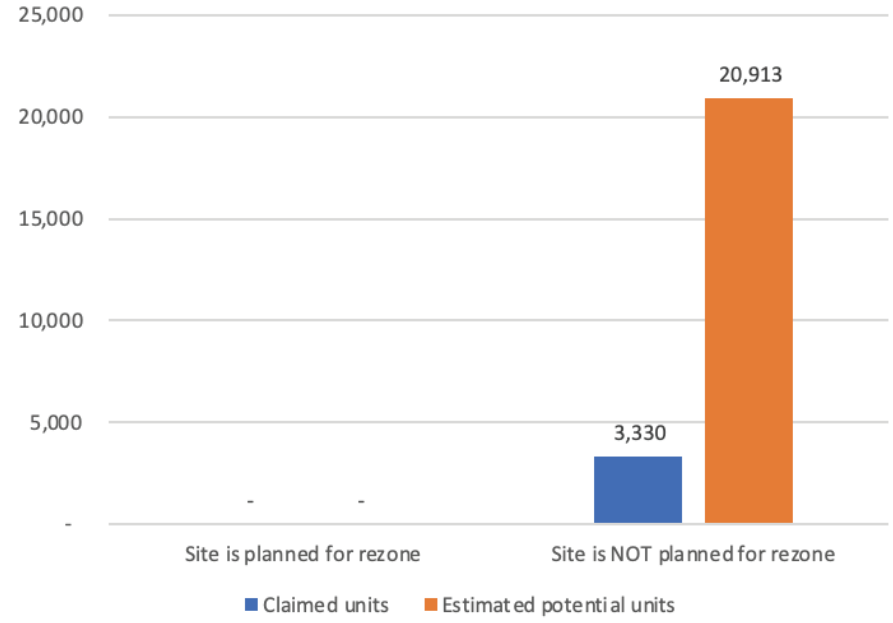
Across the 933 sites that we analyzed, 790 could be financially feasible for redevelopment at a capacity that exceeded the capacity proposed for the parcel in the site inventory. Of those sites, none were sites slated to be rezoned and all were sites that were not slated to be rezoned. The table and charts below show the resulting estimated units, based on the greatest density of development types that had market potential to displace the existing use, and how that estimate compares to the total claimed units in the inventory.

Table 10: Estimated Units from Max Density of Potential Upzones (Test 5a)

	Number of sites where feasible development exceeded claimed capacity (% of all inventoried sites in that category)	**Potential Incremental Units Identified by Test 5a (Claimed Units)**
Site planned for rezone in site inventory	0 (0%)	0 (0)
Site NOT planned for rezone in site inventory	790 (85%)	17,583 (3,330)

*This test was applicable on 100% of the sites we analyzed

Exhibit 3: Estimated Units from Max Density of Potential Upzones (Test 5a)



Test 5b – Maximum feasibility of potential upzoning

We conducted a second test that considered the most financially feasible options. that could be built on each site. As in Test 5a, we considered the array of feasible housing development prototypes on each site. For Test 5b, we compared the housing capacity of the most feasible prototype to the capacity claimed in the site inventory to determine if further upzoning could yield more capacity. Because the most feasible prototype could be lower density than other feasible prototypes, this approach produced more conservative outcomes than Test 5a.

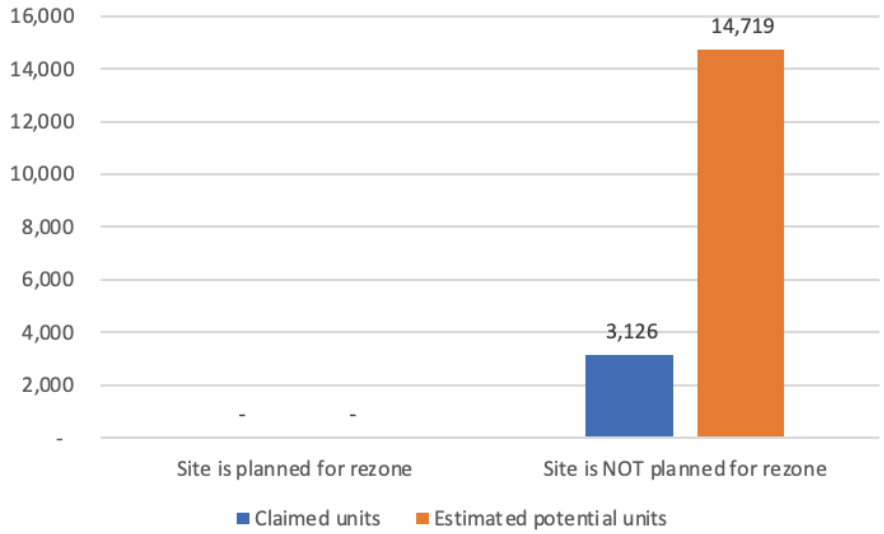
Accordingly, there were 781 sites that had feasible development options with capacity that exceeded what was claimed in the site inventory. Of those sites, none were sites slated to be rezoned and all were sites that were not slated to be rezoned. The table and charts below show the resulting estimated units, based on the greatest density of development types that had market potential to displace the existing use, and how that estimate compares to the total claimed units in the inventory.

Table 11: Results of Test 5b

	Number of sites where feasible development exceeded claimed capacity (% of all inventoried sites in that category)	**Potential Incremental Units Identified by Test 5a (Claimed Units)**
Site planned for rezone in site inventory	0 (0%)	0 (0)
Site NOT planned for rezone in site inventory	781 (84%)	11,593 (3,126)

*This test was applicable on 100% of the sites we analyzed

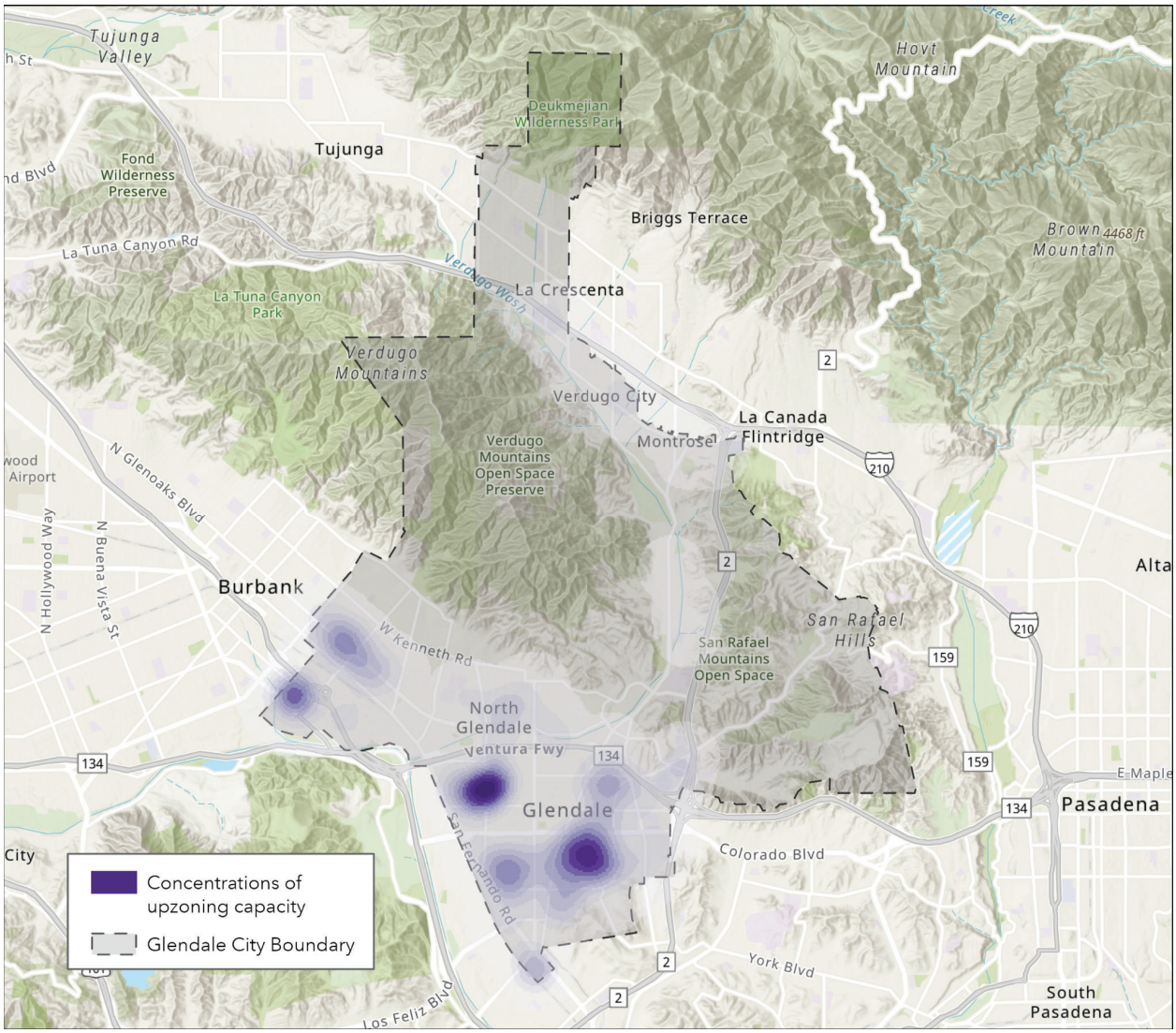
Exhibit 4: Estimated Units from Max Feasibility of Potential Upzones (Test 5b)



Given these results, we believe that there is substantial capacity "left on the table" for sites currently in the site inventory - for both sites already planned to be rezoned as well as sites not expected to be rezoned. But there are opportunities to identify additional parcels where market feasible capacity exists and add those sites to the proposed site inventory.

Viable upzoning opportunities exist in many parts of the city, and we observed concentrations of sites with greater market feasible housing capacity in the Vineyard, Mariposa, Pacific-Edison, and Grandview neighborhoods. These locations may be areas where Glendale could effectively add more market-feasible sites to the inventory by rezoning these sites to allow for denser development.

Exhibit 5: Map of Concentrations of Potential Upzoning Opportunities



Key Takeaways:

- Additional capacity could be achieved on the majority of sites in the inventory where market-feasible opportunities to upzone exist. Glendale could consider upzoning parcels already in the inventory to reduce any potential housing production shortfall.

- Comparing results from Test 5a to 5b, it appears that the most financially feasible development options may be less intense than other feasible development options in some cases. For example, for-sale townhomes may be more profitable than small rental apartment buildings with more housing units. For that reason, if the city decides to adjust their zoning, they may consider establishing site utilization minimums so that sites redevelop at higher intensities.

Gmail

Amanda Tropiano <atropiano@denovoplanning.com>

Glendale Housing Element "final" draft feedback

Mike Van Gorder <mike.vangorder@gmail.com> Mon, Jan 24, 2022 at 9:47 PM
To: "Devine, Paula" <pdevine@glendaleca.gov>, akassakhian@glendaleca.gov, VAgajanian@glendaleca.gov, anajarian@glendaleca.gov, "Brotman, Daniel" <dbrotman@glendaleca.gov>
Cc: "Lanzafame, Philip" <PLanzafame@glendaleca.gov>, EKrause@glendaleca.gov, "Housing Elements@HCD" <housingelements@hcd.ca.gov>, Amanda Tropiano <atropiano@denovoplanning.com>

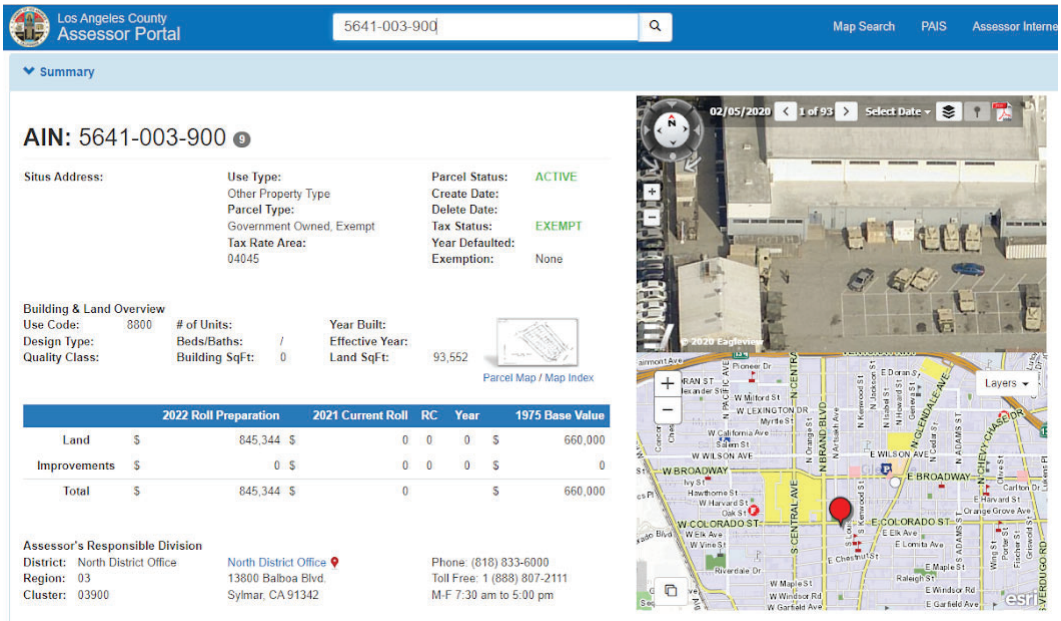
Hello Glendale City Council -

I understand that the council will be voting tomorrow night on the final draft of the Glendale 6th Cycle Housing Element. It is bewildering to me why this housing element - the draft of which was rushed out to HCD without first soliciting public input - is being considered as a "final" draft barely three weeks after the receipt of HCD's response letter. Veteran HCD housing reviewers take weeks to evaluate a single housing element, and yet staff seems to expect council to ingest an 800-page document in their spare time.

Naturally, since there was barely any time between the receipt of the HCD letter, the composition of this final draft, and the pending vote tomorrow night, this draft has not properly addressed the problems that HCD - and the public - has noted. The core problem here is that without any real time to study the document, council will be hopelessly dependent on staff's advice on the housing element that they have prepared. Staff, of course, is certain to stand behind their work. The public and third parties cannot meaningfully contribute to the analysis of this document, as staff didn't give us a chance. Since the public was cut out of contributing to the draft document before it was submitted, and HCD determined that the draft was noncompliant on those grounds, HCD should and likely *will* find fault with the final draft for the same reason.

I myself have barely had enough time to analyze this as much as I'd like, but I've already found some pretty significant problems.

- This draft no longer overtly claims that the entire RHNA share for low-income households can be accommodated in the downtown area without upzoning anywhere else. However, their version of 'widening the lens' is abandoning *some* of the bad-faith sites that were selected in the draft element, leaving some of them in, and adding some more sites in industrial areas in south Glendale, almost exclusively in my zip code, 91204. There is, from what i found, no support behind the assumptions made that all low-income sites chosen will be built with 100% affordable housing, again violating state statute. HCD noted that realistic capacity needed consideration in its response letter; this "final" draft has abandoned any attempt at establishing it.
- To continue pushing the narrative that development must only occur in south Glendale, there are *new* bad faith sites that have been selected. The biggest site on the new list is marked as APN 5641-003-900, and it is claimed that 300 affordable units will be built there. You may know it better as the National Guard Armory, next to the site that was proposed as a dog park just this week. In that meeting, where we heard that Councilmember Agajanian supports the idea of the dog park (I do, too!), we also learned that the Armory was leased out at that address for at least the next twenty years, far beyond the eight-year housing cycle being discussed.



- The sites inventory is so graphically unfriendly (font size 2.5, 30+ columns of data, hundreds of rows per page) that I can't post thumbnail pictures of the inventory and have it look at all meaningful. Suffice to say that housing staff kept sites like the Robbins Brothers engagement ring story, the Church of Niscience, the Social Security Administration commercial complex at 225 W. Broadway, and the municipal parking lots serving the downtown area from the draft element and are claiming hundreds of sites for affordable housing. None of these sites are going to host affordable housing in the next eight years.
- I don't have time to review all of them, but i count 2,700 Very Low Income sites, all of which are situated around the downtown cluster and on my side of Tropico & Pacific Edison. If we again consider likelihood of development, we can easily remove over a thousand claimed sites just for the few APNs i mention above. Losing these units makes the housing element noncompliant with state statute.
- Considering likelihood of development again, it must be noted that about 6,000 total sites are being claimed in this downtown/91204 cluster, and they are marked with a helpful tag of "not used in prior housing element". That leaves another 6,000 or so sites - all above-moderate and moderate income sites - that have been recycled from the 5th housing element. So let's check in with the 5th cycle numbers:

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

- We don't have an Above Moderate Income Housing Supply Crisis, but if we average 0% (ELI), 50% (VLI), 30%, and 5%, we get 21%. So we can reasonably expect that 21% of the sites chosen will actually be developed.
- 21% of 1,700 affordable sites in the downtown/91204 area is 361; 21% of the 6,000 units everywhere else is 1,260.
- All of this is to say, the city cannot rely on the sites that are in the inventory to satisfy RHNA, because the same approach remains: "Don't touch any single-family neighborhood in any way. Never upzone an area that used to be redlined." North Glendale will never bear its share of the housing crisis. Only suffocated south glendale, and two zip codes at that, are to be developed.
- The housing element acknowledges Glendale's racist development history and mentions that council has instructed staff to create a "Historical Context Statement", which is then explained as "describing those historical development patterns within which the significance of resources can be understood." This is progress. It is, however, lacking a practical and programmatic response to the consolidation of housing wealth in older, whiter hands in North Glendale.
- The HCD response letter noted a lack of analysis around Racially Concentrated Areas of Poverty and Affluence, among many other things. The "Final" draft analyzes the city's Racially Concentrated Area of Affluence by noting that it is single-family homes and that it is on the border with Burbank. It says, "there are no candidate sites" in the RCAA, because the city refuses to change any governmental constraints on R-1 neighborhoods. It also then makes an argument that 'white wealth in Glendale is lower than white wealth in Los Angeles County'. None of this is analysis.
- In discussing the housing discrimination survey, the draft says “a vast majority of survey respondents said that housing discrimination was not an issue in their neighborhoods”, then saying that 73% (548 persons) had not

> experienced housing discrimination. That leaves 204 residents that did experience housing discrimination! Discrimination is, by definition, going to affect a minority, but 27% is a substantial amount of housing discrimination. Does staff consider this an “acceptable” amount of discrimination? For a housing element whose understanding of Affirmatively Furthering Fair Housing is wholly and incorrectly oriented towards addressing discrimination, this is a problematic framing.

If i had more time, i would dissect this further. I wanted to get this information in front of the council before it votes to approve it based on whatever sliver of information that staff would provide in its presentation. I'm certain i haven't found every problem with this element. I urge council to vote down this final draft so that the public and third parties can meaningfully weigh in and so that staff can write something that will make a difference for the community instead of maintaining a broken status quo.

-Mike Van Gorder

December 16, 2022

Gustavo Velasquez, Director
California Department of Housing & Community Development (HCD)
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

Dear Director Velasquez:

Thank you for the opportunity to comment on the process of updating the Housing Element of the City of Glendale's general plan. We are writing on behalf of **Abundant Housing LA (AHLA)** and **YIMBY Law** regarding Glendale's adopted 6th Cycle Housing Element (HE)[1]. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law**'s mission is to make housing in California more accessible and affordable through enforcement of state housing law.

Executive Summary

We urge HCD not to certify Glendale's adopted HE upon until it is revised to fully comply with the letter and spirit of state housing element law. This letter will analyze the plan's programs related to the sites inventory, government constraint removal, funding and incentives for affordable housing, tenant protections, and affirmatively furthering fair housing. It will also describe our consultant's analysis of the sites inventory and, in conclusion, reflect on HCD's prior correction list.

HCD should send this adopted HE back with a correction list. On the **sites inventory**, the HE fails to upzone, makes unrealistic assumptions and sets quantified objectives far below the City's Regional Housing Needs Allocation. On **constraints**, the HE fails to address problematic parking requirements and drifts into vagueness and ambiguity on several programs. Regarding **funding and incentives for affordable housing**, more analysis is needed to show the inclusionary zoning ordinance is not acting as a constraint on housing production, the proposed scope of the density bonus program is unclear and in need of strengthening and more public funding is needed for affordable housing and renter support programs, in ways that do not discourage housing construction. **Tenant protections** are in need of strengthening and the commitment to a potential tenant opportunity to purchase program is weak and in need of elaboration. Glendale must also acknowledge its existing de facto segregated living patterns and create more housing opportunities throughout the city, to **affirmatively further fair**

[1] On 10/12/2020, 11/19/2021 and 2/15/2022 AHLA shared letters with Glendale and HCD, regarding drafts of the HEU, providing comments on how Glendale should fulfill both the letter and the spirit of housing element law. On 4/22/2022, HCD sent a letter to Glendale regarding its adopted 6th Cycle housing element, identifying corrections that need to be made to obtain certification of the plan. Glendale adopted the revised housing element at the 12/6/2022 Council meeting and HCD received it for review on 12/14/2022.

housing. Our consultant, MapCraft Inc., found a previous draft of the plan would likely result in a **housing production shortfall of 1,500 to 3,000 homes**.

I. Sites Inventory

Several aspects of the sites inventory methodology are cause for concern.

A. No Upzoning

Glendale permitted 4,039 housing units in the 5th cycle, compared to a 5th cycle Regional Housing Needs Allocation (RHNA) of 2,017 units. However, the City fell far short in the production of housing affordable to low and moderate income households, meeting only 20% of the very low income, 52% of the low income and 3% of the moderate-income RHNA[2]. In addition, the 6th cycle RHNA target is much higher overall, 13,425 units, and for low and moderate income homes in particular. If Glendale saw the same housing production in the 6th cycle as it saw in the 5th cycle, it would only meet about 30% of its overall RHNA and fall even farther short on low and moderate income housing. In this context, the plan's lack of rezoning is of particular concern. Without making more sites available for multifamily housing, or other meaningful policy interventions, Glendale cannot credibly claim that it will meet the 6th Cycle RHNA at any income level.

B. Unrealistic Assumptions About the Likelihood of Development

Portions of the sites inventory methodology are updated to provide a more detailed justification of the calculations of the number of housing units expected. There is some use of pre-screening criteria such as improvements to land value ratio, existing FAR and age of existing structures[3], to determine which sites are included in the inventory and reduction factors are applied to account for the likelihood that not all parcels will be developed at the maximum density allowed, due to governmental constraints. However, the methodology does not attempt to estimate or account for the possibility that some sites will not be redeveloped during the planning period. The expected yield of a site should be adjusted to account for both the probability of development and reductions in density of typical development resulting from governmental constraints. The plan does not address the former issue. Furthermore, the plan's claim that existing uses do not constrain existing development because Glendale can point to some examples of redevelopment that occurred despite several types of existing uses, is superficial. Just because a redevelopment proceeded in a particular case, does not prove that existing uses never act as constraints. This aspect of the analysis does not meet the legal standard of proving that existing uses are likely to discontinue when at least half of the lower-income RHNA is being accommodated on non-vacant sites[4], as it is in Glendale.

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[2] "Housing Element Implementation and APR Dashboard." California Department of Housing and Community Development
[3] Glendale Adopted Housing Element Background Report, page 118.
[4] California Government Code Section 65583.2.(g)(2).

C. Quantified Objectives Set Far Below RHNA

As shown in Table 1 below, Glendale has set its quantified objectives (QOs) for new construction far below its RHNA[5]. Furthermore the QOs for rehabilitation and conservation/preservation, not shown in Table 1, do not mitigate the situation much, adding just 757 units to the lower-income housing stock overall. Overall, the new construction QOs are just 41.0% of the RHNA and less than 20.0% for the lower-income RHNA. Housing affordable to low and moderate income households does face special constraints, which are not entirely under Glendale's control, such as inadequate public subsidies from higher levels of government. However, Glendale does have control over programs such as density bonuses and local taxes and fees that could support affordable housing. Setting QOs for affordable housing so low indicates that more programmatic effort is needed in the HE to support such efforts and to lobby for additional resources from the state and federal governments. With regard to market rate housing, Glendale has no excuse to set its QOs so low. With adequate government constraint removal programs, the market can produce Glendale's RHNA for above moderate income housing. The overall new construction QOs should be no less than the RHNA, 13,425 units, and Glendale must adjust its programs to facilitate more affordable housing.

Table 1 - New Construction Quantified Objectives 2021-2029

Affordability Level	RHNA	New Construction Quantified Objective	Quantified Objective as % of RHNA
Very Low Income	3,439	605	17.6%
Low Income	2,163	430	19.9%
Moderate Income	2,249	1,125	50.0%
Above Mod. Income	5,574	3,350	60.1%
Total	13,425	5,510	41.0%

II. Government Constraint Removal

The plan would allow many concerning governmental constraints to remain in effect. Glendale deserves some credit for its existing land use pattern, in which single-family homes are much less prevalent as a share of all housing units (about 34%) than is the case in Los Angeles County as a whole (about 48%)[6]. Denser forms of housing are more conducive to affordability than single-family homes, since they can distribute the cost of expensive land over more units, and increasing residential density, by definition, is what allows additional development to occur on infill sites, in order to meet RHNA goals and expand housing supply to push down home prices and rents. Yet although Glendale has achieved a somewhat urban form to date, there is more it can and should do to facilitate housing production.

[5] Glendale Adopted Housing Element, Housing Plan, page 78.
[6] "Table DP04, Selected Housing Characteristics." American Community Survey 2021 one-year estimates.

A. Parking requirements

Glendale still clings to the discredited practice of applying minimum parking requirements for residential development, which increases the cost of building housing, lowers the number of units developers propose and skews the transportation system more towards driving, which results in more greenhouse gas emissions, worse air quality, and more traffic collisions[7]. Program 9.B makes a commitment to reduce guest parking requirements and parking requirements for efficiency and one-bedroom units[8]. However the program does not commit to reduce these standards by a specific amount. Abundant Housing LA's own research shows that Glendale requires 2.00-3.00 spaces per unit plus 0.25 space per unit as guest parking in base zoning districts. The average of the parking requirements for studio, one, two, three and four-bedroom units was 2.30 in Glendale, compared to 2.04 in Los Angeles County as a whole[9]. Glendale should eliminate or at least reduce its parking requirements, which are more burdensome than the County average, but it is not sufficient to generally state an intention to do so. Glendale must commit to specific reductions in order for HCD or the public to evaluate whether this program constitutes meaningful constraint removal. Furthermore, Glendale fails to commit to reducing parking requirements for "family sized" units, containing two or more bedrooms. This is especially worrisome since the housing needs of large families must be specifically analyzed and addressed in the housing element[10]. Instead, Glendale is disincentivizing housing for large families by requiring up to three parking spaces per unit.

B. Vague programmatic commitments

Program 3.E is a good example of vague programmatic commitments found in Glendale's HE[11]. This program calls for modified zoning regulations to facilitate housing development in mixed-use corridors by June 2024. While this is a worthy goal, the program does not specify which standards would be adjusted to facilitate such housing developments. The goal is a 20% increase in applications, but the baseline against which this goal would be measured is not stated, making accountability difficult.

Returning to Program 9.B[12], discussed above in the context of parking requirements, Section H discusses reforming multifamily and mixed use development standards, such as lot coverage, height limits and a Conditional Use Permit requirement. Again, this is all rather vague. Programs are supposed to respond to the constraints analysis and be specific enough to make accountability possible. Merely identifying standards that might be changed, somehow, is not enough, since it gives no sense of the magnitude of the potential change. With regard to removing the CUP requirement, the commitment is just to "evaluate" doing so, as opposed to

[7] Shoup, Donald ed. (2018). Parking and the City.
[8] Glendale Adopted Housing Element, Housing Plan, page 74.
[9] Barboza, David (2022). "Los Angeles County Multifamily Residential Parking Requirements: Prospects for Reform." Abundant Housing LA.
[10] California Government Code Section 65583.(a)(7).
[11] Glendale Adopted Housing Element, Housing Plan, page 39.
[12] Glendale Adopted Housing Element, Housing Plan, page 74.

actually doing so. The housing element is the proper venue for such an evaluation. Programs should be about following through in a meaningful way.

III. Funding and Incentives for Affordable Housing

Glendale needs to put forward more meaningful funding and incentives for affordable housing.

A. The inclusionary zoning ordinance

Glendale has an existing inclusionary zoning (IZ) ordinance. IZ can be a useful tool to promote housing affordability and facilitate the production of the lower-income RHNA. However, it is important for IZ ordinances to be carefully designed, so that they impose requirements that are feasible and do not constrain housing development. Glendale's IZ ordinance requires 15% of housing units to be affordable to lower income households in multifamily developments with eight or more units, with an in lieu fee compliance option[13]. This program's design is positive in the sense that it aligns with state density bonus law, so that all projects subject to IZ would be eligible for a density bonus as well. However, the HE does not analyze the IZ ordinance as a potential constraint on housing development. Glendale should summarize the evidence it may have that the IZ requirement was set based on a study that takes into account feasibility and local market conditions.

B. Density Bonus

Program 3.A calls for enhanced density bonuses on a "case-by-case basis"[14]. It is unclear what this might mean in practice, but this approach has the appearance of an unpredictable, discretionary process. Instead, Glendale should lay out criteria for density bonuses that are more generous than those offered by state law. For example, density bonuses should be more generous within ½ mile of Glendale's commuter rail station, in Downtown Glendale and in high-opportunity areas (based on TCAC opportunity scores). Furthermore Glendale's ordinance must be aligned with state law in other areas.

C. City Financial Assistance for Affordable Housing.

Proposed city financial assistance for affordable housing is inadequate and targets just 400 housing units during the planning period, which as Table 1 shows, is far below the City's lower-income RHNA[15]. Glendale appears to be relying heavily on federal funds, such as CDBG, the amounts of which are outside of the City's direct control. Glendale does generate some funding through IZ in lieu fees, but clearly not enough to produce significant amounts of affordable housing. What is missing is a commitment to lobby the state and federal governments

[13] Glendale Adopted Housing Element, Housing Plan, page 37.
[14] Glendale Adopted Housing Element, Housing Plan, page 32.
[15] Glendale Adopted Housing Element, Housing Plan, page 33.

for more resources and proposals for a local funding source that would raise more money without significantly affecting housing production overall.

IV. Tenant Protections

Glendale's HE takes some tentative steps into tenant protections, but stronger action is needed in this area.

A. Tenant Opportunity to Purchase

Program 5B proposes for staff to provide an analysis to the City Council regarding a possible ordinance allowing tenants a right of first refusal to purchase their building if the owner proposes to sell it[16]. The first problem with this, of course, is that there is no commitment to actually adopt such an ordinance. Secondly, even if such an ordinance were adopted, there is no indication that major barriers to its effective implementation would be addressed, such as the manner in which tenants would be assisted in organizing themselves and raising the funds necessary to purchase a building. These challenges deserve attention in the HE.

B. Landlord/Tenant Mediation

Program 7A includes a landlord/tenant mediation component[17]. This is positive. However, it underscores the importance of a meaningful overall plan. Mediation is unlikely to address fundamental problems such as lower-income tenants being unable to afford rent.

V. Affirmatively Furthering Fair Housing

Glendale can also do better to affirmatively further fair housing (AFFH).

A. Failure to Reverse Patterns of De Facto Segregation

As we pointed out in our previous letters, the fundamental problem with Glendale's HE as it relates to AFFH, is the lack of upzoning. Without creating new housing opportunities in higher-opportunity areas, particularly for lower-income households, Glendale will be unable to reverse patterns of race and class-based de facto segregation and address income-based disparities in exposure to sources of pollution. Without action in this area Glendale's AFFH approach will remain inadequate and incomplete. Political challenges are not an excuse to ignore AFFH obligations.

B. Uplifting Historically Marginalized Neighborhoods

The other major domain of AFFH is ensuring that historically marginalized neighborhoods are uplifted through strategic investments, so that all neighborhoods can become areas of

[16] Glendale Adopted Housing Element, Housing Plan, page 44.
[17] Glendale Adopted Housing Element, Housing Plan, page 50.

opportunity. Here Glendale has been more responsive, incorporating several programmatic revisions attempting to tie investment to the areas that need it most. We see this for example in Program 1E (Adaptive Reuse), Program 1H (Alternative Adequate Sites), Program 2A (Multifamily Acquisition/Rehabilitation Loan Program) and others. Here, the concern is ensuring that Glendale follows through on its commitments and reports progress on these equity metrics, in addition to the overall metrics for each program, as part of its Annual Progress Reports.

VI. MapCraft Analysis

Abundant Housing LA commissioned an analysis of a previous draft of Glendale's HE, which was performed by MapCraft Inc. and published on 12/16/2021[18]. The analysis found that Glendale's expected housing capacity could fall short by between 1,500 and 3,000 units. Furthermore, MapCraft found that 30% of the units claimed in Glendale's sites inventory were "unreasonable" and 11% were "questionable." The analysis made the following recommendations:

- *Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on 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.*
- *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.*
- *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.*
- *Introducing new economic incentives to increase the financial feasibility of redevelopment, especially for projects that include below-market-rate units.*
- *Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity.*

Conclusion

In closing, we wish to reflect on some of HCD's prior comments on the previously adopted HE[19]. On AFFH, more thorough analysis is needed, but also programs sufficient to make meaningful change on AFFH outcomes. As we have seen, one of the two major domains of AFFH action, expanding access to higher-opportunity neighborhoods, is not addressed, since the plan contemplates no upzoning of exclusionary neighborhoods. HCD noted more analysis is needed to justify the sites inventory methodology. Here we have criticized the assumption that sites in the inventory are 100% likely to develop during the planning period and the notion that

[18] "Abundant Housing LA Feedback on Glendale Housing Element." MapCraft Inc.
[19] Coy, Melinda (4/22/2022). "RE: City of Glendale's 6th Cycle (2021-2029) Adopted Housing Element." California Department of Housing and Community Development.

quantified objectives, even for market-rate housing, should be set so far below the City's RHNA. On governmental constraints, HCD highlighted several areas in need of improved analysis and we have criticized the City's high parking requirements and the vagueness of its constraint removal commitments, which are supposed to respond specifically to the constraints analysis. HCD noted that requiring more than one parking space for efficiency and one-bedroom units is excessive, and we agree.

Glendale has shown that it is capable of planning neighborhoods that are vibrant, walkable, and strengthened by abundant housing, especially Downtown and increasingly, near the Metrolink station. Glendale is one of the largest cities in Los Angeles County and a regional job center, with a RHNA of over 13,000 homes. Glendale is capable of producing an improved, legally-compliant housing element, and must do so. Please send the latest version of the plan back with a correction list.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Leonora Camner

Leonora Camner
Executive Director
Abundant Housing LA

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law

Letter Recipients

Gustavo Velasquez, Director, HCD, gustavo.velasquez@hcd.ca.gov
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD, Megan.Kirkeby@hcd.ca.gov
Melinda Coy, Land Use and Planning Manager, HCD, Melinda.Coy@hcd.ca.gov
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HCD Housing Element Inbox, HousingElements@hcd.ca.gov

Mayor Ardy Kassakhian, AKassakhian@Glendaleca.gov
Councilmember Elen Asatryan, easatryan@glendaleca.gov
Councilmember Ara Najarian, anajarian@glendaleca.gov
Councilmember Paula Devine, pdevine@glendaleca.gov
Councilmember Daniel Brotman, dbrotman@glendaleca.gov
City Manager, Roubik Golanian, rgolanian@glendaleca.gov
City Attorney, Michael J. Garcia, mjgarcia@glendaleca.gov
Director of Community Development, Bradley Calvert, bcalvert@glendaleca.gov

From: Alex Khatchaturian
To: Prasad, Aleksandrina
Subject: Fwd: Housing project at 110-132 N. Glendale?
Date: Monday, January 30, 2023 8:37:35 PM
Attachments: Document (1).pdf
2021-2029 Sites Inventory Revised November 2021.pdf

Ms. Prasad,

I want to bring to your attention a site which was included in Glendale's housing element as a proposed project under review for 180 low income (51-80% AMI) units. This site comprises five (5) parcels and is referred to in Table 65 of the housing element (see attached) as 110-132 N. Glendale Avenue. More specifically, in the Sites Inventory the addresses and parcel numbers for this proposed project are:

123 N Everett St (5674-006-009)
119 N Everett St (5674-006-011)
115 N Everett St (5674-006-013)
110 N Glendale Ave (5674-006-016)
132 N Glendale Ave (5674-006-036)

I checked the city's Planning Projects Map and found that there is no housing project under review at this site.
https://glendaleca.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=2b5fd77f0b2458fbadcfd2ff8e6d5eec9?glendaleca.maps.arcgis.com]

Moreover, the city's Director of Community Development, Bradley Calvert, confirmed by email to a Glendale resident (Karen Kwak), who inquired about the specifics of this purported pipeline project, that the city currently does not have any proposal for a project on that site. With Ms. Kwak's permission, I have forwarded her correspondence with Mr. Calvert to evidence that no plan has been proposed to the city by the owner of the properties listed above for the development of residential units at this site, much less 180 low income housing units.

I first became suspicious about this site when I noticed it was entirely low income, instead of the usual 15% or 20% proposed by builders in order to apply for a density bonus and development standard waivers and concessions under state housing laws. A 100% affordable housing project by a private builder seemed unlikely. Sure enough, it turns out it is not even happening! This fraudulent act by the city should be grounds for HCD to initiate legal proceedings for noncompliance. As I have mentioned in my previous comments, Glendale is desperately trying to avoid rezoning by falsely claiming, using a Sites Inventory consisting of dummy sites, that under current zoning the city has sufficient underutilized sites available to meet its RHNA for all income categories. Now we have learned that they even knowingly fabricated a 180 unit low income pipeline project to deceive the state in this regard.

As you complete your review of Glendale's amended housing element, I urge you to scrutinize all sites identified for the lower income category. I extracted the Sites Inventory from the housing element as a separate PDF file and highlighted all parcels which I believe will not be available for residential redevelopment during the 2021-2029 planning period. The burden of proof is on the city to produce findings based on substantial evidence to show otherwise. Without rezoning, Glendale will not be able to produce a housing element that is compliant with state housing element law.

Thank you,
Alex Khatchaturian

---------- Forwarded message ---------
From: **Karen Kwak** <quark18@gmail.com>
Date: Mon, Jan 30, 2023 at 2:46 PM
Subject: Re: Housing project at 110-132 N. Glendale?
To: Calvert, Bradley <BCalvert@glendaleca.gov>

Thanks for the info.

On Mon, Jan 30, 2023 at 7:03 AM Calvert, Bradley <BCalvert@glendaleca.gov> wrote:

> Karen,
> We do not currently have any proposal for a project on that site as of today.
>
> Bradley Calvert, AICP | Director of Community Development | City of Glendale | Community Development
> 633 E Broadway Room 103 | Glendale, CA 91206 | 818-548-2115
> bcalvert@glendaleca.gov | www.glendaleca.gov [glendaleca.gov] | www.chooseglendaleca.com [chooseglendaleca.com] | Connect With Us!
>
> -----Original Message-----
> From: quark18 <quark18@gmail.com>
> Sent: Monday, January 30, 2023 6:43 AM
> To: Calvert, Bradley <BCalvert@Glendaleca.gov>
> Subject: Housing project at 110-132 N. Glendale?
>
> CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.
>
> Dear Mr Calvert,
>
> I heard that Murray Pepper, the husband of a former Beverly Hills mayor who was found to be a slumlord, purchased the property at 110-132 N. Glendale, which is currently a Dollar Tree store, a Chipotle (where I once bought a burrito), and some parking lots. According to the Housing Element, this property can turn into 180 units of affordable housing.
>
> Do you know if this project is in the pipeline? Or can you direct us to the appropriate staff member who would have this information?
>
> This property is very close to City Hall, so you see why we would not want a slumlord to build housing there. Then again, that could be fun.
>
> Thanks.
>
> Karen Kwak
>
> Beverly Hills Mayor Under Fire Over Slum
>
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.latimes.com%2Farchives%2Fla-xpm-2000-oct-11-mn-34898-story.html&data=05%7C01%7Cbcalvert%40glendaleca.gov%7Cf15bcc7ae1504dbd9f7c08d8d92d0501%7Cc5115118c3421bbc61a5d8c79bf54e6%7C0%7C0%7C638106860808495535%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=t2ofIh2pRk6c2lTRBSZEaoN5yiuuowZ7Cfe2huqV8mqg1s%3D&reserved=0 [gcc02.safelinks.protection.outlook.com]
>
> Property: Officials say she deeded her share in squalid Phoenix apartments to a 'local charity' without making promised repairs.

Sent from my iPhone

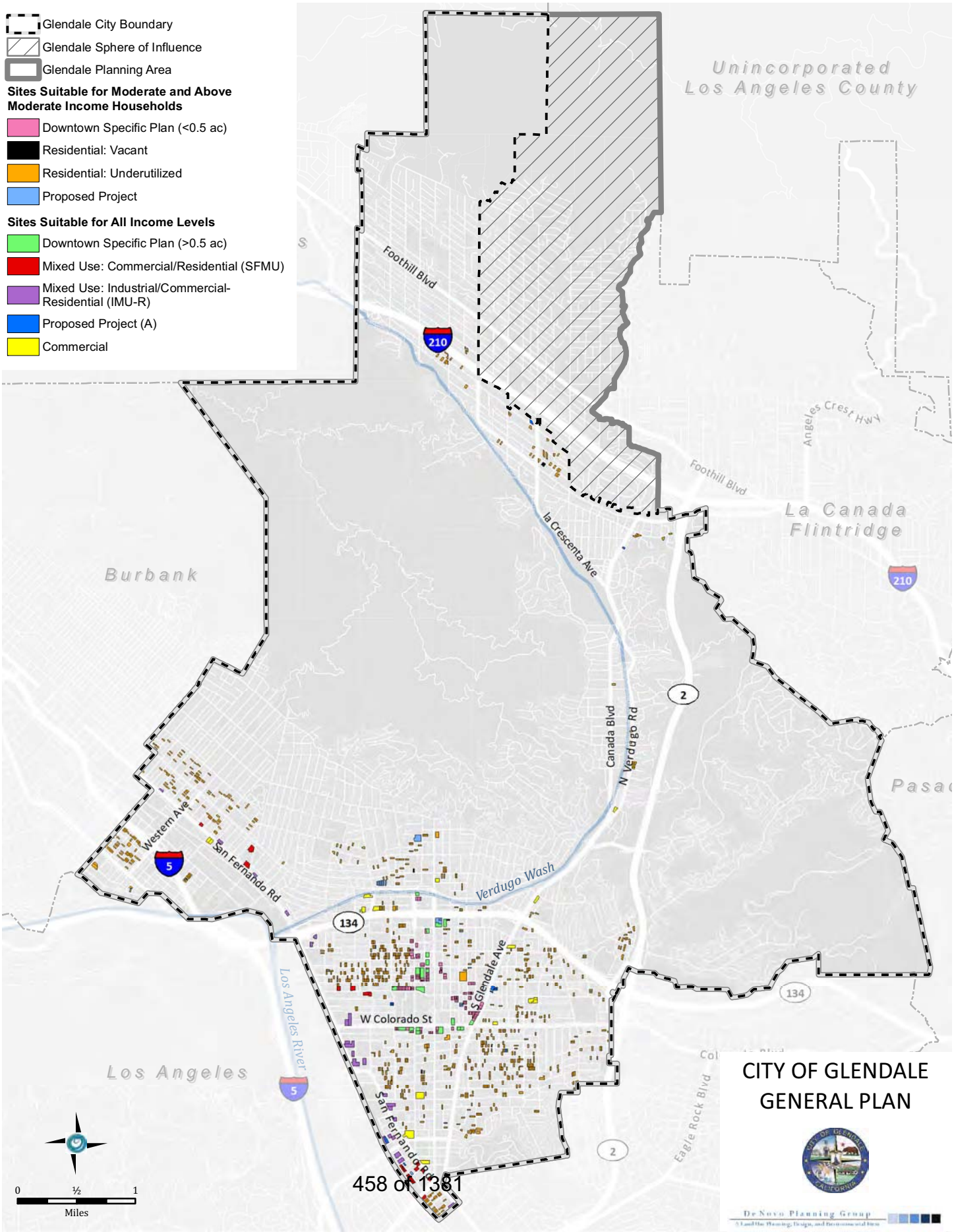
1) Proposed projects;
2) Accessory dwelling units;
3) Vacant residential sites;
4) Underutilized sites in residential areas;
5) Underutilized sites in mixed-use areas;
~~5)~~6) Underutilized sites in commercial areas; and
~~6)~~7) Sites in the Downtown Specific Plan area.

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~~, Housing Sites Inventory~~, and detailed in Appendix A.

1. Proposed Projects

As of December 2021, ~~The~~the City is currently reviewing ~~11-16~~19 multifamily projects and 54 single-family development applications which would result in the production of ~~503-782~~1,141 *new* units (in total, the proposed projects include 1,209 units but there are 63 units existing at these sites for a total net increase of 1,141 new units), including a net of 34 new units affordable to very lower-income households (these will be deed-restricted), 207 new units affordable to lower-income households (these will be deed-restricted) ~~, 61 units affordable to moderate-income households,~~ and 900 new units affordable to above-moderate income households.

Figure 3. Proposed Housing Element Sites



CITY OF GLENDALE GENERAL PLAN

Sources: City of Glendale; Los Angeles County. Map date: November 1, 2022.

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Table 65: ~~Credits Towards the RHNA~~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			~~23~~20	~~28~~25
452 W Milford	2			15	17
534 N Kenwood				11	11
1642 S Central Ave	3		~~28~~	28	31
822 E Chesnut St		~~1~~		~~12~~13	13
1242 S Maryland	~~1~~			~~11~~12	12
526 Hazel St	2		~~15~~	15	17
3450 N Verdugo	4		~~18~~	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
110-132 N Glendale Ave		180		0	180
444 W Cypress		24		187	211
Various Single Family Applications				54	54
Total	**~~192~~34**	**~~10~~207**	**~~75~~610**	**968~~408~~701**	**~~503~~782~~1~~,209**
Existing Units at Proposed Project Locations	**0**	**0**	**0**	**68**	**68**
Net Increase in Units	**34**	**207**	**0**	**900**	**1,141**

Source: City of Glendale, December 2021

APPENDIX A:
SITE INVENTORY

Adopted February 2022

Revised November 2022

Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	GLENDALE
Housing Element Cycle	6th
Contact Information	
First Name	Erik
Last Name	Krause
Title	Deputy Director of Community Development
Email	ekrause@glendaleca.gov
Phone	(818) 937-8156
Mailing Address	
Street Address	633 East Broadway, Room 103
City	GLENDALE
Zip Code	91206
Website	
	https://www.glendaleca.gov/

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 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; 0.4
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	22	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 Commerical (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) Co	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 Commercail 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	984 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 Commercail (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 Commercail (2-story)	0.81; 3.11
GLENDALE	306 E BROADWAY	91205	5642-004-026		DSP	DSP/EB	0	0	0.35	Commercial	YES - Current	NO - Privately-Owned	Available		0	25	25	50	Downtown Specific Plan	4,477 SF Commercial (1-story)	0.29; 1.15
GLENDALE	115 S KENWOOD ST	91205	5642-004-028		DSP	DSP/EB	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.01; 0
GLENDALE	117 S KENWOOD ST	91205	5642-004-030		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	7,640 SF Commercial (2-story)	1.03; 0.67
GLENDALE	300 E BROADWAY	91205	5642-004-911		DSP	DSP/EB	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.02; 0
GLENDALE	415 E BROADWAY	91205	5642-006-046		DSP	DSP/EB	0	0	0.11	Commercial	YES - Current	NO - Privately-Owned	Available		0	8	8	16	Downtown Specific Plan	5,880 SF Commercial (2-story)	1.2; 1.71
GLENDALE	425 E BROADWAY	91205	5642-006-058		DSP	DSP/EB	0	0	0.23	Commercial	YES - Current	NO - Privately-Owned	Available		0	16	16	32	Downtown Specific Plan	2,584 SF Commercial (1-story)	0.26; 0.75
GLENDALE	510 E BROADWAY	91205	5642-007-005		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	3,750 SF Commercial (1-story)	0.51; 0.42
GLENDALE	117 S JACKSON ST	91205	5642-007-034		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Residential; 6 units	0; 0.29
GLENDALE	121 S JACKSON ST	91205	5642-007-035		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Residential; 7 units	0; 0.43
GLENDALE	123 N JACKSON ST	91206	5642-007-037		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	3,376 SF Commercial (1-story)	0.45; 0.55
GLENDALE	137 S JACKSON ST	91205	5642-007-043		DSP	DSP/EB	0	0	0.05	Residential	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	Residential; 1 unit	0; 0.2
GLENDALE	419 E HARVARD ST	91205	5642-007-045		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Residential; 1 unit	0; 0.05
GLENDALE	423 E HARVARD ST	91205	5642-007-054		DSP	DSP/EB	0	0	0.12	Residential	YES - Current	NO - Privately-Owned	Available		0	8	8	16	Downtown Specific Plan	Residential; 2 units	0; 0.05
GLENDALE	500 E BROADWAY	91205	5642-007-055		DSP	DSP/EB	0	0	0.35	Commercial	YES - Current	NO - Privately-Owned	Available		0	25	25	50	Downtown Specific Plan	6,500 SF Commercial (1-story)	0.43; 0.19
GLENDALE	135 S GLENDALE AVE	91205	5642-008-016		DSP	DSP/EB	0	0	0.48	Commercial	YES - Current	NO - Privately-Owned	Available		0	36	36	72	Downtown Specific Plan	20,850 Commercial (1-story)	0.99; 0.7
GLENDALE	143 S GLENDALE AVE	91205	5642-008-017		DSP	DSP/EB	0	0	0.43	Commercial	YES - Current	NO - Privately-Owned	Available		0	31	31	62	Downtown Specific Plan	33,248 SF Commercial (2-story)	1.75; 2.71
GLENDALE	145 S GLENDALE AVE	91205	5642-008-020		DSP	DSP/EB	0	0	0.21	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	1,816 SF Commercial (1-story)	0.2; 0.17
GLENDALE	201 S GLENDALE AVE	91205	5642-009-001		DSP	DSP/EB	0	0	0.22	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	4,476 SF Commercial (1-story)	0.47; 0.82
GLENDALE	217 S GLENDALE AVE	91205	5642-009-004		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	3,000 SF Commercial (1-story)	0.43; 0.33
GLENDALE	221 S GLENDALE AVE	91205	5642-009-005		DSP	DSP/EB	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	2,145 SF Commercial (1-story)	0.29; 0.47
GLENDALE	229 S GLENDALE AVE	91205	5642-009-007		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	2,500 SF Commercial (1-story)	0.36; 0.1
GLENDALE	500 E HARVARD ST	91205	5642-009-015		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	4,500 SF Commercial (1-story)	0.64; 0.99
GLENDALE	512 E HARVARD ST	91205	5642-009-023		DSP	DSP/EB	0	0	0.41	Parking	YES - Current	NO - Privately-Owned	Available		0	29	29	58	Downtown Specific Plan	Surface parking lot	0.79; 0.01
GLENDALE	518 E HARVARD ST	91205	5642-009-024		DSP	DSP/EB	0	0	0.2	Parking	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	Surface parking lot	0.98; 0.01
GLENDALE	510 E HARVARD ST	91205	5642-009-026		DSP	DSP/EB	0	0	0.32	Commercial	YES - Current	NO - Privately-Owned	Available		0	23	23	46	Downtown Specific Plan	8,750 SF Commercial (1-story)	0.62; 0.37
GLENDALE	235 S GLENDALE AVE	91205	5642-009-027		DSP	DSP/EB	0	0	0.32	Commercial	YES - Current	NO - Privately-Owned	Available		0	22	22	44	Downtown Specific Plan	1,884 SF Commercial (1-story)	0.14; 0.32
GLENDALE	231 S GLENDALE AVE	91205	5642-009-031		DSP	DSP/EB	0	0	0.28	Commercial	YES - Current	NO - Privately-Owned	Available		0	20	20	40	Downtown Specific Plan	8,383 SF Commercial (2-story)	0.69; 0.35
GLENDALE	225 S GLENDALE AVE	91205	5642-009-032		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	4,275 SF Commercial (2-story)	0.62; 1.18
GLENDALE	512 E WILSON AVE	91206	5642-011-028		DSP	DSP/EB	0	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	20,727 SF Commercial (4-story	2.36; 1.38
GLENDALE	513 E BROADWAY	91205	5642-011-038		DSP	DSP/EB	0	0	0.13	Commercial	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	3,000 SF Commerial (1-story)	0.55; 0.45
GLENDALE	511 E BROADWAY	91205	5642-011-039		DSP	DSP/EB	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,000 SF Commercial (1-story)	0.73; 0.5
GLENDALE	509 E BROADWAY	91205	5642-011-040		DSP	DSP/EB	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,000 SF Commercial (1-story)	0.76; 0.5
GLENDALE	505 E BROADWAY	91205	5642-011-041		DSP	DSP/EB	0	0	0.12	Parking	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	Surface parking lot	0.94; 0.06
GLENDALE	501 E BROADWAY	91205	5642-011-042		DSP	DSP/EB	0	0	0.16	Commercial	YES - Current	NO - Privately-Owned	Available		0	11	11	22	Downtown Specific Plan	5,400 SF Commercial (1-story)	0.8; 0.42
GLENDALE	520 E WILSON AVE	91206	5642-011-045		DSP	DSP/EB	0	0	0.29	Commercial	YES - Current	NO - Privately-Owned	Available		0	21	21	42	Downtown Specific Plan	25,307 SF Commercial (4-story)	1.28; 3.49
GLENDALE	500 E WILSON AVE	91206	5642-011-047		DSP	DSP/EB	0	0	0.36	Commercial	YES - Current	NO - Privately-Owned	Available		0	26	26	52	Downtown Specific Plan	6,500 SF Commercial (1-story)	0.36; 1.08
GLENDALE	115 W WILSON AVE	91203	5642-015-037		DSP	DSP/MO	0	0	0.13	Commercial	YES - Current	NO - Privately-Owned	Available		0	9	9	18	Downtown Specific Plan	4,992 Commercial (1-story)	0.91; 0.33
GLENDALE	121 W WILSON AVE	91203	5642-015-038		DSP	DSP/MO	0	0	0.05	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,115 Commercial (1-story)	0.89; 0.35
GLENDALE	204 N ORANGE ST	91203	5642-015-039		DSP	DSP/MO	0	0	0.17	Parking	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	Surface parking lot	1.02; 0.03
GLENDALE	212 N ORANGE ST	91203	5642-015-040		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	6,000 SF Commercial (1-story)	0.8; 1.07
GLENDALE	213 N ORANGE ST	91203	5642-015-046		DSP	DSP/OC	0	0	0.43	Commercial	YES - Current	NO - Privately-Owned	Available		0	31	31	62	Downtown Specific Plan	21,900 SF Commercial (1-story)	1.16; 0.25
GLENDALE	201 N ORANGE ST	91203	5642-015-047		DSP	DSP/OC	0	0	0.06	Commercial	YES - Current	NO - Privately-Owned	Available		0	4	4	8	Downtown Specific Plan	2,510 SF Commercial (1-story)	0.95; 1.24
GLENDALE	205 W WILSON AVE	91203	5642-015-048		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	1,250 SF Commercial (1-story)	0.93; 0.25
GLENDALE	207 W WILSON AVE	91203	5642-015-049		DSP	DSP/OC	0	0	0.04	Commercial	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	1,440 SF Commercial (1-story)	0.86; 0.26
GLENDALE	209 W WILSON AVE	91203	5642-015-050		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	2,096 SF Commercial (1-story)	1.61; 2.54
GLENDALE	211 W WILSON AVE	91203	5642-015-051		DSP	DSP/OC	0	0	0.03	Commercial	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	1,25 SF Commercial (1-story)	0.83; 0.67
GLENDALE	213 W WILSON AVE	91203	5642-015-052		DSP	DSP/OC	0	0	0.04	Commercial	YES - Current	NO - Privately-Owned	Available		0	3	3	6	Downtown Specific Plan	600 SF Commercial (1-story)	0.37; 0.27
GLENDALE	210 N CENTRAL AVE	91203	5642-015-054		DSP	DSP/OC	0	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	6,800 SF Commercial (2-story)	0.76; 0.56
GLENDALE	214 N CENTRAL AVE	91203	5642-015-055		DSP	DSP/OC	0	0	0.2	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	4,215 SF Commercial (1-story)	0.48; 0.45
GLENDALE	216 N CENTRAL AVE	91203	5642-015-056		DSP	DSP/OC	0	0	0.2	Parking	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	220 N CENTRAL AVE	91203	5642-015-057		DSP	DSP/OC	0	0	0.21	Commercial	YES - Current	NO - Privately-Owned	Available		0	15	15	30	Downtown Specific Plan	4,375 SF Commercial (1-story)	0.49; 0
GLENDALE	216 N ORANGE ST	91203	5642-015-059		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	5,000 SF Commercial (1-story)	0.69; 1.75
GLENDALE	W WILSON AVE/N ORANGE ST	91203	5642-015-901		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	0; 0
GLENDALE	210 N ORANGE ST	91203	5642-015-902		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	0; 0
GLENDALE	222 N ORANGE ST	91203	5642-015-904		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	27.82; 0
GLENDALE	W WILSON AVE/N ORANGE ST	91204	5642-015-906		DSP	DSP/MO	0	0	0.17	Commercial	YES - Current	NO - Privately-Owned	Available		0	12	12	24	Downtown Specific Plan	4-story parking garage	1.05; 0
GLENDALE	246 N ORANGE ST	91203	5642-015-907		DSP	DSP/MO	0	0	0.19	Commercial	YES - Current	NO - Privately-Owned	Available		0	14	14	28	Downtown Specific Plan	4-story parking garage	0.93; 0
GLENDALE	N MARYLAND AVE/E WILSON AVE	91206	5642-016-045		DSP	DSP/TD	0	0	0.33	Parking	YES - Current	NO - Privately-Owned	Available		0	23	23	46	Downtown Specific Plan	Surface parking lot	0.99; 0.01
GLENDALE	224 N MARYLAND AVE	91206	5642-016-046		DSP	DSP/TD	0	0	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	2	2	4	Downtown Specific Plan	Residential; 20 units	0; 0.81
GLENDALE	N MARYLAND AVE/E WILSON AVE	91206	5642-016-900		DSP	DSP/TD	0	0	0.33	Parking	YES - Current	NO - Privately-Owned	Available		0	24	24	48	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-902		DSP	DSP/TD	0	0	0.1	Parking	YES - Current	NO - Privately-Owned	Available		0	7	7	14	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-903		DSP	DSP/TD	0	0	0.08	Parking	YES - Current	NO - Privately-Owned	Available		0	6	6	12	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-904		DSP	DSP/TD	0	0	0.09	Parking	YES - Current	NO - Privately-Owned	Available		0	7	7	14	Downtown Specific Plan	Surface parking lot	0; 0
GLENDALE	N MARYLAND AVE/E CALIFORNIA	91203	5642-016-905		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

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-Owne	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-Owne	Available		0	22	22	44	Downtown Specific Plan	486 SF Commercial (1-story) ar	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	Available		0	12	12	24	Downtown Specific Plan	1,700 SF Commercial (1-story)	0.24; 0.24
GLENDALE	358 W COLORADO ST	91204	5696-004-016		DSP	DSP/TD	0	0	0.14	Commercial	YES - Current	NO - Privately-Owne	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-Owne	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-Owne	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-Owne	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-Owne	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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	84	0	0	84	Downtown Specific Plan (A)	10,875 SF Commercial Strip Ma	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-Owne	Available	Not Used in Prior Hou	85	0	0	85	Downtown Specific Plan (A)	9,921 SF Commercial Strip Mall	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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	74	0	0	74	Downtown Specific Plan (A)	12,344 SF Motel 41 rooms 2-sto	0.55; 1.5
GLENDALE	225 W BROADWAY	91204	5642-002-056		DSP	DSP/BC	0	0	1.76	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	250	0	0	250	Downtown Specific Plan (A)	121,948 SF Office ~ 5-stories	1.59; 1.62
GLENDALE	503 E COLORADO ST	91205	5642-009-034		DSP	DSP/EB	0	0	0.74	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	105	0	0	105	Downtown Specific Plan (A)	12,497 SF Commerical 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-Owne	Available	Not Used in Prior Hou	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	1.88	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	178	0	0	178	Downtown Specific Plan (A)	172,254 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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	154	0	0	154	Downtown Specific Plan (A)	92,269 SF Commercial (Multi-st	2.52; 3.35
GLENDALE	600 N MARYLAND AVE	91206	5643-018-085		DSP	DSP/GAT	0	0	1.14	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	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-Owne	Available	Not Used in Prior Hou	128	0	0	128	Downtown Specific Plan (A)	Suface 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-Owne	Available	Not Used in Prior Hou	74	0	0	74	Downtown Specific Plan (A)	9,081 SF Commercail (1-story	0.4; 3.17
GLENDALE	300 W COLORADO ST	91204	5696-004-039		DSP	DSP/TD	0	0	0.74	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	105	0	0	105	Downtown Specific Plan (A)	19,000 SF Commercial (2-story	0.99; 0.56
GLENDALE	352 W COLORADO ST	91204	5696-004-051		DSP	DSP/TD	0	0	0.96	Educational/Institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	137	0	0	137	Downtown Specific Plan (A)	13,615 SF Church campus (2-st	0.54; 1.3
GLENDALE	6444 SAN FERNANDO RD	91201	5623-027-903		Mixed Use	SFMU	0	70	0.5	Public facilities	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	21	0	0	21	Mixed Use: Commercial/Reside	Post Office facility	0; 0
GLENDALE	1021 GRANDVIEW AVE	91201	5623-040-028		Mixed Use	SFMU	0	35	1.32	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	28	0	0	28	Mixed Use: Commercial/Reside	43,632 SF Commercial (2-story	0.76; 0.69
GLENDALE	6100 SAN FERNANDO RD	91201	5623-040-032		Mixed Use	SFMU	0	100	1.33	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	91	0	0	91	Mixed Use: Commercial/Reside	34,279 SF Commcerial (2-story	0.59; 0.49
GLENDALE	605 W BROADWAY	91204	5638-003-063		Mixed Use	SFMU	0	70	0.99	Mixed Use	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Commercial/Reside	23,000 SF Convalescent Care	0.54; 0.66
GLENDALE	655 W BROADWAY	91204	5638-004-045		Mixed Use	SFMU	0	70	0.68	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	29	0	0	29	Mixed Use: Commercial/Reside	19,840 SF Commercial/Industri	0.67; 1.43
GLENDALE	3811 SAN FERNANDO RD	91204	5640-030-003		Mixed Use	SFMU	0	100	0.57	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	34	0	0	34	Mixed Use: Commercial/Reside	Surface Parking Lot Storage	0.92; 0
GLENDALE	315 W CERRITOS AVE	91204	5640-030-024		Mixed Use	SFMU	0	100	0.69	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Commercial/Reside	20,241 SF Commcerical/Industr	0.67; 0.41
GLENDALE	1627 GARDENA AVE	91204	5640-031-902		Mixed Use	SFMU	0	100	0.15	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	9	0	0	9	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1615 GARDENA AVE	91204	5640-031-903		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1623 GARDENA AVE	91204	5640-031-904		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	9	0	0	9	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1617 GARDENA AVE	91204	5640-031-905		Mixed Use	SFMU	0	100	0.14	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1713 GARDENA AV	91204	5640-031-906		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0; 0
GLENDALE	1719 GARDENA AVE	91204	5640-031-907		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0; 0
GLENDALE	GARDENA AVE/W CERRITOS AVE	91204	5640-031-911		Mixed Use	SFMU	0	100	0.33	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	Surface parking lot	0; 0
GLENDALE	1643 GARDENA AVE	91204	5640-031-913		Mixed Use	SFMU	0	100	0.16	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	5,047 SF Commercial (1-story)	0.73; 0
GLENDALE	365 W CERRITOS AVE	91204	5640-031-914		Mixed Use	SFMU	0	100	0.33	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	same as 1643 Gardena Ave	0; 0
GLENDALE	1703 GARDENA AVE	91204	5640-031-916		Mixed Use	SFMU	0	100	0.34	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	20	0	0	20	Mixed Use: Commercial/Reside	CNG fueling station	0.67; 0
GLENDALE	1711 GARDENA AVE	91204	5640-031-917		Mixed Use	SFMU	0	100	0.17	Industrial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	10	0	0	10	Mixed Use: Commercial/Reside	CNG fueling station	0.59; 0
GLENDALE	1601 GARDENA AVE	91204	5640-031-918		Mixed Use	SFMU	0	100	0.29	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	17	0	0	17	Mixed Use: Commercial/Reside	Surface parking lot	0.37; 0
GLENDALE	1611 GARDENA AVE	91204	5640-031-919		Mixed Use	SFMU	0	100	0.13	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	8	0	0	8	Mixed Use: Commercial/Reside	Surface parking lot	1; 0
GLENDALE	3737 SAN FERNANDO RD	91204	5640-032-023		Mixed Use	SFMU	0	100	0.57	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	34	0	0	34	Mixed Use: Commercial/Reside	10,879 SF Commercial (1-story	0.44; 1.17
GLENDALE	1801 S BRAND BLVD	91204	5640-033-028		Mixed Use	SFMU	0	100	0.6	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	36	0	0	36	Mixed Use: Commercial/Reside	913 SF Commercial (1-story)	0.03; 0.11
GLENDALE	1910 S BRAND BLVD	91204	5640-041-025		Mixed Use	SFMU	0	70	0.61	Educational/Institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	26	0	0	26	Mixed Use: Commercial/Reside	6,138 SF Church (1-story)	0.23; 0.53
GLENDALE	500 W BROADWAY	91204	5695-003-033		Mixed Use	SFMU	0	70	0.52	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	22	0	0	22	Mixed Use: Commercial/Reside	12,300 SF Commerical (1-story	0.54; 0.56
GLENDALE	514 W BROADWAY	91204	5695-003-040		Mixed Use	SFMU	0	70	0.82	Educational/Institutio	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Commercial/Reside	22,000 SF Church (2-story)	0.8; 0.33
GLENDALE	6316 SAN FERNANDO RD	91201	5623-033-001		Mixed Use	IMU R	0	35	0.72	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	15	0	0	15	Mixed Use: Industrial/Commerc	15,000 SF Commcerial (1-story	0.48; 0.43
GLENDALE	6744 SAN FERNANDO RD	91201	5624-009-020		Mixed Use	IMU R	0	70	0.51	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	21	0	0	21	Mixed Use: Industrial/Commerc	6,933 SF Commerical(1-story)	0.31; 0.54
GLENDALE	6038 SAN FERNANDO RD	91202	5628-031-025		Mixed Use	IMU R	0	35	0.53	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	11	0	0	11	Mixed Use: Industrial/Commerc	20,110 SF Commercial (1-story	0.88; 1.57
GLENDALE	5720 SAN FERNANDO RD	91202	5635-017-021		Mixed Use	IMU R	0	35	0.54	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	11	0	0	11	Mixed Use: Industrial/Commerc	2,700 SF Commerical (1-story)	0.12; 0.21
GLENDALE	800 W DORAN ST	91203	5638-008-046		Mixed Use	IMU R	0	100	0.53	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	32	0	0	32	Mixed Use: Industrial/Commerc	11,574 SF Office (2-story)	0.5; 1.5
GLENDALE	823 MILFORD ST	91203	5638-008-050		Mixed Use	IMU R	0	100	0.58	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Industrial/Commerc	10,280 SF Commercail Wareho	0.98; 0.22
GLENDALE	4310 SAN FERNANDO RD	91204	5640-007-010		Mixed Use	IMU R	0	70	0.62	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	26	0	0	26	Mixed Use: Industrial/Commerc	24,093 SF Commercial (1-story	0.89; 1.69
GLENDALE	4416 SAN FERNANDO RD	91204	5640-008-010		Mixed Use	IMU R	0	70	1.13	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	47	0	0	47	Mixed Use: Industrial/Commerc	31,464 SF Commercial/Wareho	0.64; 3.33
GLENDALE	4400 SAN FERNANDO RD	91204	5640-008-016		Mixed Use	IMU R	0	100	0.68	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	41	0	0	41	Mixed Use: Industrial/Commerc	4798 SF Commerical (1-story)	0.16; 1.29
GLENDALE	421 FERNANDO CT	91204	5640-019-016		Mixed Use	IMU R	0	100	0.52	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	31	0	0	31	Mixed Use: Industrial/Commerc	14,822 SF Commercial/Wareho	0.66; 0.65
GLENDALE	430 W CYPRESS ST	91204	5640-019-024		Mixed Use	IMU R	0	100	0.52	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	31	0	0	31	Mixed Use: Industrial/Commerc	14,818 SF Commercial/Wareho	0.66; 0.65
GLENDALE	444 W CYPRESS ST	91204	5640-019-036		Mixed Use	IMU R	0	100	0.69	Commercial	YES - Current	NO - Privately-Owne	Pending Project	Not Used in Prior Hou	24	0	187	211	Proposed Project (A)	17,920 SF Commercial/Wareho	0.6; 0.65
GLENDALE	448 W CYPRESS ST	91204	5640-019-037		Mixed Use	IMU R	0	100	0.7	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	42	0	0	42	Mixed Use: Industrial/Commerc	18,000 SF Commercial/Wareho	0.59; 0.58
GLENDALE	1651 S CENTRAL AVE	91204	5640-021-012		Mixed Use	IMU R	0	100	0.95	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	57	0	0	57	Mixed Use: Industrial/Commerc	41,304 Commercial/Warehouse	0.99; 0.51
GLENDALE	1415 GARDENA AVE	91204	5640-021-015		Mixed Use	IMU R	0	100	1.15	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	69	0	0	69	Mixed Use: Industrial/Commerc	24,441 SF Commercial Office (	0.49; 1.01
GLENDALE	3601 SAN FERNANDO RD	91204	5640-038-031		Mixed Use	IMU R	0	70	1.06	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	45	0	0	45	Mixed Use: Industrial/Commerc	30,110 SF Commercial/Wareho	0.65; 2.59
GLENDALE	5040 SAN FERNANDO RD	91204	5695-017-032		Mixed Use	IMU R	0	100	0.99	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	59	0	0	59	Mixed Use: Industrial/Commerc	Surface parking lot	0; 0
GLENDALE	205 S KENILWORTH AVE	91204	5695-017-033		Mixed Use	IMU R	0	100	1.6	Parking	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	96	0	0	96	Mixed Use: Industrial/Commerc	Surface parking lot	0; 0
GLENDALE	555 RIVERDALE DR	91204	5696-008-004		Mixed Use	IMU R	0	100	0.7	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	42	0	0	42	Mixed Use: Industrial/Commerc	18,048 SF Commercial (1-story	0.59; 0.35
GLENDALE	610 VINE ST	91204	5696-008-023		Mixed Use	IMU R	0	100	0.56	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	33	0	0	33	Mixed Use: Industrial/Commerc	17,850 SF Commercial (1-story	0.73; 0.15
GLENDALE	4844 SAN FERNANDO RD	91204	5696-008-039		Mixed Use	IMU R	0	100	1.98	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	121	0	0	121	Mixed Use: Industrial/Commerc	57,390 SF Commercial (1-story	0.67; 0.28
GLENDALE	512 RIVERDALE DR	91204	5696-015-027		Mixed Use	IMU R	0	100	0.93	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	56	0	0	56	Mixed Use: Industrial/Commerc	28,695 SF Commercial (1-story	0.71; 0.43
GLENDALE	4728 SAN FERNANDO RD	91204	5696-015-028		Mixed Use	IMU R	0	100	1.77	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	106	0	0	106	Mixed Use: Industrial/Commerc	42,104 SF Commercial/Wareho	0.54; 1.28
GLENDALE	4514 SAN FERNANDO RD	91204	5696-023-020		Mixed Use	IMU R	0	100	0.58	Commercial	YES - Current	NO - Privately-Owne	Available	Not Used in Prior Hou	35	0	0	35	Mixed Use: Industrial/Commerc	6,904 SF Commercial/Wareho	0.27; 1.14
GLENDALE	1303 N CENTRAL AVE	91202	5633-006-014		High Density	R 1250	0	35	1.96	Residential	YES - Current	NO - Privately-Owne	Pending Project	Not Used in Prior Hou	13	0	102	115	Proposed Project	Residential; 37 units	0; 0.38
GLENDALE	445 W GLENOAKS BLVD	91202	5636-004-022		High Density	R 1250	0	35	0.19	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 0.04
GLENDALE	441 W GLENOAKS BLVD	91202	5636-004-023		High Density	R 1250	0	35	0.2	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 0.04
GLENDALE	437 W GLENOAKS BLVD	91202	5636-004-024		High Density	R 1250	0	35	0.22	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	4	4	Proposed Project	Residential; 1 unit	0; 3.76
GLENDALE	435 W GLENOAKS BLVD APT 000	91202	5636-004-025		High Density	R 1250	0	35	0.22	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 0.8
GLENDALE	429 W GLENOAKS BLVD	91202	5636-004-026		High Density	R 1250	0	35	0.23	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 1.07
GLENDALE	427 W GLENOAKS BLVD	91202	5636-004-027		High Density	R 1250	0	35	0.25	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 10.39
GLENDALE	423 W GLENOAKS BLVD	91202	5636-004-028		High Density	R 1250	0	35	0.26	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 3.02
GLENDALE	415 W GLENOAKS BLVD	91202	5636-004-030		High Density	R 1250	0	35	0.28	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	3	3	Proposed Project	Residential; 1 unit	0; 2.83
GLENDALE	238 CONCORD ST	91203	5638-020-035		Medium Density	R 2250	0	19	0.17	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	13	13	Proposed Project	Residential; 1 unit	0; 0
GLENDALE	345 W CERRITOS AVE	91204	5640-030-023		Mixed Use	SFMU	0	100	0.3	Commercial	YES - Current	NO - Privately-Owne	Pending Project		0	0	44	44	Proposed Project	7,620 SF Commercial (1-story)	0.57; 1.28
GLENDALE	126 S KENWOOD ST	91205	5642-007-038		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	14	14	Proposed Project	Residential; 0 units	0; 0
GLENDALE	128 S KENWOOD ST	91205	5642-007-040		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	14	14	Proposed Project	Residential; 1 unit	0; 0.26
GLENDALE	132 S KENWOOD ST UNIT A	91205	5642-007-042		DSP	DSP/EB	0	0	0.17	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	14	14	Proposed Project	Residential; 1 u nit	0; 0.43
GLENDALE	246 1/2 N JACKSON ST	91206	5642-018-039		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owne	Pending Project		0	0	11	11	Proposed Project	Residential; 0 units	0; 0.66

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	11	Proposed Project	Residential; 2 units	0; 0.29
GLENDALE	625 N MARYLAND AVE	91206	5643-018-031		DSP	DSP/GAT	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	0	0	1.35	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	0	43	0.21	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	19	0.09	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	26	0.16	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	0	100	0.23	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.25	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.14	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	0	35	0.14	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	5610-023-061		Medium High Density	R 1650	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	5610-023-063		Medium High Density	R 1650	0	26	0.45	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 3 units	0; 0.22
GLENDALE	2719 HERMOSA AVE	91020	5610-023-074		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.54
GLENDALE	2701 HERMOSA AVE	91020	5610-023-078		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 2.49
GLENDALE	2760 HERMOSA AVE	91020	5610-024-049		Medium High Density	R 1650	0	26	0.24	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	2644 HERMOSA AVE	91020	5610-025-047		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	2648 HERMOSA AVE	91020	5610-025-048		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.22
GLENDALE	2653 HERMOSA AVE	91020	5610-026-039		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24
GLENDALE	2651 HERMOSA AVE	91020	5610-026-040		Moderate Density	R 3050	0	14	0.25	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.35
GLENDALE	2653 MANHATTAN AVE	91020	5610-027-039		Moderate Density	R 3050	0	14	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	3600 STANCREST DR	91208	5613-003-019		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; 0.77
GLENDALE	2030 BROADVIEW DR	91208	5613-006-008		Medium Density	R 2250	0	19	0.24	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.54
GLENDALE	2024 BROADVIEW DR	91208	5613-006-009		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	2020 BROADVIEW DR	91208	5613-006-010		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; 0.55
GLENDALE	3519 SPARR BLVD	91208	5613-006-017		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; 0.39
GLENDALE	2300 BROADVIEW DR	91208	5613-027-002		Medium Density	R 2250	0	19	0.31	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.43
GLENDALE	3038 HONOLULU AVE	91214	5617-007-012		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.54
GLENDALE	3018 HONOLULU AVE	91214	5617-007-015		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.83
GLENDALE	1129 ALAMEDA AVE	91201	5621-028-077		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; 0.26
GLENDALE	1145 ALAMEDA AVE	91201	5621-029-023		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; 0.86
GLENDALE	1153 SPAZIER AVE	91201	5621-030-008		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	1120 ALAMEDA AVE	91201	5621-031-005		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; 0.25
GLENDALE	1123 SPAZIER AVE	91201	5621-031-014		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; 0.46
GLENDALE	1115 SPAZIER AVE	91201	5621-031-016		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; 0.37
GLENDALE	1162 SPAZIER AVE	91201	5621-033-036		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; 0.52
GLENDALE	1128 ELM AVE	91201	5621-035-014		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; 0.14
GLENDALE	1138 ELM AVE	91201	5621-035-017		Medium Density	R 2250	0	19	0.14	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1126 LINDEN AVE	91201	5621-036-012		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; 0.25
GLENDALE	1148 LINDEN AVE	91201	5621-037-002		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; 0.3
GLENDALE	1158 LINDEN AVE	91201	5621-037-005		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; 0.87
GLENDALE	1170 LINDEN AVE	91201	5621-037-009		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; 0.29
GLENDALE	1169 IRVING AVE	91201	5621-038-020		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; 0.69
GLENDALE	1140 ALLEN AVE	91201	5621-039-017		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
GLENDALE	1116 IRVING AVE	91201	5621-040-010		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; 0.2
GLENDALE	1133 THOMPSON AVE	91201	5621-040-021		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; 0.67
GLENDALE	1127 THOMPSON AVE	91201	5621-040-023		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; 0.16
GLENDALE	1144 IRVING AVE	91201	5621-041-001		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	1166 IRVING AVE	91201	5621-041-008		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; 0.27
GLENDALE	1169 THOMPSON AVE	91201	5621-041-018		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; 0.09
GLENDALE	1156 ROSEDALE AVE	91201	5623-001-012		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; 0.43
GLENDALE	1154 ROSEDALE AVE	91201	5623-001-013		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; 0.42
GLENDALE	1313 5TH ST	91201	5623-001-015		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; 0.19
GLENDALE	1126 ROSEDALE AVE	91201	5623-003-004		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	1112 ROSEDALE AVE	91201	5623-003-008		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; 0.01
GLENDALE	1408 GLENWOOD RD	91201	5623-007-015		Medium Density	R 2250	0	19	0.29	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.63
GLENDALE	1144 SONORA AVE	91201	5623-007-021		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; 0.5
GLENDALE	1152 RUBERTA AVE	91201	5623-008-023		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; 0.71
GLENDALE	1127 SONORA AVE	91201	5623-009-006		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	1125 SONORA AVE	91201	5623-009-007		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	1113 SONORA AVE	91201	5623-009-013		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; 0.27
GLENDALE	1161 RUBERTA AVE	91201	5623-011-010		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; 1.16
GLENDALE	1153 RUBERTA AVE	91201	5623-011-012		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; 2.24
GLENDALE	1148 JUSTIN AVE	91201	5623-011-016		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1147 JUSTIN AVE	91201	5623-012-002		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; 0.15
GLENDALE	1118 WINCHESTER AVE	91201	5623-013-022		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; 0.12
GLENDALE	1121 WINCHESTER AVE	91201	5623-014-005		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	1115 WINCHESTER AVE	91201	5623-014-007		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	1170 RAYMOND AVE	91201	5623-016-009		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; 0.62
GLENDALE	1134 RAYMOND AVE	91201	5623-017-015		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; 0.59
GLENDALE	1138 RAYMOND AVE	91201	5623-017-016		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; 0.43
GLENDALE	1144 THOMPSON AVE	91201	5623-018-001		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; 0.59
GLENDALE	1152 THOMPSON AVE	91201	5623-018-004		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; 0.65
GLENDALE	1130 THOMPSON AVE	91201	5623-019-017		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; 0.35
GLENDALE	1132 THOMPSON AVE	91201	5623-019-018		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; 0.53
GLENDALE	1140 THOMPSON AVE	91201	5623-019-020		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; 0.72
GLENDALE	1141 RAYMOND AVE	91201	5623-019-022		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; 0.66
GLENDALE	1135 RAYMOND AVE	91201	5623-019-023		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; 0.57
GLENDALE	1133 RAYMOND AVE	91201	5623-019-024		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; 0.29

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	0.11; 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	Residential: Underutilized	Residential; 1 unit	0; 0.91
GLENDALE	1038 IRVING AVE	91201	5624-012-001		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 THOMPSON AVE	91201	5624-012-026		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; 0.67
GLENDALE	520 ALLEN AVE	91201	5625-003-022		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	516 ALLEN AVE	91201	5625-003-023		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5
GLENDALE	512 ALLEN AVE	91201	5625-003-024		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.72
GLENDALE	517 IRVING AVE	91201	5625-003-032		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.79
GLENDALE	1911 LAKE ST	91201	5625-003-037		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.45
GLENDALE	516 IRVING AVE	91201	5625-004-003		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.47
GLENDALE	1811 LAKE ST	91201	5625-004-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.74
GLENDALE	517 THOMPSON AVE	91201	5625-004-012		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	521 THOMPSON AVE	91201	5625-004-013		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.33
GLENDALE	518 THOMPSON AVE	91201	5625-004-016		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.64
GLENDALE	514 THOMPSON AVE	91201	5625-004-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.49
GLENDALE	515 RAYMOND AVE	91201	5625-004-019		Moderate Density	R 3050	0	14	0.21	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.29
GLENDALE	1736 LAKE ST	91201	5625-005-007		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.87
GLENDALE	410 THOMPSON AVE	91201	5625-005-013		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	406 THOMPSON AVE	91201	5625-005-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	402 THOMPSON AVE	91201	5625-005-015		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.9
GLENDALE	415 RAYMOND AVE	91201	5625-005-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.51
GLENDALE	411 RAYMOND AVE	91201	5625-005-020		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	409 RAYMOND AVE	91201	5625-005-021		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	320 THOMPSON AVE	91201	5625-006-006		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.49
GLENDALE	333 RAYMOND AVE	91201	5625-006-011		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	329 RAYMOND AVE	91201	5625-006-012		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.15
GLENDALE	325 RAYMOND AVE	91201	5625-006-013		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.81
GLENDALE	321 THOMPSON AVE	91201	5625-007-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.14
GLENDALE	333 THOMPSON AVE	91201	5625-007-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.35
GLENDALE	1800 LAKE ST	91201	5625-008-005		Moderate Density	R 3050	0	14	0.48	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0.18; 0.06
GLENDALE	416 IRVING AVE	91201	5625-008-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	401 THOMPSON AVE	91201	5625-008-014		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.72
GLENDALE	426 ALLEN AVE	91201	5625-009-008		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.69
GLENDALE	401 IRVING AVE	91201	5625-009-016		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	405 IRVING AVE	91201	5625-009-017		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	413 IRVING AVE	91201	5625-009-019		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.79
GLENDALE	320 ALLEN AVE	91201	5625-010-006		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	316 ALLEN AVE	91201	5625-010-007		Moderate Density	R 3050 H	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	315 IRVING AVE	91201	5625-010-016		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	319 IRVING AVE	91201	5625-010-017		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	335 IRVING AVE	91201	5625-010-021		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	315 ALLEN AVE	91201	5625-011-041		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5
GLENDALE	319 ALLEN AVE	91201	5625-011-042		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24
GLENDALE	323 ALLEN AVE	91201	5625-011-043		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.74
GLENDALE	327 ALLEN AVE	91201	5625-011-044		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.69
GLENDALE	335 ALLEN AVE	91201	5625-011-045		Moderate Density	R 3050 H	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	401 ALLEN AVE	91201	5625-012-033		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.58
GLENDALE	417 ALLEN AVE	91201	5625-012-035		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.75
GLENDALE	429 ALLEN AVE	91201	5625-012-038		Moderate Density	R 3050	0	14	0.21	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.37
GLENDALE	206 ALLEN AVE	91201	5625-034-011		Moderate Density	R 3050 H	0	14	0.39	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.68
GLENDALE	154 ALLEN AVE	91201	5625-034-012		Moderate Density	R 3050 H	0	14	0.72	Residential	YES - Current	NO - Privately-Owned	Available		0	0	9	9	Residential: Underutilized	Residential; 1 unit	0; 0.29
GLENDALE	419 WESTERN AVE	91201	5626-001-016		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.67
GLENDALE	416 RAYMOND AVE	91201	5626-001-017		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	400 RAYMOND AVE	91201	5626-001-025		Moderate Density	R 3050	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	338 RAYMOND AVE	91201	5626-002-012		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.99
GLENDALE	328 RAYMOND AVE	91201	5626-002-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.33
GLENDALE	308 RAYMOND AVE	91201	5626-002-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1617 RIVERSIDE DR	91201	5626-011-003		Moderate Density	R 3050 H	0	14	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.38
GLENDALE	220 WINCHESTER AVE	91201	5626-011-018		Moderate Density	R 3050 H	0	14	0.33	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.62
GLENDALE	606 HAZEL ST	91201	5627-013-011		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; 0.5
GLENDALE	612 HAZEL ST	91201	5627-013-012		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; 0.03
GLENDALE	614 HAZEL ST	91201	5627-013-013		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; 0.52
GLENDALE	616 HAZEL ST	91201	5627-013-014		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	524 HAZEL ST	91201	5627-014-008		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; 0.61
GLENDALE	528 HAZEL ST	91201	5627-014-010		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; 0.67
GLENDALE	600 HAZEL ST	91201	5627-014-013		Medium Density	R 2250	0	19	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0; 1.03
GLENDALE	604 HAZEL ST	91201	5627-014-014		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; 0.25

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	0.47; 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 unit	0; 0.25
GLENDALE	434 BURCHETT ST	91203	5636-015-018		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	438 BURCHETT ST	91203	5636-015-019		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	425 BURCHETT ST	91203	5636-015-028		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; 0.07
GLENDALE	373 W DORAN ST	91203	5637-002-018		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 0 units	0; 0.27
GLENDALE	352 PIONEER DR	91203	5637-002-033		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; 0.44
GLENDALE	350 PIONEER DR	91203	5637-002-034		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; 0.66
GLENDALE	346 PIONEER DR	91203	5637-002-035		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; 0.44
GLENDALE	338 PIONEER DR	91203	5637-002-036		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; 0.42
GLENDALE	336 PIONEER DR	91203	5637-002-037		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; 0.66
GLENDALE	332 PIONEER DR	91203	5637-002-038		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; 0.43
GLENDALE	369 MILFORD ST	91203	5637-003-020		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.09
GLENDALE	373 MILFORD ST	91203	5637-003-021		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.13
GLENDALE	377 MILFORD ST	91203	5637-003-022		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.67
GLENDALE	350 W DORAN ST	91203	5637-003-029		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; 0.48
GLENDALE	315 W LEXINGTON DR	91203	5637-004-007		High Density	R 1250 PS	0	35	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	317 W LEXINGTON DR	91203	5637-004-008		High Density	R 1250 PS	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	343 W LEXINGTON DR	91203	5637-004-014		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.29
GLENDALE	349 W LEXINGTON DR	91203	5637-004-015		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; 0.45
GLENDALE	359 W LEXINGTON DR	91203	5637-004-018		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.11
GLENDALE	368 MILFORD ST	91203	5637-004-026		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; 0.17
GLENDALE	364 MILFORD ST	91203	5637-004-027		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 4 units	0; 0.67
GLENDALE	316 W LEXINGTON DR	91203	5637-005-007		High Density	R 1250 PS	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.9
GLENDALE	320 W LEXINGTON DR	91203	5637-005-009		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.41
GLENDALE	324 W LEXINGTON DR	91203	5637-005-011		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.08
GLENDALE	325 MYRTLE ST	91203	5637-005-012		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 1.05
GLENDALE	331 MYRTLE ST	91203	5637-005-014		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	332 W LEXINGTON DR	91203	5637-005-015		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; 0.55
GLENDALE	348 W LEXINGTON DR	91203	5637-005-023		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; 0.35
GLENDALE	353 MYRTLE ST	91203	5637-005-026		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 2.53
GLENDALE	356 W LEXINGTON DR	91203	5637-005-027		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.67
GLENDALE	357 MYRTLE ST	91203	5637-005-028		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.5
GLENDALE	361 MYRTLE ST	91203	5637-005-030		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	364 W LEXINGTON DR	91203	5637-005-031		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.27
GLENDALE	365 MYRTLE ST	91203	5637-005-032		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	368 W LEXINGTON DR	91203	5637-005-033		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.25
GLENDALE	372 W LEXINGTON DR	91203	5637-005-035		High Density	R 1250	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	365 W CALIFORNIA AVE	91203	5637-006-013		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; 0.51
GLENDALE	350 MYRTLE ST	91203	5637-006-020		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; 0.3
GLENDALE	333 W CALIFORNIA AVE	91203	5637-006-030		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; 0.43
GLENDALE	324 MYRTLE ST	91203	5637-006-033		High Density	R 1250 PS	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0
GLENDALE	317 W CALIFORNIA AVE	91203	5637-006-036		High Density	R 1250 PS	0	35	0.15	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.2
GLENDALE	328 W CALIFORNIA AVE	91203	5637-007-009		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; 0.66
GLENDALE	346 W CALIFORNIA AVE	91203	5637-007-013		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.34
GLENDALE	345 SALEM ST	91203	5637-007-030		High Density	R 1250	0	35	0.16	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.01
GLENDALE	343 SALEM ST	91203	5637-007-031		High Density	R 1250	0	35	0.160039172	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.503904799
GLENDALE	335 SALEM ST	91203	5637-007-033		High Density	R 1250	0	35	0.159217553	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.507492432
GLENDALE	W CALIFORNIA AVE/N COLUMBUS	91203	5637-007-098		High Density	R 1250	0	35	0.160404523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	348 SALEM ST	91203	5637-008-010		High Density	R 1250	0	35	0.160968242	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	354 SALEM ST	91203	5637-008-012		High Density	R 1250	0	35	0.164154962	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.406911829
GLENDALE	360 SALEM ST	91203	5637-008-013		High Density	R 1250	0	35	0.16091795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.522320607
GLENDALE	363 W WILSON AVE	91203	5637-008-024		High Density	R 1250	0	35	0.156961821	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249920381
GLENDALE	361 W WILSON AVE	91203	5637-008-025		High Density	R 1250	0	35	0.156481109	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.207911684
GLENDALE	354 W WILSON AVE	91203	5637-009-019		High Density	R 1250	0	35	0.223835218	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 1 unit	0; 0.372498135
GLENDALE	326 W WILSON AVE	91203	5637-009-026		High Density	R 1250	0	35	0.223833844	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 2 units	0; 1.5
GLENDALE	409 PIONEER DR	91203	5637-010-026		Medium High Density	R 1650	0	26	0.168817504	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.359702604
GLENDALE	515 W CALIFORNIA AVE	91203	5637-011-057		Medium Density	R 2250	0	19	0.20043212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.378608722
GLENDALE	537 W CALIFORNIA AVE	91203	5637-011-059		Medium Density	R 2250	0	19	0.207640801	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0.716431117; 1.546659802
GLENDALE	460 W WILSON AVE	91203	5637-015-005		Medium High Density	R 1650	0	26	0.196610978	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.673601663
GLENDALE	452 W WILSON AVE	91203	5637-015-007		Medium High Density	R 1650	0	26	0.201560082	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.267261773
GLENDALE	444 W WILSON AVE	91203	5637-015-009		Medium High Density	R 1650	0	26	0.202475062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.334997497
GLENDALE	406 SALEM ST	91203	5637-016-002		Medium High Density	R 1650	0	26	0.161886487	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.442431721
GLENDALE	428 SALEM ST	91203	5637-016-008		Medium High Density	R 1650	0	26	0.161539357	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.683238242
GLENDALE	436 SALEM ST	91203	5637-016-010		Medium High Density	R 1650	0	26	0.161378656	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.035203446
GLENDALE	440 SALEM ST	91203	5637-016-011		Medium High Density	R 1650	0	26	0.157907465	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.244705577
GLENDALE	444 SALEM ST	91203	5637-016-012		Medium High Density	R 1650	0	26	0.160179742	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.005676848

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; 0.168388723
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; 0.249999632
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; 0.007361399
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	0.157993353	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; 0.598606198
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		Medium High Density	R 1650	0	26	0.163446155	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.022180073
GLENDALE	458 W LEXINGTON DR	91203	5637-019-042		Medium High Density	R 1650	0	26	0.15325482	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.073138781
GLENDALE	412 W LEXINGTON DR	91203	5637-019-044		Medium High Density	R 1650	0	26	0.151750148	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.253473597
GLENDALE	460 MILFORD ST	91203	5637-020-004		Medium High Density	R 1650	0	26	0.167665035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.43243123
GLENDALE	456 MILFORD ST	91203	5637-020-005		Medium High Density	R 1650	0	26	0.164819571	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.617021277
GLENDALE	434 MILFORD ST	91203	5637-020-011		Medium High Density	R 1650	0	26	0.170244369	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.139238177
GLENDALE	430 MILFORD ST	91203	5637-020-012		Medium High Density	R 1650	0	26	0.165300882	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.172413141
GLENDALE	424 MILFORD ST	91203	5637-020-013		Medium High Density	R 1650	0	26	0.168783725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.172413141
GLENDALE	419 W LEXINGTON DR	91203	5637-020-025		Medium High Density	R 1650	0	26	0.167385026	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.257447635
GLENDALE	421 W LEXINGTON DR	91203	5637-020-026		Medium High Density	R 1650	0	26	0.169641782	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.791017115
GLENDALE	423 W LEXINGTON DR	91203	5637-020-027		Medium High Density	R 1650	0	26	0.16742722	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.319458304
GLENDALE	439 W LEXINGTON DR	91203	5637-020-030		Medium High Density	R 1650	0	26	0.167243439	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.687555239
GLENDALE	471 W LEXINGTON DR	91203	5637-020-038		Medium High Density	R 1650	0	26	0.168612212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0.286190896; 0.666665757
GLENDALE	459 MILFORD ST	91203	5637-021-012		Medium High Density	R 1650	0	26	0.167051876	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.651159873
GLENDALE	465 MILFORD ST	91203	5637-021-013		Medium High Density	R 1650	0	26	0.169849598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.674419
GLENDALE	467 MILFORD ST	91203	5637-021-014		Medium High Density	R 1650	0	26	0.171336967	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	411 W DORAN ST	91203	5637-022-016		Medium High Density	R 1650	0	26	0.350768242	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 0 units	0.444256404; 0.707485497
GLENDALE	512 W DORAN ST	91203	5637-024-040		Moderate Density	R 3050	0	14	0.162999013	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0.000587078
GLENDALE	508 W CALIFORNIA AVE	91203	5638-001-040		Medium Density	R 2250	0	19	0.152616526	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.169549323
GLENDALE	506 W CALIFORNIA AVE	91203	5638-001-041		Medium Density	R 2250	0	19	0.156525213	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.297053659
GLENDALE	504 SALEM ST	91203	5638-001-049		Medium Density	R 2250	0	19	0.151193623	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249911634
GLENDALE	524 W CALIFORNIA AVE	91203	5638-001-053		Medium Density	R 2250	0	19	0.163276662	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.618936783
GLENDALE	525 SALEM ST	91203	5638-001-056		Medium Density	R 2250	0	19	0.161346862	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.964965807
GLENDALE	521 SALEM ST	91203	5638-001-057		Medium Density	R 2250	0	19	0.159124874	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.167284686
GLENDALE	517 SALEM ST	91203	5638-001-058		Medium Density	R 2250	0	19	0.152603944	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.629826407
GLENDALE	520 SALEM ST	91203	5638-001-060		Medium Density	R 2250	0	19	0.162278437	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.03968649
GLENDALE	521 W WILSON AVE	91203	5638-001-065		Medium Density	R 2250	0	19	0.162427441	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.256601789
GLENDALE	517 W WILSON AVE	91203	5638-001-066		Medium Density	R 2250	0	19	0.156142037	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.857544546
GLENDALE	524 W WILSON AVE	91203	5638-001-069		Medium Density	R 2250	0	19	0.197404074	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.371844888
GLENDALE	512 W WILSON AVE	91203	5638-001-074		Medium Density	R 2250	0	19	0.156178016	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.377130498
GLENDALE	508 W WILSON AVE	91203	5638-001-075		Medium Density	R 2250	0	19	0.153174272	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	501 W WILSON AVE	91203	5638-001-078		Medium Density	R 2250	0	19	0.15601475	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.39721138
GLENDALE	505 W WILSON AVE	91203	5638-001-079		Medium Density	R 2250	0	19	0.151764209	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249996363
GLENDALE	509 W WILSON AVE	91203	5638-001-080		Medium Density	R 2250	0	19	0.152506567	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.681246703
GLENDALE	513 W WILSON AVE	91203	5638-001-081		Medium Density	R 2250	0	19	0.1539425	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249934182
GLENDALE	612 W WILSON AVE	91203	5638-003-044		Medium Density	R 2250	0	19	0.200258795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.421049845
GLENDALE	664 W WILSON AVE	91203	5638-004-040		Medium Density	R 2250	0	19	0.215574726	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.325446353
GLENDALE	660 W WILSON AVE	91203	5638-004-041		Medium Density	R 2250	0	19	0.217200281	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249992152
GLENDALE	629 W WILSON AVE	91203	5638-005-034		Medium Density	R 2250	0	19	0.160614131	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.280494833
GLENDALE	623 W WILSON AVE	91203	5638-005-036		Medium Density	R 2250	0	19	0.162294251	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.684147293
GLENDALE	619 W WILSON AVE	91203	5638-005-037		Medium Density	R 2250	0	19	0.157205	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.120639743
GLENDALE	610 SALEM ST	91203	5638-005-044		Medium Density	R 2250	0	19	0.156783973	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.530550299
GLENDALE	626 SALEM ST	91203	5638-005-048		Medium Density	R 2250	0	19	0.159490162	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990293
GLENDALE	542 SALEM ST	91203	5638-005-056		Medium Density	R 2250	0	19	0.158817802	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.288751507
GLENDALE	707 W WILSON AVE	91203	5638-006-002		Medium Density	R 2250	0	19	0.157465934	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.519135506
GLENDALE	717 W WILSON AVE	91203	5638-006-004		Medium Density	R 2250	0	19	0.15905952	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.381488104
GLENDALE	676 SALEM ST	91203	5638-006-012		Medium Density	R 2250	0	19	0.178654957	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.248009801
GLENDALE	662 SALEM ST	91203	5638-006-015		Medium Density	R 2250	0	19	0.168777798	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24999859
GLENDALE	663 W WILSON AVE	91203	5638-006-021		Medium Density	R 2250	0	19	0.165638062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.474988942
GLENDALE	655 W WILSON AVE	91203	5638-006-023		Medium Density	R 2250	0	19	0.169193331	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.301033173
GLENDALE	709 MILFORD ST	91203	5638-010-013		Medium Density	R 2250	0	19	0.160979951	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249985568
GLENDALE	713 MILFORD ST	91203	5638-010-014		Medium Density	R 2250	0	19	0.160979691	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.894953128
GLENDALE	606 W CALIFORNIA AVE	91203	5638-015-042		Medium Density	R 2250	0	19	0.164162971	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.115552654
GLENDALE	610 W CALIFORNIA AVE	91203	5638-015-043		Medium Density	R 2250	0	19	0.162857315	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.788532351
GLENDALE	609 W CALIFORNIA AVE	91203	5638-016-005		Medium Density	R 2250	0	19	0.149286662	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249956069
GLENDALE	629 W CALIFORNIA AVE	91203	5638-016-011		Medium Density	R 2250	0	19	0.21041631	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.108090638
GLENDALE	633 W CALIFORNIA AVE	91203	5638-016-012		Medium Density	R 2250	0	19	0.20954583	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.748704398
GLENDALE	649 W CALIFORNIA AVE	91203	5638-016-016		Medium Density	R 2250	0	19	0.191550721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249998771
GLENDALE	411 CHESTER ST	91203	5638-017-001		Medium Density	R 2250	0	19	0.159763452	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990844
GLENDALE	405 CHESTER ST	91203	5638-017-003		Medium Density	R 2250	0	19	0.156244803	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.346729884
GLENDALE	714 MILFORD ST	91203	5638-017-022		Medium Density	R 2250	0	19	0.162687309	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.901732427
GLENDALE	405 CONCORD ST	91203	5638-018-003		Medium Density	R 2250	0	19	0.235791952	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.097492819
GLENDALE	345 CONCORD ST	91203	5638-018-005		Medium Density	R 2250	0	19	0.152624961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.116264548
GLENDALE	651 SALEM ST	91203	5638-019-014		Medium Density	R 2250	0	19	0.161989752	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.03565644
GLENDALE	637 SALEM ST	91203	5638-019-017		Medium Density	R 2250	0	19	0.158622796	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.282941576
GLENDALE	633 SALEM ST	91203	5638-019-018		Medium Density	R 2250	0	19	0.157100183	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.358099338
GLENDALE	707 SALEM ST	91203	5638-020-030		Medium Density	R 2250	0	19	0.162488192	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249992124
GLENDALE	723 SALEM ST	91203	5638-020-034		Medium Density	R 2250	0	19	0.185826192	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249619446

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	0.173599107	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; 0.464242155
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	0.183575401	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	0.18357926	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	5641-002-008		Medium High Density	R 1650	0	26	0.16951182	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.061115808
GLENDALE	214 E ELK AVE	91205	5641-003-025		Medium High Density	R 1650	0	26	0.965093953	Residential	YES - Current	NO - Privately-Owned	Available		0	0	28	28	Residential: Underutilized	Residential; 0 units	0.378429877; 2.300153837
GLENDALE	329 E LOMITA AVE	91205	5641-005-012		Medium High Density	R 1650	0	26	0.180725625	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.131382534
GLENDALE	317 E CHESTNUT ST	91205	5641-005-020		Medium High Density	R 1650	0	26	0.201908184	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.340772222
GLENDALE	126 W LOMITA AVE	91204	5641-007-005		Medium High Density	R 1650	0	26	0.403946313	Residential	YES - Current	NO - Privately-Owned	Available		0	0	12	12	Residential: Underutilized	Residential; 1 unit	0; 0.406878766
GLENDALE	122 W LOMITA AVE	91204	5641-007-006		Medium High Density	R 1650	0	26	0.201799527	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.29386778
GLENDALE	116 W LOMITA AVE	91204	5641-007-007		Medium High Density	R 1650	0	26	0.198999939	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 2.294371643
GLENDALE	119 W CHESTNUT ST	91204	5641-007-016		Medium High Density	R 1650	0	26	0.195275377	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.1
GLENDALE	131 W MAPLE ST	91204	5641-008-020		Medium High Density	R 1650	0	26	0.199988661	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.143509213
GLENDALE	205 E MAPLE ST	91205	5641-009-016		Medium High Density	R 1650	0	26	0.195955529	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.155518895
GLENDALE	119 E MAPLE ST	91205	5641-009-019		Medium High Density	R 1650	0	26	0.203626764	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	314 E CHESTNUT ST	91205	5641-010-004		Medium High Density	R 1650	0	26	0.199046525	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.171901173
GLENDALE	316 E CHESTNUT ST	91205	5641-010-005		Medium High Density	R 1650	0	26	0.198893674	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.320775218
GLENDALE	716 S LOUISE ST	91205	5641-011-005		Medium High Density	R 1650	0	26	0.163660399	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249998057
GLENDALE	724 S LOUISE ST	91205	5641-011-007		Medium High Density	R 1650	0	26	0.158855316	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.42840796
GLENDALE	726 S LOUISE ST	91205	5641-011-008		Medium High Density	R 1650	0	26	0.167522212	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.684933257
GLENDALE	722 S MARYLAND AVE	91205	5641-012-022		Medium High Density	R 1650	0	26	0.178665255	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249991861
GLENDALE	738 S MARYLAND AVE	91205	5641-012-025		Medium High Density	R 1650	0	26	0.176720299	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249991608
GLENDALE	735 S LOUISE ST	91205	5641-012-026		Medium High Density	R 1650	0	26	0.181025882	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.090882672
GLENDALE	731 S LOUISE ST	91205	5641-012-027		Medium High Density	R 1650	0	26	0.163082009	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.029962234
GLENDALE	201 W WINDSOR RD	91204	5641-013-032		Medium High Density	R 1650	0	26	0.157509825	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.003019629
GLENDALE	211 W GARFIELD AVE	91204	5641-014-011		Medium High Density	R 1650	0	26	0.158396985	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.168663738
GLENDALE	203 W GARFIELD AVE	91204	5641-014-013		Medium High Density	R 1650	0	26	0.163302367	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24999263
GLENDALE	200 W WINDSOR RD	91204	5641-014-024		Medium High Density	R 1650	0	26	0.163382111	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.367305731
GLENDALE	210 W WINDSOR RD	91204	5641-014-026		Medium High Density	R 1650	0	26	0.157945542	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.006878712
GLENDALE	300 E WINDSOR RD	91205	5641-015-009		Medium Density	R 2250	0	19	0.216095301	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.666658959
GLENDALE	219 E ACACIA AVE	91205	5641-016-024		Medium Density	R 2250	0	19	0.211468959	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.084764002
GLENDALE	211 E ACACIA AVE	91205	5641-016-027		Medium Density	R 2250	0	19	0.206771896	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.073643616
GLENDALE	126 W GARFIELD AVE	91204	5641-017-005		Medium High Density	R 1650	0	26	0.162586812	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.089142032
GLENDALE	200 W GARFIELD AVE	91204	5641-017-007		Medium High Density	R 1650	0	26	0.161888935	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.354532158
GLENDALE	210 W GARFIELD AVE	91204	5641-017-008		Medium High Density	R 1650	0	26	0.163383982	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249993612
GLENDALE	126 W ACACIA AVE	91204	5641-018-013		Medium High Density	R 1650	0	26	0.158670849	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.270810556
GLENDALE	206 N KENWOOD ST	91206	5642-017-901		High Density	R 1250	0	35	2.950946656	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	103	0	0	103	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	237 N JACKSON ST	91206	5642-017-903		High Density	R 1250	0	35	0.172537208	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0
GLENDALE	212 E DORAN ST	91206	5643-005-001		High Density	R 1250	0	35	0.173422529	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.052619347
GLENDALE	546 N MARYLAND AVE	91206	5643-005-013		High Density	R 1250	0	35	0.176043484	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.07841621
GLENDALE	528 N MARYLAND AVE	91206	5643-005-017		High Density	R 1250	0	35	0.16640869	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.283386175
GLENDALE	416 N MARYLAND AVE	91206	5643-005-029		High Density	R 1250	0	35	0.16536096	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.339816163
GLENDALE	503 N KENWOOD ST	91206	5643-006-012		High Density	R 1250	0	35	0.171594162	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.374990844
GLENDALE	429 N KENWOOD ST	91206	5643-006-013		High Density	R 1250	0	35	0.172614484	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.942875215
GLENDALE	538 N KENWOOD ST	91206	5643-007-003		High Density	R 1250	0	35	0.173025135	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.287271989
GLENDALE	436 N JACKSON ST	91206	5643-008-011		High Density	R 1250	0	35	0.173418642	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.106814471
GLENDALE	432 N JACKSON ST	91206	5643-008-012		High Density	R 1250	0	35	0.172743251	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.681782342
GLENDALE	428 N JACKSON ST	91206	5643-008-013		High Density	R 1250	0	35	0.176764017	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.219077082
GLENDALE	416 N JACKSON ST	91206	5643-008-016		High Density	R 1250	0	35	0.178343387	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.753317774
GLENDALE	701 E CALIFORNIA AVE	91206	5643-014-023		High Density	R 1250	0	35	0.192118249	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 3 units	0; 0.374991876
GLENDALE	343 N HOWARD ST	91206	5643-015-003		High Density	R 1250	0	35	0.174010588	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.17691995
GLENDALE	328 N ISABEL ST	91206	5643-015-019		High Density	R 1250	0	35	0.17318523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.285044758
GLENDALE	324 N ISABEL ST	91206	5643-015-020		High Density	R 1250	0	35	0.169799035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.337294031
GLENDALE	321 N ISABEL ST	91206	5643-015-040		High Density	R 1250	0	35	0.176250236	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	317 N ISABEL ST	91206	5643-015-042		High Density	R 1250	0	35	0.169736891	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	315 N ISABEL ST	91206	5643-015-044		High Density	R 1250	0	35	0.176885913	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 0 units	0.567802028; 2.574546619
GLENDALE	306 N JACKSON ST	91206	5643-015-046		High Density	R 1250	0	35	0.172516525	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.676055395
GLENDALE	608 N KENWOOD ST	91206	5643-016-045		High Density	R 1250	0	35	0.163554235	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.561444865
GLENDALE	333 N KENWOOD ST	91206	5643-017-032		High Density	R 1250	0	35	0.175342759	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.658473321
GLENDALE	329 N KENWOOD ST	91206	5643-017-033		High Density	R 1250	0	35	0.171800281	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.760609978
GLENDALE	339 N LOUISE ST	91206	5643-019-003		High Density	R 1250	0	35	0.170754133	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.475751332
GLENDALE	320 E DRYDEN ST	91207	5644-010-026		High Density	R 1250	0	35	0.176856787	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.206555485
GLENDALE	318 E DRYDEN ST	91207	5644-010-027		High Density	R 1250	0	35	0.178032116	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.555540638
GLENDALE	120 W DRYDEN ST	91202	5644-011-014		High Density	R 1250	0	35	0.278968649	Residential	YES - Current	NO - Privately-Owned	Available		0	0	11	11	Residential: Underutilized	Residential; 1 unit	0; 0.393431076
GLENDALE	204 E DRYDEN ST	91207	5644-011-015		High Density	R 1250	0	35	0.229588326	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 3 units	0; 0.439996553
GLENDALE	402 E FAIRVIEW AVE	91207	5644-015-012		High Density	R 1250	0	35	0.185255805	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.423540132
GLENDALE	403 CAMERON PL	91207	5644-015-027		High Density	R 1250	0	35	0.196676035	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	312 CAMERON PL	91207	5644-016-019		High Density	R 1250	0	35	0.172910677	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.326615099
GLENDALE	721 N KENWOOD ST	91206	5644-017-020		High Density	R 1250	0	35	0.181000185	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 3 units	0; 0.66664127
GLENDALE	712 N KENWOOD ST	91206	5644-017-025		High Density	R 1250	0	35	0.155847942	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249986269
GLENDALE	708 N KENWOOD ST	91206	5644-017-026		High Density	R 1250	0	35	0.154948961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.666666667
GLENDALE	720 N HOWARD ST	91206	5644-020-002		High Density	R 1250	0	35	0.165282052	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.882260213

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	0.167133729	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	0.15640443	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	0.179568434	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 PIEDMONT 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; 0.304133674
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; 0.088863134
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; 0.33960862
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	1108 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; 0.190168298
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	91206	5645-016-011		Medium High Density	R 1650	0	26	0.160464186	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.282988576
GLENDALE	1120 STANLEY AVE	91206	5645-016-012		Medium High Density	R 1650	0	26	0.148711658	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249928073
GLENDALE	1128 STANLEY AVE	91206	5645-016-028		Medium High Density	R 1650	0	26	0.165400765	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.185643764
GLENDALE	240 N BELMONT ST	91206	5645-017-003		Medium High Density	R 1650	0	26	0.173871993	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.249977398
GLENDALE	237 N ADAMS ST	91206	5645-017-005		Medium High Density	R 1650	0	26	0.148583861	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.428566383
GLENDALE	236 N BELMONT ST	91206	5645-017-006		Medium High Density	R 1650	0	26	0.173065065	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24997806
GLENDALE	206 N BELMONT ST	91206	5645-017-023		Medium High Density	R 1650	0	26	0.169351513	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.176468759
GLENDALE	204 N CEDAR ST	91206	5645-018-026		Medium High Density	R 1650	0	26	0.170585294	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.679998244
GLENDALE	215 N EVERETT ST	91206	5645-020-012		Medium High Density	R 1650	0	26	0.157581923	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.191615573
GLENDALE	1326 STANLEY AVE	91206	5645-021-006		Medium High Density	R 1650	0	26	0.188710577	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.559217794
GLENDALE	1300 STANLEY AVE	91206	5645-021-011		Medium High Density	R 1650	0	26	0.155128834	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.543124309
GLENDALE	1464 STANLEY AVE	91206	5645-022-019		Medium Density	R 2250	0	19	0.170371072	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.538696174
GLENDALE	1521 E BROADWAY	91205	5645-023-004		Medium Density	R 2250	0	19	0.26040005	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 1.183894399
GLENDALE	112 SINCLAIR AVE	91206	5645-023-020		Medium Density	R 2250	0	19	0.162322234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.146217938
GLENDALE	120 SINCLAIR AVE	91206	5645-023-022		Medium Density	R 2250	0	19	0.163207029	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.308669692
GLENDALE	1411 E BROADWAY	91205	5645-025-006		Medium Density	R 2250	0	19	0.172548277	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.286827198
GLENDALE	1316 E WILSON AVE	91206	5645-026-004		Medium High Density	R 1650	0	26	0.166298568	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249997276
GLENDALE	1329 BARRINGTON WAY	91206	5645-026-008		Medium High Density	R 1650	0	26	0.17813564	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.702931566
GLENDALE	1312 E WILSON AVE	91206	5645-026-022		Medium High Density	R 1650	0	26	0.163447721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.340966921
GLENDALE	1230 E WILSON AVE	91206	5645-028-003		Medium High Density	R 1650	0	26	0.17004959	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.111107331
GLENDALE	720 N ADAMS ST	91206	5646-023-008		Medium Density	R 2250	0	19	0.16592596	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249949241
GLENDALE	915 MONTEREY RD	91206	5646-024-003		Medium Density	R 2250	0	19	0.173547234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.330013288
GLENDALE	719 N ADAMS ST	91206	5646-024-015		Medium Density	R 2250	0	19	0.177617152	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249993242
GLENDALE	1320 N CENTRAL AVE APT 000C	91202	5647-001-009		High Density	R 1250	0	35	0.249265434	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 4 units	0; 0.094251532
GLENDALE	1322 N CENTRAL AVE UNIT 8	91202	5647-001-010		High Density	R 1250	0	35	0.24870229	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 3 units	0; 0.156871819
GLENDALE	1108 N CENTRAL AVE	91202	5647-003-021		High Density	R 1250	0	35	0.262647715	Residential	YES - Current	NO - Privately-Owned	Available		0	0	6	6	Residential: Underutilized	Residential; 3 units	0; 0.153622876
GLENDALE	1133 N MARYLAND AVE	91207	5647-004-019		High Density	R 1250	0	35	0.156250062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.964030242
GLENDALE	1328 N BRAND BLVD	91202	5647-006-017		Medium Density	R 2250	0	19	0.775400149	Residential	YES - Current	NO - Privately-Owned	Available		0	0	15	15	Residential: Underutilized	Residential; 0 units	0.259500482; 1.29203089
GLENDALE	1116 N MARYLAND AVE	91207	5647-009-021		High Density	R 1250	0	35	0.167630748	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 2.047822446
GLENDALE	1108 N MARYLAND AVE	91207	5647-009-023		High Density	R 1250	0	35	0.167857196	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 1.725732831
GLENDALE	1104 N MARYLAND AVE	91207	5647-009-024		High Density	R 1250	0	35	0.167970644	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.655518061
GLENDALE	1100 N MARYLAND AVE	91207	5647-009-025		High Density	R 1250	0	35	0.167792571	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.666666667
GLENDALE	1767 HILLSIDE DR	91208	5652-003-020		Medium Density	R 2250	0	19	0.160262704	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32596445
GLENDALE	1801 CRESTMONT CT	91208	5652-018-015		Medium Density	R 2250	0	19	0.229949598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.666666667
GLENDALE	1800 OAK KNOLL RD	91208	5652-018-016		Medium Density	R 2250	0	19	0.225092961	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1808 OAK KNOLL RD	91208	5652-018-017		Medium Density	R 2250	0	19	0.195481231	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.322800024
GLENDALE	1801 OAK KNOLL RD	91208	5652-019-029		Medium Density	R 2250	0	19	0.180654165	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.779131038
GLENDALE	1811 OAK KNOLL RD	91208	5652-019-030		Medium Density	R 2250	0	19	0.191061725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.380004725
GLENDALE	2610 CANADA BLVD	91208	5653-012-011		Moderate Density	R 3050	0	14	0.286969477	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.227707864
GLENDALE	2111 N VERDUGO RD	91208	5653-019-019		Medium Density	R 2250	0	19	0.167438945	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990553
GLENDALE	317 SINCLAIR AVE	91206	5661-013-016		Medium Density	R 2250	0	19	0.156521978	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.860647682
GLENDALE	323 SINCLAIR AVE	91206	5661-013-018		Medium Density	R 2250	0	19	0.157750083	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249932333
GLENDALE	1808 E GLENOAKS BLVD	91206	5661-016-006		Medium Density	R 2250	0	19	0.160645163	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249994744
GLENDALE	1711 ORCHARD AVE	91206	5661-016-018		Medium Density	R 2250	0	19	0.168717604	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989055
GLENDALE	1721 ORCHARD AVE	91206	5661-016-020		Medium Density	R 2250	0	19	0.163520772	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.4838557
GLENDALE	1809 ORCHARD AVE	91206	5661-016-023		Medium Density	R 2250	0	19	0.162881036	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.116660764
GLENDALE	1737 HOLLY DR	91206	5661-017-018		Medium Density	R 2250	0	19	0.392551765	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 2 units	0; 0.205555673
GLENDALE	1905 E CHEVY CHASE DR	91206	5665-018-046		Medium Density	R 2250	0	19	0.181063386	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249998863
GLENDALE	512 HILL DR	91206	5665-021-007		Medium Density	R 2250	0	19	0.181290822	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249988442
GLENDALE	1901 E GLENOAKS BLVD	91206	5665-021-013		Medium Density	R 2250	0	19	0.142004904	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24998503
GLENDALE	1904 EDEN AVE	91206	5665-021-014		Medium Density	R 2250	0	19	0.180914684	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1918 E CHEVY CHASE DR	91206	5665-021-029		Medium Density	R 2250	0	19	0.336503145	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.666053945
GLENDALE	1705 E GLENOAKS BLVD	91206	5665-022-006		Medium Density	R 2250	0	19	0.167789012	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.539225543
GLENDALE	1717 E GLENOAKS BLVD	91206	5665-022-009		Medium Density	R 2250	0	19	0.195945072	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.385583924
GLENDALE	417 HILL DR	91206	5665-022-016		Medium Density	R 2250	0	19	0.157937781	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249997894
GLENDALE	421 HILL DR	91206	5665-022-017		Medium Density	R 2250	0	19	0.204216944	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.425778516
GLENDALE	505 HILL DR	91206	5665-022-020		Medium Density	R 2250	0	19	0.179424795	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24999011
GLENDALE	131 N ADAMS ST	91206	5674-003-021		Medium High Density	R 1650	0	26	0.250332293	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 3 units	0; 0.66666709
GLENDALE	822 E WILSON AVE	91206	5674-005-001		Medium High Density	R 1650	0	26	0.20729906	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.724528302
GLENDALE	130 FRANKLIN CT	91205	5674-008-012		Medium Density	R 2250	0	19	0.171492074	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.320205596
GLENDALE	132 S EVERETT ST	91205	5674-009-022		Medium Density	R 2250	0	19	0.17358722	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.295845256
GLENDALE	130 S BELMONT ST	91205	5674-011-016		Medium Density	R 2250	0	19	0.171725049	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.459420567
GLENDALE	137 S ADAMS ST	91205	5674-011-024		Medium Density	R 2250	0	19	0.172906183	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.254679892
GLENDALE	142 S BELMONT ST	91205	5674-011-028		Medium Density	R 2250	0	19	0.181732679	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.458331986
GLENDALE	1108 E HARVARD ST	91205	5674-014-003		Medium Density	R 2250	0	19	0.1561773	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.29705361
GLENDALE	1124 E HARVARD ST	91205	5674-014-007		Medium Density	R 2250	0	19	0.154778062	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.008289209
GLENDALE	1136 E HARVARD ST	91205	5674-014-010		Medium Density	R 2250	0	19	0.153059744	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.269402981
GLENDALE	1111 ORANGE GROVE AVE	91205	5674-014-021		Medium Density	R 2250	0	19	0.153943034	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.449904072

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	0.161680575	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	0.155285767	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; 0.249988999
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	0.15436184	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	0.155468402	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	0	19	0.156180241	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989949
GLENDALE	731 E CHESTNUT ST	91205	5675-003-022		Medium Density	R 2250	0	19	0.157708048	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.396598778
GLENDALE	606 E LOMITA AVE	91205	5675-004-003		Medium Density	R 2250	0	19	0.173454735	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.666666667
GLENDALE	610 E LOMITA AVE	91205	5675-004-004		Medium Density	R 2250	0	19	0.163551419	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.357245505
GLENDALE	614 E LOMITA AVE	91205	5675-004-005		Medium Density	R 2250	0	19	0.151572898	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.043281143
GLENDALE	622 E LOMITA AVE	91205	5675-004-007		Medium Density	R 2250	0	19	0.160053618	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.22222015
GLENDALE	627 E CHESTNUT ST	91205	5675-004-019		Medium Density	R 2250	0	19	0.158373084	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.391905618
GLENDALE	623 E CHESTNUT ST	91205	5675-004-021		Medium Density	R 2250	0	19	0.166037843	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.277913392
GLENDALE	611 E CHESTNUT ST	91205	5675-004-024		Medium Density	R 2250	0	19	0.159413155	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.474203175
GLENDALE	607 E CHESTNUT ST	91205	5675-004-025		Medium Density	R 2250	0	19	0.157113378	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.083548257
GLENDALE	610 E CHESTNUT ST	91205	5675-007-004		Medium Density	R 2250	0	19	0.161474641	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.235667589
GLENDALE	614 E CHESTNUT ST	91205	5675-007-005		Medium Density	R 2250	0	19	0.166276073	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.274050579
GLENDALE	630 E CHESTNUT ST	91205	5675-007-009		Medium Density	R 2250	0	19	0.16210152	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.448000419
GLENDALE	704 E CHESTNUT ST	91205	5675-007-012		Medium Density	R 2250	0	19	0.164069766	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999528
GLENDALE	625 E MAPLE ST	91205	5675-007-019		Medium Density	R 2250	0	19	0.163617652	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.22284969
GLENDALE	619 E MAPLE ST	91205	5675-007-021		Medium Density	R 2250	0	19	0.163498478	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 1.185755955
GLENDALE	913 E MAPLE ST	91205	5675-008-004		Medium Density	R 2250	0	19	0.159704446	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249989055
GLENDALE	812 E CHESTNUT ST	91205	5675-008-012		Medium Density	R 2250	0	19	0.162690721	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.458741434
GLENDALE	816 E CHESTNUT ST	91205	5675-008-013		Medium Density	R 2250	0	19	0.163767058	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.571568633
GLENDALE	826 E CHESTNUT ST	91205	5675-008-015		Medium Density	R 2250	0	19	0.162950884	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.3570453
GLENDALE	811 E MAPLE ST	91205	5675-008-023		Medium Density	R 2250	0	19	0.156975184	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.26206684
GLENDALE	1001 E MAPLE ST	91205	5675-009-001		Medium Density	R 2250	0	19	0.16711596	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999238
GLENDALE	524 S BELMONT ST	91205	5675-009-012		Medium Density	R 2250	0	19	0.151242965	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.703231754
GLENDALE	1131 E MAPLE ST	91205	5675-010-013		Medium Density	R 2250	0	19	0.157376825	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249993036
GLENDALE	1132 E MAPLE ST	91205	5675-011-007		Medium Density	R 2250	0	19	0.158964386	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.30997777
GLENDALE	1113 RALEIGH ST	91205	5675-011-014		Medium Density	R 2250	0	19	0.211199609	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24999496
GLENDALE	1121 RALEIGH ST	91205	5675-011-016		Medium Density	R 2250	0	19	0.162020995	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.811305883
GLENDALE	1133 RALEIGH ST	91205	5675-011-019		Medium Density	R 2250	0	19	0.162460968	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.53885325
GLENDALE	1016 E MAPLE ST	91205	5675-012-010		Medium Density	R 2250	0	19	0.183886821	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.497150052
GLENDALE	709 S ADAMS ST	91205	5675-012-013		Medium Density	R 2250	0	19	0.173780501	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249971318
GLENDALE	1019 RALEIGH ST	91205	5675-012-016		Medium Density	R 2250	0	19	0.191621992	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.109367817
GLENDALE	1015 RALEIGH ST	91205	5675-012-017		Medium Density	R 2250	0	19	0.166170243	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.541710977
GLENDALE	1001 RALEIGH ST	91205	5675-012-020		Medium Density	R 2250	0	19	0.167157614	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.439038424
GLENDALE	909 RALEIGH ST	91205	5675-012-022		Medium Density	R 2250	0	19	0.166604792	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.223858833
GLENDALE	905 RALEIGH ST	91205	5675-012-023		Medium Density	R 2250	0	19	0.168175085	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.615340088
GLENDALE	617 RALEIGH ST	91205	5675-014-008		Medium Density	R 2250	0	19	0.154133657	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.5170862
GLENDALE	507 RALEIGH ST	91205	5675-015-009		Medium Density	R 2250	0	19	0.16535863	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.791869725
GLENDALE	505 RALEIGH ST	91205	5675-015-010		Medium Density	R 2250	0	19	0.159438982	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249913596
GLENDALE	500 E MAPLE ST	91205	5675-015-019		Medium Density	R 2250	0	19	0.158672679	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.054332358
GLENDALE	515 E WINDSOR RD	91205	5675-016-006		Medium Density	R 2250	0	19	0.17631344	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.294966424
GLENDALE	509 E WINDSOR RD	91205	5675-016-007		Medium Density	R 2250	0	19	0.177035754	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.360494041
GLENDALE	421 E WINDSOR RD	91205	5675-016-012		Medium Density	R 2250	0	19	0.177099778	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249977398
GLENDALE	418 RALEIGH ST	91205	5675-016-019		Medium Density	R 2250	0	19	0.169325751	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.395051837
GLENDALE	526 RALEIGH ST	91205	5675-016-028		Medium Density	R 2250	0	19	0.166573714	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.148134734
GLENDALE	608 RALEIGH ST	91205	5675-017-010		Medium Density	R 2250	0	19	0.171941244	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.254327822
GLENDALE	717 E WINDSOR RD	91205	5675-018-001		Medium Density	R 2250	0	19	0.170435299	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249982612
GLENDALE	801 E WINDSOR RD	91205	5675-018-005		Medium Density	R 2250	0	19	0.198315677	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.363179789
GLENDALE	803 E WINDSOR RD	91205	5675-018-006		Medium Density	R 2250	0	19	0.171329287	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.295487703
GLENDALE	807 E WINDSOR RD	91205	5675-018-007		Medium Density	R 2250	0	19	0.16055636	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.24996009
GLENDALE	800 RALEIGH ST	91205	5675-018-009		Medium Density	R 2250	0	19	0.190390467	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249972163
GLENDALE	818 RALEIGH ST	91205	5675-018-016		Medium Density	R 2250	0	19	0.180446535	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249995394
GLENDALE	827 E WINDSOR RD	91205	5675-018-021		Medium Density	R 2250	0	19	0.166003874	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.094725691
GLENDALE	737 S ADAMS ST	91205	5675-019-003		Medium Density	R 2250	0	19	0.17013473	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.439974105
GLENDALE	1015 E WINDSOR RD	91205	5675-019-009		Medium Density	R 2250	0	19	0.176508373	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.185707492
GLENDALE	912 RALEIGH ST	91205	5675-019-018		Medium Density	R 2250	0	19	0.211172906	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.004726209
GLENDALE	1128 RALEIGH ST	91205	5675-020-005		Medium Density	R 2250	0	19	0.169542166	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.126223614
GLENDALE	1126 RALEIGH ST	91205	5675-020-006		Medium Density	R 2250	0	19	0.171419729	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.021479588
GLENDALE	1122 RALEIGH ST	91205	5675-020-007		Medium Density	R 2250	0	19	0.169101841	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.414888193
GLENDALE	1112 RALEIGH ST	91205	5675-020-009		Medium Density	R 2250	0	19	0.151701611	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999088
GLENDALE	1110 RALEIGH ST	91205	5675-020-010		Medium Density	R 2250	0	19	0.154604303	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.31755663
GLENDALE	1117 E WINDSOR RD	91205	5675-020-018		Medium Density	R 2250	0	19	0.177136452	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249990664
GLENDALE	1119 E WINDSOR RD	91205	5675-020-019		Medium Density	R 2250	0	19	0.175421998	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.634437475
GLENDALE	1125 E WINDSOR RD	91205	5675-020-020		Medium Density	R 2250	0	19	0.17820841	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249943074
GLENDALE	1131 E WINDSOR RD	91205	5675-020-022		Medium Density	R 2250	0	19	0.160657835	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.554561537
GLENDALE	1135 E WINDSOR RD	91205	5675-020-023		Medium Density	R 2250	0	19	0.158213842	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249985427
GLENDALE	813 S ADAMS ST	91205	5675-022-005		Medium High Density	R 1650	0	26	0.194065277	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.817909923
GLENDALE	817 S ADAMS ST	91205	5675-022-006		Medium High Density	R 1650	0	26	0.190039598	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.394714111
GLENDALE	913 E GARFIELD AVE	91205	5675-022-031		Medium High Density	R 1650	0	26	0.196195937	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.254006664

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; 0.251699293
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; 0.233315172
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	0.187640651; 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	0.192922169	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; 0.292887188
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; 0.185617958
GLENDALE	513 E PALMER AVE	91205	5676-011-010		Medium High Density	R 1650	0	26	0.157093202	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	1211 TYLER ST	91205	5676-019-020		Moderate Density	R 3050	0	14	0.210469202	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.883218754
GLENDALE	1215 TYLER ST	91205	5676-019-021		Moderate Density	R 3050	0	14	0.216109641	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.055448476
GLENDALE	722 E PALMER AVE	91205	5676-023-003		Moderate Density	R 3050	0	14	0.183661792	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.371106477
GLENDALE	704 E PALMER AVE	91205	5676-023-007		Moderate Density	R 3050	0	14	0.204923403	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.307507688
GLENDALE	1220 BOYNTON ST	91205	5676-024-006		Medium Density	R 2250	0	19	0.247096261	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.31080439
GLENDALE	1222 BOYNTON ST	91205	5676-024-007		Medium Density	R 2250	0	19	0.252395318	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.274808932
GLENDALE	1276 BOYNTON ST	91205	5676-025-023		Medium Density	R 2250	0	19	0.4767364	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 2 units	0; 0.004458878
GLENDALE	1286 BOYNTON ST	91205	5676-025-025		Medium Density	R 2250	0	19	0.317688234	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.689655172
GLENDALE	1233 BOYNTON ST	91205	5676-026-009		Medium Density	R 2250	0	19	0.294331579	Residential	YES - Current	NO - Privately-Owned	Available		0	0	5	5	Residential: Underutilized	Residential; 1 unit	0; 0.249975523
GLENDALE	1208 MARIPOSA ST	91205	5676-026-015		Medium Density	R 2250	0	19	0.17481417	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249999561
GLENDALE	1263 BOYNTON ST	91205	5676-027-004		Medium Density	R 2250	0	19	0.207971813	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.28022049
GLENDALE	1285 BOYNTON ST	91205	5676-027-009		Medium Density	R 2250	0	19	0.19182483	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.66844808
GLENDALE	1289 BOYNTON ST	91205	5676-027-010		Medium Density	R 2250	0	19	0.19322523	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.258621043
GLENDALE	511 E CYPRESS ST	91205	5676-027-011		Medium Density	R 2250	0	19	0.214730954	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.249999519
GLENDALE	501 E CYPRESS ST	91205	5676-027-013		Medium Density	R 2250	0	19	0.181135497	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.290684923
GLENDALE	1280 MARIPOSA ST	91205	5676-027-024		Medium Density	R 2250	0	19	0.176712527	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.406000822
GLENDALE	1277 BOYNTON ST	91205	5676-027-031		Medium Density	R 2250	0	19	0.257309725	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 2 units	0; 0.67256594
GLENDALE	1241 MARIPOSA ST	91205	5676-029-005		Medium Density	R 2250 P	0	19	0.174562341	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.523076114
GLENDALE	1261 MARIPOSA ST	91205	5676-029-033		Medium Density	R 2250	0	19	0.184959308	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.363575853
GLENDALE	424 E CYPRESS ST	91205	5677-001-015		Moderate Density	R 3050	0	14	0.288762263	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.24997282
GLENDALE	1382 E GARFIELD AVE	91205	5679-003-010		Moderate Density	R 3050	0	14	0.209412233	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.249988583
GLENDALE	1384 E GARFIELD AVE	91205	5679-003-011		Moderate Density	R 3050	0	14	0.237030115	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.000623265
GLENDALE	1386 E GARFIELD AVE	91205	5679-003-012		Moderate Density	R 3050	0	14	0.222398923	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.712010464
GLENDALE	905 S VERDUGO RD	91205	5679-005-007		Moderate Density	R 3050	0	14	0.199402361	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.354624036
GLENDALE	1370 E ACACIA AVE	91205	5679-005-009		Moderate Density	R 3050	0	14	0.184713019	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.607896845
GLENDALE	1380 HILDA AVE	91205	5679-006-017		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1234 E ACACIA AVE	91205	5679-009-006		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.32
GLENDALE	1237 E WINDSOR RD	91205	5679-026-014		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1323 E WINDSOR RD	91205	5679-027-023		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1360 E MAPLE ST	91205	5679-028-019		Moderate Density	R 3050	0	14	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.23
GLENDALE	1324 E WINDSOR RD	91205	5679-031-015		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.12
GLENDALE	1209 E GARFIELD AVE	91205	5679-032-015		Moderate Density	R 3050	0	14	0.61	Residential	YES - Current	NO - Privately-Owned	Available		0	0	8	8	Residential: Underutilized	Residential; 0 units	0.72; 2.4
GLENDALE	220 S CHEVY CHASE DR	91205	5680-005-008		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	1219 ORANGE GROVE AVE	91205	5680-005-011		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	1237 ORANGE GROVE AVE	91205	5680-005-022		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; 0.25
GLENDALE	1220 ORANGE GROVE AVE	91205	5680-008-022		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; 2.33
GLENDALE	411 S VERDUGO RD	91205	5680-017-012		Moderate Density	R 3050	0	14	0.17	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 0 units	0; 0.24
GLENDALE	424 GRISWOLD ST	91205	5680-018-004		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	500 GRISWOLD ST	91205	5680-018-005		Moderate Density	R 3050	0	14	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.37
GLENDALE	315 LINCOLN AVE	91205	5680-021-019		Medium Density	R 2250	0	19	0.23	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.56
GLENDALE	321 LAFAYETTE ST	91205	5680-022-016		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	1534 E BROADWAY	91205	5680-025-031		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; 0.46
GLENDALE	320 LINCOLN AVE	91205	5680-030-006		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	424 LINCOLN AVE	91205	5680-031-005		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; 0.35
GLENDALE	600 S VERDUGO RD	91205	5683-002-002		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0.27; 0.77
GLENDALE	1444 ROCK GLEN AVE	91205	5683-002-020		Medium Density	R 2250	0	19	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.75
GLENDALE	1524 ROCK GLEN AVE	91205	5683-002-030		Medium Density	R 2250	0	19	0.23	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 2 units	0; 0.46
GLENDALE	1526 ROCK GLEN AVE	91205	5683-002-031		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	1434 E MAPLE ST	91205	5683-003-016		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; 0.22
GLENDALE	1512 E MAPLE ST	91205	5683-004-001		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	433 IVY ST	91204	5695-004-026		High Density	R 1250	0	35	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 2 units	0; 0.29
GLENDALE	429 IVY ST	91204	5695-004-027		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; 0.06
GLENDALE	554 HAWTHORNE ST	91204	5695-011-024		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.61
GLENDALE	556 HAWTHORNE ST	91204	5695-011-025		Moderate Density	R 3050	0	14	0.22	Residential	YES - Current	NO - Privately-Owned	Available		0	0	2	2	Residential: Underutilized	Residential; 1 unit	0; 0.57
GLENDALE	430 VINE ST	91204	5696-009-009		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; 0.73
GLENDALE	516 S PACIFIC AVE	91204	5696-010-002		Medium Density	R 2250	0	19	0.2	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.28
GLENDALE	471 RIVERDALE DR	91204	5696-010-005		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; 0.51
GLENDALE	451 RIVERDALE DR	91204	5696-010-008		Medium Density	R 2250	0	19	0.29	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 1 unit	0; 0.25
GLENDALE	509 S COLUMBUS AVE	91204	5696-010-029		Medium Density	R 2250	0	19	0.35	Residential	YES - Current	NO - Privately-Owned	Available		0	0	7	7	Residential: Underutilized	Residential; 0 units	0.23; 1.32
GLENDALE	321 W LOMITA AVE	91204	5696-011-021		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	349 W LOMITA AVE	91204	5696-011-027		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 1 unit	0; 0.01
GLENDALE	363 RIVERDALE DR	91204	5696-012-013		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; 0.43
GLENDALE	320 RIVERDALE DR	91204	5696-013-009		Medium Density	R 2250	0	19	0.18	Residential	YES - Current	NO - Privately-Owned	Available		0	0	3	3	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	324 RIVERDALE DR	91204	5696-013-010		Medium Density	R 2250	0	19	0.19	Residential	YES - Current	NO - Privately-Owned	Available		0	0	4	4	Residential: Underutilized	Residential; 0 units	0; 0
GLENDALE	328 RIVERDALE DR	91204	5696-013-013		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; 0.34
GLENDALE	350 RIVERDALE DR	91204	5696-013-018		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	358 RIVERDALE DR	91204	5696-013-020		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	431 W MAPLE ST	91204	5696-014-027		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; 0.26

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	91020	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	91020	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/institutio	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	4	0	38	42	Proposed Project (A)	Church	0; 0
GLENDALE	123 N EVERETT ST	91206	5674-006-009		Medium High Density	R 1650	0	26	0.14	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	21	0	0	21	Proposed Project (A)	Parking Lots (Commercial Use	1; 0
GLENDALE	119 N EVERETT ST	91206	5674-006-011		Medium High Density	R 1650	0	26	0.13	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	19	0	0	19	Proposed Project (A)	Parking Lots (Commercial Use	0.98; 0
GLENDALE	115 N EVERETT ST	91206	5674-006-013		Medium High Density	R 1650	0	26	0.17	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	25	0	0	25	Proposed Project (A)	Parking Lots (Commercial Use	1.04; 0
GLENDALE	110 N GLENDALE AVE	91206	5674-006-016		Community Commerc	C2 I	0	43	0.16	Parking	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	24	0	0	24	Proposed Project (A)	Parking Lots (Commercial Use	0.94; 0
GLENDALE	132 N GLENDALE AVE	91206	5674-006-036		Community Commerc	C2 I	0	43	0.61	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Hou	91	0	0	91	Proposed Project (A)	Restaurants, Cocktail Lounges	0.35; 0
GLENDALE	6343 SAN FERNANDO RD	91201	5627-021-017		Community Commerc	C3 I	0	43	0.69	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	24	0	0	24	Underutilized Commercial	Goodwill, 1-story	0.38; 0.60
GLENDALE	6333 SAN FERNANDO RD	91201	5627-021-018		Community Commerc	C3 I	0	43	0.65	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	22	0	0	22	Underutilized Commercial	Warners Construction, 1-story	0.45; 0.71
GLENDALE	831 N PACIFIC AVE	91203	5636-006-024		Community Commerc	C2 II	0	43	1.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	40	0	0	40	Underutilized Commercial	Swap meet bldg w/ prkg lot	0.77; 1.02
GLENDALE	722 N PACIFIC AVE	91203	5636-015-058		Community Commerc	C2 II	0	43	1.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	37	0	0	37	Underutilized Commercial	Acapulco's restaurant	0.18; 0.25
GLENDALE	516 BURCHETT ST	91203	5636-016-043		Community Commerc	C2 II	0	43	1.01	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	35	0	0	35	Underutilized Commercial	2-story office bldg w/ prkg lot	0.51; 0.61
GLENDALE	311 W LOS FELIZ RD	91204	5640-018-019		Community Commerc	C3 I	0	43	3.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	108	0	0	108	Underutilized Commercial	Von's, SGCP Op Site	0.33; 0.39
GLENDALE	3812 SAN FERNANDO RD	91204	5640-028-052		Community Commerc	C3 III	0	43	1.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	45	0	0	45	Underutilized Commercial	Bank of America, SGCP Op Site	0.17; 0.15
GLENDALE	1000 S CENTRAL AVE	91204	5641-018-017		Community Commerc	C3 I	0	43	2.38	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	82	0	0	82	Underutilized Commercial	Joann's Fabric and Crafts, SGC	1.00; 0.97
GLENDALE	1000 N BRAND BLVD	91202	5644-011-022		Community Commerc	C3 III	0	43	0.64	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	22	0	0	22	Underutilized Commercial	Bank & prkg lot	0.32; 0.07
GLENDALE	418 N GLENDALE AVE	91206	5645-009-007		Community Commerc	C2 I	0	43	1	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	34	0	0	34	Underutilized Commercial	2-story commercial bldg & prkg	0.44; 0.49
GLENDALE	826 N GLENDALE AVE	91206	5646-022-020		Community Commerc	C2 I	0	43	0.78	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	27	0	0	27	Underutilized Commercial	2-story indoor playground/medi	0.45; 1.64
GLENDALE	1545 N VERDUGO RD	91208	5652-007-003		Community Commerc	C2 I	0	43	0.57	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	19	0	0	19	Underutilized Commercial	2-story commercial bldg & prkg	0.92; 0.24
GLENDALE	1124 E BROADWAY	91205	5674-012-018		Community Commerc	C3 I	0	43	0.7	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	24	0	0	24	Underutilized Commercial	CVS strip mall	0.44; 0.61
GLENDALE	1122 E BROADWAY	91205	5674-012-020		Community Commerc	C3 I	0	43	1.38	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	47	0	0	47	Underutilized Commercial	CVS	0.31; 0.05
GLENDALE	717 E COLORADO ST	91205	5674-018-041		Community Commerc	C3 I	0	43	0.57	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Hou	20	0	0	20	Underutilized Commercial	Car wash	0.38; 0.29

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, 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	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
GLENDALE																						
GLENDALE																						

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
C2	C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010
DSP/EB	Downtown Specific Plan East Broadway: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/GAT	Downtown Specific Plan Gateway: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/MO	Downtown Specific Plan Mid Orange: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/OC	Downtown Specific Plan Orange Central: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
DSP/TD	Downtown Specific Plan Transitional District: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
IMU R	IMU-R (Industrial/Commercial-Residential Mixed Use) Zone. 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. https://qcode.us/codes/glendale/view.php?topic=30-30_14-30_14_010&frames=on
R 1250	R-1250 (High Density Residential) Zone. The R-1250 zone is intended primarily as a zone for high-density residential development with a minimum of one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
R 1650	R-1650 (Medium-High Density Residential) Zone. The R-1650 zone is intended primarily as a zone for medium-high density residential development with a minimum of one thousand six hundred fifty (1,650) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1650 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R 2250	R-2250 (Medium Density Residential) Zone. The R-2250 zone is intended primarily as a zone for medium density residential development with a minimum of two thousand two hundred fifty (2,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to promote medium size garden type multiple dwelling residential developments which are efficient and attractive in order to promote the health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
R 3050	R-3050 (Moderate Density Residential) Zone. The R-3050 zone is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on
SFMU	SFMU (Commercial/Residential Mixed Use) Zone. The SFMU zoning district is applied to areas appropriate for a mix of commercial and residential activities in conformance with the general plan. This district allows for a mix of residential and commercial, or just commercial, or just residential (stand alone) land uses. The only exception to this provision applies to lots fronting San Fernando Road, Broadway, and Colorado Street, which requires that commercial uses be located along the street frontage. https://qcode.us/codes/glendale/view.php?topic=30-30_14-30_14_010&frames=on
DSP/BC	Downtown Specific Plan Broadway Center: Mixed-use residential, retail, office https://www.glendaleca.gov/home/showpublisheddocument/50230/636904148989570000
C3 I	C3 (Commercial Service) Zone. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses. https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010
R 2250 P	R-2250 (Medium Density Residential) Zone with a Parking Overlay. The R-2250 zone is intended primarily as a zone for medium density residential development with a minimum of two thousand two hundred fifty (2,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to promote medium size garden type multiple dwelling residential developments which are efficient and attractive in order to promote the health, safety and general welfare. The P overlay zone is intended as a zone for commercial and industrial parking areas as an interim use in residential zones adjacent to such commercial and industrial uses. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_22-30_22_010

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R 3050 H	is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. The H overlay zone is intended as a zone to address the unique requirements of horses in residential zones in a manner conducive to the public health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
R 1250 PS	zone is intended primarily as a zone for high-density residential development with a minimum of one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. The PS overlay zone is intended as a zone for parking structures. The provisions of the underlying zone shall prevail except for parking lots and structures which shall be governed by the provisions of the PS zone. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
R 3050 P	zone is intended primarily as a zone for moderate density residential development with a minimum of three thousand fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. The H overlay zone is intended as a zone to address the unique requirements of horses in residential zones in a manner conducive to the public health, safety and general welfare. https://qcode.us/codes/glendale/view.php?topic=30-30_11-30_11_010&frames=on; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_21; https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-
C2 I	C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The roman numeral following the designation refers to the height district, which only applies to commercial uses.

From:	Prasad, Hillary@HCD
To:	Housing Elements@HCD
Subject:	FW: Comments on Amended 6th Cycle Housing Element (Glendale)
Date:	Wednesday, November 16, 2022 9:22:51 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Correspondence with Daniel Brotman Chapter 9.30 GMC.pdf Amended 6th Cycle Housing Element page 401.pdf

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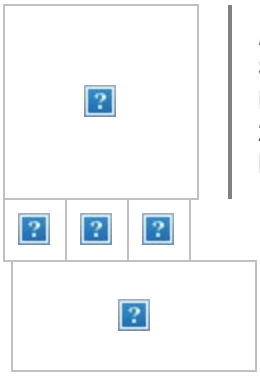
Can you please add this email and attachments to the public comments folder for Glendale?

Thank you,



Hillary Prasad
Specialist, Housing Policy Division
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone: 916.776.7545

From: Alex Khatchaturian <alexkhatchaturian@gmail.com>
Sent: Wednesday, November 16, 2022 5:10 PM
To: ekrause@glendaleca.gov
Cc: vzemaitaitis@glendaleca.gov; Prasad, Hillary@HCD <Hillary.Prasad@hcd.ca.gov>; Calvert, Bradley <BCalvert@glendaleca.gov>; Asp, Kristen <KAsp@glendaleca.gov>; Golanian, Roubik <RGolanian@glendaleca.gov>; mjgarcia@glendaleca.gov
Subject: Comments on Amended 6th Cycle Housing Element (Glendale)

Mr. Krause,

My review of the amended housing element was primarily focused on the city's analysis of the fair housing implications related to the enforcement of its Just Cause and Retaliatory Evictions Ordinance, as codified in Chapter 9.30 of the municipal code.

Glendale currently does not and does not plan to enforce the tenant protection provisions of its Just Cause and Retaliatory Evictions Ordinance. I attached to this e-mail my correspondence with Councilmember Dan Brotman from two years ago in which he stated, after conferring with the City Attorney and city staff, that Glendale has elected to not enforce the tenant protection provisions of Chapter 9.30 of the municipal code.

Please note the Enforcement Procedures section of the ordinance (Chapter 9.30.055) states:

"The city, at its sole discretion, may choose to enforce the provisions of this chapter through

administrative fines, administrative citations and any other administrative procedure set forth in Chapters 1.20 and 1.24 of the municipal code, as amended. The city's decision to pursue or not pursue enforcement of any kind shall not affect a tenant's rights to pursue civil remedies."

The amended Housing Element does not contain any commitment for the establishment of a tenant protections enforcement program. Nor does it contain any plan to remove discretion out of the enforcement process and place a ministerial duty on city staff to enforce the tenant protection provisions. Instead, in response to HCD's request for analysis on the fair housing implications related to the enforcement of the adopted ordinance, the amended Housing Element states:

"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."

I attached page 401 of the amended housing element for reference.

The reality is, as the councilmember communicated unequivocally in his response to my question, the city does not enforce tenant protections. Moreover, as evidenced by the amended housing element, the city does not plan to enforce tenant protections. Instead, as I have personally experienced myself, city staff refer tenants to seek civil remedies when they call to report violations of tenant protection provisions. Informal mediation and educating landlords and tenants about their rights is not an effective enforcement mechanism for safeguarding tenant protections. Violations of tenant protections need to be enforced the way violations of our indigenous tree ordinance are enforced.

It is disheartening to see that city staff made no effort to address this issue, especially considering that two-thirds of Glendale residents are tenants. Unless Glendale implements an enforcement program that commits to safeguarding tenant protections without discretion, I do not think the city will be certified by HCD as compliant with state housing element law.

Thank you,
Alex Khatchaturian

Chapter 9.30 JUST CAUSE AND RETALIATORY EVICTIONS

9 messages

Alex Khatchaturian <alexkhatchaturian@gmail.com> Wed, Sep 16, 2020 at 9:49 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

The moratorium on evictions expires at the end of this month. Do you know if tenants faced with unlawful termination of their tenancy can rely on the City to enforce the provisions of Glendale Municipal Code Chapter 9.30? Or are tenants limited to pursue costly civil remedies, which puts them at a great disadvantage against landlords?

I understand the City has sole discretion over whether to pursue or not pursue enforcement of any kind. I am curious if there has been any discussion among members of the City Council regarding this matter.

Thank you,
Alex Khatchaturian

Brotman, Daniel <dbrotman@glendaleca.gov> Wed, Sep 16, 2020 at 9:20 PM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

The governor recently signed an eviction moratorium bill called AB 3380. It replaces our local ordinance. I'm sure you can find lots of information on the web, but here's a summary I was given.

· Full protections: Any rent missed between March 1 and August 31 will be converted to civil debt. (This means landlords can take tenants to small claims court for any missed rent – but they can't evict them for not paying it.)

· Protections with a caveat: For rents missed between Sept. 1 and January 31, tenants must pay 25% of rent within that period, or else they'll be open to eviction. The remaining 75% of their rent is treated as a civil debt, just like the provision for missed rent from between March 1 and August 31.

· More time: Also under the new law, the usual three-day-notice to evict that landlords post – mandatory before they go through the court process to evict a tenant – is now a 15-day-notice.

· How the process works for tenants: Once a landlord has posted a 15-day notice, a tenant can file with courts that they have a pandemic-related hardship. A tenant filing with the courts that they have a pandemic-related hardship must swear under penalty of perjury that they are enduring a pandemic-

related hardship. (This is a much higher bar than the attestation that was required under AB 1436). Additionally, if a tenant earns 130% of a county's Area Median Income or higher, a landlord can ask for them to produce proof of a pandemic-related financial hardship, like a layoff or wage-reduction notice from an employer.

· No more eviction moratoria at the local level: Eviction moratoria previously passed by cities and counties will be grandfathered in, but they won't be able to pass any extensions.

· Courts: Courts can begin processing evictions for non-payment of rent in non-COVID cases on October 5th.

· Property owners: The mortgage forbearance provisions for property owners that were in AB 1436 are not in the new bill.

It's pretty good news for tenants. Not great for landlords.

Regards,

Dan

From: Alex Khatchaturian <alexkhatchaturian@gmail.com>
Date: Wednesday, September 16, 2020 at 9:50 AM
To: "Brotman, Daniel" <dbrotman@Glendaleca.gov>
Subject: Chapter 9.30 JUST CAUSE AND RETALIATORY EVICTIONS

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

[Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Thu, Sep 17, 2020 at 6:41 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I am familiar with this new state law (AB 3088), but Glendale has a Just Cause Eviction Ordinance codified in Chapter 9.30 of municipal code. My question was whether the city will enforce the provisions of this ordinance, by assessing fines and penalties to landlords who do not comply. If a landlord attempts to evict a tenant without cause, in violation of city law, can the tenant rely on the city to enforce its laws, or does the tenant have to

pursue civil remedies at its own cost?

Glendale's ordinance, which was adopted last year, affords tenants with certain protections. But a lot of tenants cannot afford to retain counsel and initiate civil suits when they are wronged by their landlords. Most attorneys, understandably, won't represent tenants unless the lease provides the prevailing party attorney fees and costs.

I urge you to discuss enforcement of city laws protecting tenants, such as the Just Cause Eviction Ordinance, with the City Council and City staff. Is the city going to enforce Glendale Municipal Code Chapter 9.30?

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Thu, Sep 17, 2020 at 7:33 AM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

Sorry, I thought you were talking about the eviction moratorium. I will forward your question to our city attorney. I suspect the answer will be that we don't have resources to enforce but we'll see.

By the way, I brought up the idea of funding free or low cost legal support for tenants through a non-profit a couple months ago (when we were allocating Measure S funds). Unfortunately, I didn't get support from my colleagues. If this is a widespread issue, and if the lawyer who does pro-bono work for the Glendale Tenants Union is fully loaded, perhaps we can re-look at it.

Dan

Sent from my iPhone

> On Sep 17, 2020, at 6:41 AM, Alex Khatchaturian <alexkhatchaturian@gmail.com> wrote:
>
> [Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Thu, Sep 17, 2020 at 8:10 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I anticipate many landlords will seek alternatives to evict non-paying tenants, because the state has passed strong protections for tenants who are not paying rent. Instead of going after them for non-payment, they will seek just cause evictions, knowing that the city will not penalize them for noncompliance with local requirements. For example, a landlord can say he wants to remodel the unit, get an inflated estimate from a contractor showing the cost exceeds 8x the monthly rent (as required by the ordinance), obtain permits for the work, and demand the tenant vacate within 30 or 60 days. Once the tenant vacates, the landlord need not follow through; he can do minor cosmetic improvements and rent the unit at market price. The Glendale ordinance prohibits such bad faith practices, but if the City does not enforce it, the law has no teeth! Of course the evicted tenant can sue for wrongful eviction, but do you see the injustice here? The purpose of the just cause ordinance is to protect tenants, not allow landlords to use it as an alternative for evicting them. Moreover, a lot of tenants are not financially secure to engage in costly lawsuits.

I appreciate you validating my concerns, and I look forward to hearing back from you once you get a response

from the city attorney.

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Mon, Sep 28, 2020 at 9:58 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I am following up to check if you received a response from the city attorney regarding the city's enforcement of the provisions of Chapter 9.30 of Glendale Municipal Code. Specifically, is the city going to assess fines and penalties to landlords who do not comply with Glendale's Just Cause Eviction Ordinance?

Thank you,
Alex Khatchaturian

[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Mon, Sep 28, 2020 at 10:28 AM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

I don't think I did. Will follow up.

[Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Sun, Oct 11, 2020 at 3:54 PM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I have not heard back from you. Please follow up regarding this matter. I want to know if the city is going to assess fines and penalties to landlords who do not comply with Glendale's Just Cause Eviction Ordinance.

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Mon, Oct 12, 2020 at 2:32 PM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

I finally had a conversation with staff about this. The direct answer is that we don't enforce and don't plan to. We do have a few people on staff that take calls and try to help informally, either by contacting landlord to explain the requirements or referring tenants to sources of free or low cost legal advice. Staff tells me there have been very few JC eviction related calls. Most calls relate to things like rent increases or relocation payments. I believe there have been a few retaliation related. Some calls to understand COVID protections, etc. This is all anecdotal and not based on hard data.

As I mentioned before, I like the idea of using some of our Measure S dollars to fund 3rd party tenant legal assistance, but that hasn't gotten support yet. I may ask again.

FYI, there's an item coming to Council/HA tomorrow afternoon regarding a potential Landlord-Tenant Commission. The report refers to Culver City's Landlord-Tenant Mediation Board; it's a forum for voluntary mediation but has not been very active as far as I know. I'm doubtful that something like this would bring much value here, but open to ideas.

[Quoted text hidden]

- 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.

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 ~~details~~ policies and programs to reduce risk to life and property due to hazards, including environmental hazards, and address ~~on~~ 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.

From:	Alex Khatchaturian
To:	Brotman, Daniel
Cc:	Prasad, Hillary@HCD
Subject:	Housing Element Review; Sites Inventory
Date:	Thursday, December 29, 2022 3:33:28 PM
Attachments:	HCD Sites Inventory Guidebook.pdf

Councilmember Brotman,

AB 1397 includes specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower income need (as is the case in Glendale), the housing element must describe findings based on substantial evidence that the existing use does not constitute an impediment for additional residential use on the site.

Specifically, Government Code 65583.2(g)(2) states:
"In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. **An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.**"

The HCD Site Inventory Guidebook (page 27), attached for reference, clarifies the "substantial evidence" standard of proof by stating:

"In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring."

Furthermore, the HCD Site Inventory Guidebook adds:

"Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:
- The lease for the existing use expires early within the planning period.
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.
- There is a development agreement that exists to develop the site within the planning period.
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
- The property owner provides a letter stating its intention to develop the property with residences during the planning period."

The city must make its findings evidencing the suitability of the nonvacant sites available for public comment and review. If findings supporting the realistic development potential

for certain lower income sites do not exist, as I believe is the case for the properties listed below, then the city should seek alternative sites that meet the criteria required by AB 1397.

1. Former site of the Sears building and nearby parking lots
216 N Central Ave (5642-015-056); 14 moderate, 14 above moderate
220 N Central Ave (5642-015-057); 15 moderate, 15 above moderate
201 W California Ave (5643-020-038); 16 moderate, 16 above moderate
309 N Orange St (5643-020-039); 30 moderate, 30 above moderate
212 W California (5642-015-045); 265 lower
236 N Central (5642-015-058); 178 lower

The Sites Inventory of the most recent draft of the Housing Element Update, adopted by the City Council on December 6, 2022, shows a total capacity of 443 lower income units at the current site of the Sears building (178) and the adjacent parking structure (265). On December 6, 2022, just hours before the City Council adopted the revised draft of the Housing Element Update, the City Council held a special meeting for stage I preliminary design review pertaining to the development proposed at the former Sears site.

During this presentation we learned that the developer, who has been communicating and working with city staff during the past year and a half, is proposing to build 682 units at the above-mentioned parcels, but only 69 will be made affordable to lower income individuals and families. The remaining 613 units are proposed to be above moderate and they will be leased at market rate.

City staff was aware of the project and it was stated multiple times during the meeting that they have been working with the developer for over a year and a half. It seems disingenuous to tell the state that a site has capacity for 443 lower income units when staff has been working with the developer for a year and a half and knows they plan to provide 69 affordable units, the minimum required by the city's inclusionary zoning law.

Moreover, during the meeting, council members were discussing the possibility of the Sears building being a historic resource. If there is sincere concern about preserving the building, the city should take into account the environmental impediments for housing development at this site and remove it from the Sites Inventory. It does not seem ethical to leave the site in the housing element in order to get credits towards the RHNA and then bring up potential historical resource concerns to deter the project from moving forward at public meetings.

Finally, everyone on the city council expressed a preference for the project to have a commercial or retail component, such as a restaurant. Please note that state law now allows for standalone residential development on commercial or even mixed use zoned sites.

The Sites Inventory needs to be revised to show the correct number of lower income (69) and above moderate (613) units proposed by the developer for the former Sears site.

2. 225 W Broadway (5642-002-056)
The Social Security Administration is a tenant in this building. Moreover, UnitedHealth has signed a long term lease for an Optum primary care clinic that would preclude redevelopment at this site during the 2021-2029 planning period.

The Sites Inventory shows this site as having the capacity for 250 lower income units. This

site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

3. 6444 San Fernando Rd (5623-027-903)
The US Post Office is in this building. The Sites Inventory shows this site as having the capacity for 21 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

4. 206 N Kenwood St (5642-017-901)
This site is occupied by Allan F. Daily High School. The Sites Inventory shows this site as having the capacity for 103 lower income units. Absent findings, based on substantial evidence, that the existing use will be discontinued during the current planning period, this site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

5. 831 N Pacific Ave (5636-006-024)
My family owns this property. We were never consulted by city staff or the city consultant about interest in redeveloping this property into multi-family housing. The property has a 25,000 SF building which is leased to Big Square. Earlier this year we signed a ten (10) year lease extension with the tenant. The lease expires 8/31/2032.
The Sites Inventory shows this site as having the capacity for 40 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

6. 1124 E Broadway (5674-012-018)
Multi-tenant shopping center;
My family owns this property. We were never consulted by city staff or the city consultant about interest in redeveloping this property into multi-family housing. The property has multiple tenants with lease agreements extending beyond the planning period. The Sites Inventory shows this site as having the capacity for 24 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

7. 1122 E Broadway (5674-012-020)
CVS Pharmacy anchor for 1124 E Broadway
My family owns the "wings" of the strip mall (See #6 above). The CVS parcel is owned by another entity, but we share the parking lot. This site alone cannot be redeveloped without the "wings". Therefore, this site (capacity 47 lower income units) should also be eliminated.

In addition to the previously mentioned sites, there are a number of other properties designated in the Sites Inventory to have capacity for lower income units which currently have commercial uses that are presumed to impede additional residential development. The Housing Element does not present any findings to substantiate that these uses are likely to be discontinued during the planning period

a. 900 N Central (5644-013-043); 74 lower units
Crab Avenue Restaurant

b. 311 W Los Feliz Rd (5640-018-019); 108 lower units
Vons anchored shopping center

c. 1000 S Central Ave (5641-018-017); 82 lower units
JoAnn Fabrics

d. 1000 N Brand Blvd (5644-011-022); 22 lower units
Citizens Business Bank

e. 826 N Glendale Ave (5646-022-020); 27 lower units
Outpatient surgery center

f. 717 E Colorado St (5674-018-041); 20 lower units
Car wash

In all, the above sites account for more than 1,200 lower income units. I sincerely feel that these are "dummy sites" with no realistic potential for turning over into multi-family housing. The city is trying hard to avoid rezoning, but with current zoning we do not have enough underutilized parcels to generate the number of housing units required by 2029.

I recommend the city to rezone to allow larger buildings on all parcels within 1/2 mile of the Glendale Metrolink station and the recently approved NoHo-Pasadena BRT. This will open up opportunities for the turnover of commercial sites into multi-family residential projects and alleviate Glendale's housing shortage. In addition, generous development standards near mass transit will provide incentive for the development of affordable and lower-income units in Glendale's job-rich and high-resource neighborhoods. Glendale needs to take advantage of the future bus rapid transit line and rezone for higher density residential developments, especially areas north of the 134 freeway.

I will be submitting additional comments to HCD pertaining to recent amendments to the city's ADU Ordinance, which I believe do not encourage ADU development, and the city's decision to not enforce the tenant protection provisions of its Just Cause and Retaliatory Evictions Ordinance. As I have stated previously in my correspondence with city staff, the amended Housing Element does not contain any commitment for the establishment of a tenant protections enforcement program. Nor does it contain any plan to remove discretion out of the enforcement process and place a ministerial duty on city staff to enforce the tenant protection provisions.

I look forward to hearing back from you.

Thank you,
Alex Khatchaturian

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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MEMORANDUM FOR: Planning Directors and Interested Parties

FROM: Megan Kirkeby, Acting Deputy Director
Division of Housing Policy Development

SUBJECT: **Housing Element Site Inventory Guidebook**
Government Code Section 65583.2

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The purpose of this Guidebook is to assist jurisdictions and interested parties with the development of the site inventory analysis for the 6th Housing Element Planning Cycle and identify changes to the law as a result of Chapter 375, Statutes of 2017 (AB 1397), Chapter 958, Statutes of 2018 (AB 686), Chapter 664, Statutes of 2019 (AB 1486), and Chapter 667, Statutes of 2019 (SB 6). The Guidebook should be used in conjunction with the site inventory form developed by the California Department of Housing and Community Development (HCD). These laws introduced changes to the following components of the site inventory:

- Design and development of the site inventory (SB 6, 2019)
- Requirements in the site inventory table (AB 1397, 2017 AB 1486, 2019)
- Capacity calculation (AB 1397, 2017)
- Infrastructure requirements (AB 1397, 2017)
- Suitability of nonvacant sites (AB 1397, 2017)
- Size of site requirements (AB 1397, 2017)
- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Nonvacant site replacement unit requirements (AB 1397, 2017)
- Rezone program requirements (AB 1397, 2017)

The workbook is divided into five components: (Part A) identification of sites; (Part B) sites to accommodate the lower income RHNA; (Part C) capacity analysis; (Part D) non-vacant sites; and (Part E) determination of adequate sites.

If you have any questions, or would like additional information or technical assistance, please contact the Division of Housing Policy Development at (916) 263-2911.

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BACKGROUND AND PURPOSE

Housing Element Site Inventory Requirements

Scarcity of land with adequately zoned capacity is a significant contributor to increased land prices and housing development costs. A lack of adequately zoned sites exacerbates the already significant deficit of housing affordable to lower income households. An effective housing element provides the necessary conditions for conserving, preserving and producing an adequate supply of housing affordable at a variety of income levels and provides a vehicle for establishing and updating housing and land-use strategies to reflect changing needs, resources, and conditions. Among other things, the housing element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the five-to-eight year planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy.

The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA). The available and suitable sites are referred to as "adequate sites" throughout this Guidebook. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. If the inventory demonstrates that there are insufficient sites to accommodate the RHNA for each income category, the inventory must identify sites for rezoning to be included in a housing element program to identify and make available additional sites to accommodate those housing needs early within the planning period.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity to and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit scoring criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools[1]. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

[1] Please Note: Significant increases in the housing capacity of the residential land inventory of the housing element could also warrant planning for updating of other elements, including the land use, safety, circulation elements and inclusion of an environmental justice element or environmental justice policies. The housing element must include a program describing the means by which consistency will be achieved with other general plan elements and community goals (GC 65583(c)(8)).

SITE INVENTORY GUIDEBOOK FRAMEWORK

The following is a Guidebook designed to assist a jurisdiction through the site inventory analysis required by Housing Element Law. Use of the Guidebook is not required for a determination of compliance by HCD. The Guidebook is intended to facilitate the jurisdiction in determining if adequate sites are available by income category to accommodate the jurisdiction's share of the RHNA or if rezoning or other program actions are needed. Areas of the law that are newly added since the beginning of the 5th housing element cycle are marked with the designation ***NEW*.**

Guidebook Structure

PART A: IDENTIFICATION OF SITES

General characteristics of suitable sites identified in the inventory, including zoning, infrastructure availability, and environmental constraints, among others.

PART B: SITES TO ACCOMMODATE LOW AND VERY LOW- INCOME RHNA

Analysis to determine if sites are appropriate to accommodate the jurisdiction's RHNA for low- and very low-income households.

PART C: CAPACITY ANALYSIS

Description of the methodology used to determine the number of units that can be reasonably developed on a site.

PART D: NONVACANT SITES

Analysis to determine if nonvacant sites are appropriate to accommodate the jurisdiction's RHNA.

PART E: DETERMINATION OF ADEQUATE SITES

After consideration of the above analysis and any alternate methods to accommodate RHNA, the determination of whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring a program to rezone additional sites.

PART A: IDENTIFICATION OF SITES

Step 1: Identification of Developable Sites

Government Code section 65583.2(a)

Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdictions RHNA. A jurisdiction must identify, as part of an inventory, sites within its boundaries (i.e., city limits or a county's unincorporated area)[2] that could have the potential for new residential development within the eight- or five-year timeframe of the housing element planning period.

Types of sites include:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (nonvacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included to rezone the site to permit residential use.

Pending, approved, or permitted development:

Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project (See Part E). For projects yet to receive their certificate of occupancy or final permit, the element must demonstrate that the project is expected to be built within the planning period.

Definition of Planning Period: The "Planning period" is the time period between the due date for one housing element and the due date for the next housing element (Government Code section 65588(f)(1).) For example, the San Diego Association of Governments' 6th Cycle Planning Period is April 15, 2021 to April 15, 2029.

Definition of Projection Period: "Projection period" is the time period for which the regional housing need is calculated (Government Code section 65588(f)(2).). For example, the San Diego Association of Governments' 6th Cycle Projection Period is June 30, 2020 to April 15, 2029.

Please note, sites with development projects where completed entitlements have been issued are no longer available for prospective development and must be credited towards the RHNA based on the affordability and unit count of the development. "Completed entitlements" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This

[2] In some cases, jurisdictions may want to include sites anticipated to be annexed in the planning period. Annexation is considered a rezoning effort to accommodate a shortfall of sites. For more information on annexation please see Part E, Step 3.

means that there is no additional action required to be eligible to apply and obtain a building permit.

Jurisdictions may choose to credit sites with pending projects since the beginning of the RHNA projection period towards their RHNA based on affordability and unit count within the proposed project but must demonstrate the units can be built within the remaining planning period. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.

Census definition of a unit: A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. Living quarters of the following types are excluded from the housing unit definition: dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations, except those occupied by staff members or resident employees who have separate living arrangements.

Student/University Housing: Please be aware, college and university student housing may be considered noninstitutional group quarters and not a housing unit for purposes of meeting the RHNA. According to the census, college/university student housing includes residence halls and other buildings, including apartment-style student housing, designed primarily to house college and university students in group living arrangements either on or off campus. These facilities are owned, leased, or managed by a college, university, or seminary or can be owned, leased, or managed by a private company or agency. Residents typically enter into “by the bed” leases (i.e., single-liability leases). Another distinguishing factor is that the unit is not available for rent to non-students. For further information on whether university housing meets the definition of a housing unit, please contact the Department of Finance at (916) 323-4086.

<u>Exempt entity-controlled sites (state excess sites, military, university, and tribal land)</u>

HCD recognizes that the development of new housing on exempt entity sites (land controlled by exempt federal, state, or tribal entities) can meet a portion of a jurisdiction’s RHNA. However, sites located on land controlled by exempt entities are analyzed differently because the jurisdiction may not have control over the planning, permitting, and decision-making processes of land owned by another public entity.

Sites controlled by exempt entities can be used to accommodate RHNA when documentation can be provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle. Adequate documentation can vary due to differences in the planning processes on land controlled by exempt federal, state, or tribal entities. The following are examples of documentation that demonstrates the likelihood of housing being developed on sites outside the control of a local government. In each of these examples, the units would have to meet the U.S. Census Bureau (Census) definition of a housing unit:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to the California Department of Finance.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of project construction and unit affordability by household income category.
- If the site is listed on the Department of General Services Real Estate Excess State Property map located EO N-06-19 Affordable Housing Development webpage.

Step 2: Inventory of Sites
Government Code section 65583.2(b)

Provide a parcel specific inventory of sites that includes the following information for each site:

- ***NEW*** Assessor parcel number(s).
- Size of each parcel (in acres).
- General plan land use designation.
- Zoning designation.
- For nonvacant sites, a description of the existing use of each parcel (See Part D)
- ***NEW*** Whether the site is publicly owned or leased.
- Number of dwelling units that the site can realistically accommodate (See Part C)
- ***NEW*** Whether the parcel has available or planned and accessible infrastructure (Part A: Step 3).
- ***NEW*** The RHNA income category the parcel is anticipated to accommodate (See Part A: Step 5).
- ***NEW*** If the parcel was identified in a previous planning period site inventory (Part B: Step 1).

NEW Please note pursuant to Chapter 667, Statutes of 2019 (SB 6), the site inventory must be prepared using the standards, form, and definitions adopted by HCD. HCD has prepared a form and instructions for this purpose that includes space for the information above and commonly provided optional fields. Starting January 1, 2021, local governments will need to submit an electronic version of the site inventory to HCD on this form along with its adopted housing element.

NEW Pursuant to Chapter 664, Statutes of 2019 (AB 1486), at Government Code section 65583.2(b)(3), if a site included in the inventory is owned by the city or county, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Step 3: Infrastructure Availability
Government Code section 65583.2(b)(5)(B)

Determine if parcels included in the inventory, including any parcels identified for rezoning, have sufficient water, sewer, and dry utilities available and accessible to support housing development or whether they are included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity to secure sufficient water, sewer, and dry utilities supply to support housing development on the site in time to make housing development realistic during the planning period. Dry utilities include, at minimum, a reliable energy source that supports full functionality of the

home and could also include access to natural gas, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service.

If Yes: Provide an analysis in the housing element describing existing or planned water, sewer, and other dry utilities supply, including the availability and access to parcels on the site inventory, distribution facilities, general plan programs or other mandatory program or plan (including a program or plan of a public or private entity to secure water or sewer service) to support housing development on the site. The housing element must include sufficient detail to determine whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient and have the capacity to accommodate development on all identified sites in order to accommodate the RHNA. For example, the water supply should be a reliable supply that meets federal and state drinking water standards.

Please note sites identified as available for housing for above moderate-income households can still be in areas not served by public sewer systems.

If No: Include a program in the housing element that ensures access and availability to infrastructure to accommodate development within the planning period. If this is not possible, the site is not suitable for inclusion in the site inventory or in a program of action identifying a site for rezoning.

Step 4: Map of Sites
Government Code section 65583.2(b)(7)

Provide a map that shows the location of the sites included in the inventory. While the map may be on a larger scale, such as the land use map of the general plan, the more detailed the map, the easier it will be to demonstrate the sites meet new requirements pursuant to Chapter 958, Statutes of 2018 (AB 686) as stated below.

Step 5: Determination of Consistency with Affirmatively Furthering Fair Housing
Government Code section 65583.2(a)

NEW Pursuant to AB 686, for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)).

Affirmatively Furthering Fair Housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful 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[3]

[3] Public Agencies include the state, including every state office, officer, department, division, bureau, board, and commission, including the California State University, a city, including a charter city, county, including a charter county, city and county, and a redevelopment successor agency, a public housing authority created pursuant to the Housing Authorities Law, a public housing agency, and any other political subdivision of the state that is a grantee or subgrantee receiving funds provided by the United States Department of Housing and Urban Development (Government Code section 8899.5(a)(2).

activities and programs relating to housing and community development." (Government Code section 8899.50(a)(1)).

For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. One resource the jurisdiction could use when completing this analysis is the California Tax Credit Allocation/California Department of Housing and Community Development Opportunity Maps, which can be accessed at https://www.treasurer.ca.gov/ctcac/opportunity.asp. Particularly, the jurisdiction should consider the barriers and opportunities identified in its assessment of fair housing pursuant to Government Code section 65583(c)(10). HCD plans to release a technical assistance memo to assist jurisdictions in addressing AB 686 requirements in their housing element in the Summer of 2020.

Jurisdictions should also consider integrating this analysis with the requirements of Government Code 65302(h), as added by SB 1000 (Statutes of 2016), which requires the preparation and adoption of an Environmental Justice element or equivalent environmental justice-related policies, objectives, and goals throughout other elements of their general plan, to address the needs of disadvantaged communities. More information on Environmental Justice elements can be found on the Governor's Office of Planning and Research Website.

Step 6: Sites by RHNA Income Category
Government Code section 65583.2(c)

NEW Identify which RHNA income category that each site in the inventory is anticipated to accommodate. On the site inventory, specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total units attributed to the site, so that no unit is designated for more than one income category. This requirement is particularly important because the No Net Loss Law (Government Code section 65863) requires adequate sites be maintained throughout the planning period to accommodate the remaining RHNA by income category. For more information, please consult the HCD's memo on No Net Loss Law.

HCD Best Practices for selecting sites to accommodate the lower income RHNA:
When determining which sites are best suited to accommodate the RHNA for lower income households, the jurisdiction should consider factors such as:

- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
- Proximity to available infrastructure and utilities.

- Sites that do not require environmental mitigation.
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

Step 7: Environmental Constraints
Government Code section 65583.2(b)(4)

Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites. The housing element need only describe those environmental constraints where documentation of such conditions is available to the local government. This analysis must demonstrate that the existence of these features will not preclude development of the sites identified in the planning period at the projected residential densities/capacities. This information need not be identified on a site-specific basis. However, local governments will find it beneficial to describe site specific environmental conditions when demonstrating site suitability and realistic buildout capacity of each site, as these types of impediments to building must be considered when determining how many residential units can be developed on the site.

NEXT STEP:

- If the site is selected to accommodate its low or very-low income RHNA, move to Part B: Sites to Accommodate Low and Very-Low Income RHNA.
- If the site accommodates moderate or above-moderate RHNA, move to Part C: Capacity Analysis.

PART B: SITES TO ACCOMMODATE LOW AND VERY LOW- INCOME RHNA

Step 1: *NEW* Sites Used in Previous Planning Periods Housing Elements

Government Code section 65583.2(c)

Determine if the site identified to accommodate the low- and very low-income RHNA pursuant to Part A, Step 6 was used in the previous planning period[4]. Generally, previously identified sites refer to parcels that were identified in a previous housing element's site inventory to accommodate any portion of any income category of the jurisdiction's RHNA, as follows:

For a nonvacant site: Included in a prior planning period's housing element (e.g., 5th cycle housing element)

For a vacant site (see definition of vacant site on page 21): Included in two or more consecutive planning periods (e.g., 5th cycle and 4th cycle housing element)

If Yes: move to Step 1A

If No: move to Step 2

Unusual Circumstances

Sites rezoned or identified for rezoning to accommodate a RHNA shortfall

Previously identified sites can also include sites that were subject to a previous housing element's rezone program but that were ultimately not rezoned. For example: a previous housing element's rezone program to address a shortfall of sites for lower income households committed to rezone four acres to R-4 zoning, and identified five candidate sites for rezoning, A through E, and each site was two acres in size. If the program was completed in the prior planning period and four acres were rezoned, only those sites rezoned are considered "previously identified." However, if none or fewer than four acres were rezoned, all the non-rezoned sites identified as candidate sites would be considered as "previously identified."

Sites rezoned to a higher density as part of a general plan update (not needed to accommodate a shortfall)

Due to updates in the prior planning period to the general plan or other planning activities, such as the creation of a specific plan, some sites previously identified in the housing element may have been rezoned allowing a higher density, and therefore increasing the potential housing capacity of the site. Because the zoning characteristics of this site have changed, it can be considered a new site for the purposes of the housing element inventory. This is only the case if it was not utilized to accommodate a shortfall of sites to accommodate the RHNA.

[4] Sites in unincorporated areas in a nonmetropolitan county without a micropolitan area are exempt from this step. This includes the unincorporated parts of Alpine, Amador, Calaveras, Colusa, Glenn, Mariposa, Modoc, Mono, Plumas, Sierra, Siskiyou, Trinity.

Step 1A:
Indicate in the housing element site inventory that this parcel was used in a prior housing element planning period.

Step 1B:
Include a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right at specified densities (see Step 2) for housing developments in which at least 20 percent of the units are affordable to lower income households. This program can be an overlay on these specific sites. Please be aware that the intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for "by right" processing. However, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law.

Definition of Use By Right (Government Code section 65583.2 (i))

By right means the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

However, if the project requires a subdivision, it is subject to all laws, including CEQA.

This does not preclude a jurisdiction from imposing objective design review standards. However, the review and approval process must remain non discretionary and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code. For example, a hearing officer (e.g., zoning administrator) or other hearing body (e.g., planning commission) can review the design merits of a project and call for a project proponent to make design-related modifications, but cannot exercise judgment to reject, deny, or modify the "residential use" itself. (See *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2019) 31 Cal.App.5th 80.)

For reference, CEQA applies when a governmental agency can exercise judgment in deciding whether and how to carry out or approve a project. This makes the project "discretionary" (CEQA Guidelines, §15357.) Where the law requires a governmental agency to act on a project using fixed standards and the agency does not have authority to use its own judgment, the project is called "ministerial," and CEQA does not apply. (CEQA Guidelines, §§ 15268(a), 15369.)

Sample Program:
Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified

The City of X will rezone to 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 Table A to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the nonvacant sites identified on Table A previously identified in the 5th cycle housing element, and the vacant sites identified on Table A as previously identified for both the 5th and 4th cycle housing elements.

Objective: Create opportunity for at least X units of rental housing for lower income households

Responsible Agency: Community Development Department

Timeline: Sites rezoned by (a specific date, no more than three years from the beginning of the planning period)

Funding Source(s): General fund

Step 2: Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA
Government Code section 65583.2(c)(3)

Determine if the zoning on the site is appropriate to accommodate low- and very low-income (termed together as "lower") housing.

The statute allows jurisdictions to use higher density as a proxy for lower income affordability, as long as certain statutory requirements are met. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. To make this determination, the statute allows the jurisdiction to either demonstrate that the zoning allows a specific density set forth in the statute (default density)[5] or to provide an analysis demonstrating the appropriateness of the zoned densities of the site identified to accommodate the lower RHNA.

Step 2A: Does the parcel's zoning allow for "at least" the following densities?

- For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.
- For an unincorporated area in a nonmetropolitan county not included in the first bullet: sites allowing at least 10 units per acre.
- For a suburban jurisdiction: sites allowing at least 20 units per acre.
- For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.

"At least" means the density range allowed on the parcel by the zone has to include the default density. For example, if a jurisdiction has a default density of 30 units per acre and the zone allows for range of 24 – 35 units per acre, the zoning is considered appropriate to accommodate the RHNA for lower income households. This is different than the program standard outlined in Part E which requires a minimum of a specific density in the allowed

[5] Sometimes called "Mullin densities" after the author of AB 2348, Statutes of 2004, which originated these requirements.

density range in the zone. To determine the default density for jurisdictions, please refer to HCD Memorandum: Default Density Standard Option (2010 Census Update).

If Yes: Move to Step 3

If No: Move to Step 2B

Step 2B: Can the analysis demonstrate the appropriateness of the zoning to accommodate housing?

Provide an analysis demonstrating how the allowed densities facilitate the development of housing to accommodate the lower income RHNA. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, and information based on development project experience within a zone or zones, or at densities that accommodate housing for lower income households.

Information gathered from local developers on densities ideal for housing development in the community and examples of recent residential projects that provide housing for lower income households is helpful in establishing the appropriateness of the zone. Other information could include land costs, market demand for various types of affordable housing, and the gap between typical market rents and subsidized rents. It is recognized that housing affordable to lower income households requires significant subsidies and financial assistance. However, for this analysis, identifying examples of subsidized housing projects alone is not sufficient to demonstrate the adequacy of a zone and/or density to accommodate the housing affordable to lower income households. In particular, identification of older project(s) or one-off projects that cannot be easily duplicated is not sufficient to demonstrate a development trend.

The analysis of “appropriate zoning” should not include residential buildout projections resulting from the implementation of a jurisdiction’s inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households. Additionally, inclusionary housing ordinances applied to rental housing must include options for the developer to meet the inclusionary requirements other than exclusively requiring building affordable units on site. While an inclusionary requirement may be a development criterion, it is not a substitute for zoning. The availability of density bonuses is also not a substitute for an analysis, since they are not a development requirement, but are development options over the existing density, and generally require waivers or concessions in development standards to achieve densities and financial feasibility.

If Yes: Move to Step 3

If No: Site is not appropriate to accommodate lower income. Reclassify pursuant to Part A, Step 5.

Housing Overlays

Affordable housing or zoning overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. Usually, they have specific requirements and conditions (e.g., a percentage of the development must be deed-restricted as affordable to lower income households for a specific number of years) that must be met in order for a developer to take advantage of the overlay. These are often combined with incentives to encourage developers to utilize the overlay. Jurisdictions use overlays to help promote a specific type of development, and to increase densities without having to go through a rezoning procedure on the actual parcel and can be more useful when issues such as density and affordable housing become contentious. To ensure the overlay is considered zoning and not just a development incentive, the overlay must demonstrate the following:

- There is no additional discretionary action needed above what is required in the base zone (i.e., a conditional use permit or other review) for a developer to take advantage of overlay.
- Development standards are consistent with those needed to allow for the density allowed under the overlay. Development standards for use exclusively in the overlay may be needed in order to ensure maximum allowable densities can be achieved.
- The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay. For example, if the underlying zoning allows a maximum density of 15 units per acre, but the overlay allows a maximum density of 25 units per acre, and if the developer is using the overlay and wants to use State Density Bonus Law, the density bonus is calculated assuming the base density is 25 units per acre.

If the overlay has conditions such as an affordability requirement, incentives should be sufficient and available to make development feasible and more profitable than the underlying zoning.

For an affordable housing overlay, the element should describe affordability threshold requirements to utilize the overlay (i.e., percentage of units and levels of affordability which must be met to develop at the increased densities). Please note, the jurisdiction should talk with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in their community. For example, a 100 percent affordability requirement may act as a constraint to using the overlay depending on the level of subsidy required per unit and the availability of funding to support the level of affordability or available incentives.

Step 3: Size of Sites

Government Code section 65583.2(c)(2)(A), (B), and (C)

NEW Is the size of the site appropriate to accommodate housing for lower income households?

To achieve financial feasibility, many assisted housing developments using state or federal resources are between 50 to 150 units. Parcels that are too small may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are large may require very large projects, which may lead to an over concentration of affordable housing in one location, or may add cost to a project by

requiring a developer to purchase more land than is needed, or render a project ineligible for funding. If the size of the site is smaller than one half acre or larger than 10 acres, the following analysis is required.

If the parcel is more than 0.5 acres or less than 10 acres, is the size of the site automatically considered appropriate to accommodate lower income RHNA?

Not necessarily. If the size of the parcel in combination with the allowable density and accompanying development standards cannot support a housing development affordable to lower income households, further analysis and programs may be needed to demonstrate the suitability of that site to accommodate the portion of the RHNA for lower income households.

Is the size of the parcel under 0.5 acres?
If Yes: Move to Step 3A

Is the size of the parcel over 10 acres?
If Yes: Move to Step 3B

If No to Both: Move to Part C: Capacity Analysis

Step 3A: Sites smaller than 0.5 acres
A parcel smaller than one half acre is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible. While it may be possible to build housing on a small parcel, the nature and conditions (i.e., development standards) necessary to construct the units often render the provision of affordable housing infeasible. The housing element must consider and address the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower income households. To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

- An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.
- Evidence that the site is adequate to accommodate lower income housing. Evidence could include developer interest, potential for lot consolidation, densities that allow sufficient capacity for a typical affordable housing project, and other information that can demonstrate to HCD the feasibility of the site for development. For parcels anticipated to be consolidated, the housing element must include analysis describing the jurisdiction's role or track record in facilitating small lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for consolidation such as common ownership, and recent trends of lot consolidation. The housing element should include programs promoting, incentivizing, and supporting lot consolidations and/or small lot development.
- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

The housing element must also describe existing and proposed policies or incentives the jurisdiction will offer to facilitate development of small sites. Examples of program incentives for lot consolidation include deferring fees specifically for consolidation, expediting permit processing, providing flexible development standards such as setback requirements, reduced parking or increased heights, committing resources for development of affordable housing on small sites, or increasing allowable density, lot coverage or floor area ratio.

Step 3B: Sites larger than 10 acres

Parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on such sites was successful during the prior planning period, or there is other evidence that the site is realistic and feasible for lower income housing.

Definition of a Large Site

For purposes of this requirement, "site" means that portion of the parcel designated to accommodate lower income housing needs. For example, a parcel greater than 10 acres in size could have to be split zoned, have an overlay zone with identified boundaries, or be identified in a specific plan that provides for subdivision of the parcel. If the specified boundaries of the site identified to accommodate the RHNA for lower income is less than 10 acres in size, then the large site analysis would not be required. However, the analysis must describe how the development will work on the site, including opportunities and timing for specific-plan development, further subdivision, or other methods to facilitate the development of housing affordable to lower income households on the identified site within the planning period.

To demonstrate the feasibility of development on this type of site, the analysis must include at least one of the following:

- An analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site.
- Evidence that the site is adequate to accommodate lower income housing. Evidence may include developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development. The housing element should include programs promoting, incentivizing, and supporting lot splits and/or large lot development.
- A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

Specific Plans, Master Plan, and other Subdivisions

To utilize residential capacity in Specific Plan areas, areas under a Master Plan, or a similar multi-phased development plan, the housing element must identify specific sites by parcel number and demonstrate that the sites are available and suitable for development within the planning period. The analysis should include the following information:

- Identify the date of approval of the plans and expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project.
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.).
  Describe any development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

The housing element must also describe existing and proposed policies or incentives the jurisdiction will offer to facilitate development of large sites. Examples of facilitation include expedited or automatic approval of lot splits or creation of new parcels, waivers of fees associated with subdivision, or expedited processing or financial assistance with the development of infrastructure required to develop the site.

NEXT STEP:

- Move to Part C: Capacity Analysis

PART C: CAPACITY ANALYSIS

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation.

- Utilize minimum densities (Step 1)
- Utilize adjustment factors (Step 2)

Step1: Utilizing minimum densities to calculate realistic capacity of sites

Government Code section 65583.2(c)(1)

If the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site. For purposes of this analysis, the use of either gross or net acreage is acceptable but should be consistent with the standard the jurisdiction typically uses for determining allowable units for a residential development project. For example:

Site Description	Value
Size of site (Gross acreage)	3 acres
Zoning	Residential Multifamily
Allowable density	20 (required minimum) – 30 dwelling units per acre
Realistic capacity utilizing minimum	**3 X 20 = 60 units**

Please note, to meet this standard on a zone that allows for multiple uses, the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density. Otherwise, the capacity of the site must be calculated using the factors outlined in Step 2.

Step 2: Utilizing factors to calculate realistic capacity of sites

Government Code section 65583.2(c)(2)

The housing element must describe the methodology used to determine the number of units calculated based on the following factors:

- Land use controls and site improvements requirements,
- ***NEW*** The realistic development capacity for the site,
- ***NEW*** Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,
- ***NEW*** The current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

Applicable land-use controls and site improvement requirements

The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory. When establishing realistic unit capacity calculations, the jurisdiction must consider the cumulative impact of standards such as maximum lot coverage, height, open space, parking, on-site improvements such as sidewalks or easements, and floor area ratios. The analysis should consider any development standards or the cumulative effect of development standards that would limit the achievable density on a site. For example, if a mixed-use zone requires commercial on the ground floor and has a height limit of three stories along with lot coverage and other development standards, the density that can actually be achieved on that site might be less than the maximum allowable density.

The capacity of a site should also be adjusted for areas that cannot be developed due to environmental factors such as hazards, wetlands, or topography that cannot be mitigated. The capacity of sites subject to specific plans, overlays or other modifications of the base zoning should be adjusted to reflect those factors. For purposes of this analysis, it is recommended that the jurisdiction start with the gross acreage and adjust the buildable acreage accordingly to reach net buildable acreage.

Form Based Codes

To estimate capacity for sites in jurisdictions that have adopted form-based codes, the element should describe the relationship between general plan land-use designation and the form-based code and density assumptions used to determine capacity. Specifically, describe where residential development is allowed, how density requirements found within the general plan are incorporated, how the zoning designations under the form-based code relate to the land-use designations of the general plan, identify potential densities, and consider development standards such as bulk, height, and build-to requirements, buildings types, and use requirements. The element could include examples of recently built projects and densities to support the analysis.

Realistic development capacity for nonresidential, nonvacant, or overlay zoned sites

The capacity calculation must be adjusted to reflect the realistic potential for residential development capacity on the sites in the inventory. Specifically, when the site has the potential to be developed with nonresidential uses, requires redevelopment, or has an overlay zone allowing the underlying zoning to be utilized for residential units, these capacity limits must be reflected in the housing element. Factors used to make this adjustment may include the following:

- Performance standards mandating a specified portion of residential development in mixed use or nonresidential zones (e.g., residential allowed only above first floor commercial).
- The likelihood for residential development such as incentives for residential use, market demand, efforts to attract and assist developers, or allowance of 100 percent residential development.
- Local or regional residential development trends in the same nonresidential zoning districts.
- Local or regional track records, past production trends, or net unit increases/yields for redeveloping sites or site intensification. This estimate may be based on the rate at which similar parcels were developed during the previous planning period, with

adjustments as appropriate to reflect new market conditions or changes in the regulatory environment. If no information about the rate of development of similar parcels is available, report the proportion of parcels in the previous housing element's site inventory that were developed during the previous planning period. For example, if past production trends indicate that two out of three similar sites were developed for residential use, and one out of three similar sites was developed for commercial use, an initial estimate of the proportion of new development which is expected to be residential would be two-thirds, i.e., 0.67.

- Local or regional track records, trends, or build out yields for redeveloping sites or site intensification.

In addition, the housing element should include monitoring programs with next-step actions to ensure sites are achieving the anticipated development patterns. The programs should identify modifications to incentives, sites, programs, or rezoning the jurisdiction will take should these strategies not yield the expected housing potential.

Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction

While using typically built densities to determine realistic capacity has long been an option to be used as an adjustment factor, the statute now requires this factor to be adjusted based on approved project by affordability level. For example, if a site is identified to accommodate the lower income RHNA, it should use project densities for housing affordable to lower income households developed either locally or regionally to determine typical densities[6]. Using this adjustment factor may result in utilizing different capacity methodologies for above moderate-, moderate-, and lower income sites.

Current or planned availability and accessibility of sufficient water, sewer, and dry utilities

The capacity methodology must be adjusted to account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities (i.e., if the capacity of the site could be limited because a development would have to use a septic system, if there are any septic tank requirements or restrictions that constrain capacity, or limitations on water hook-ups). See Part A, Step 3 for more information on infrastructure requirements.

Example Capacity Calculation

Here is an example of the actual capacity calculation for a particular site in the inventory. The methodology analysis must describe how each of these adjustments was generated per the analysis requirements above. The factors used below are based on the factors outlined in the statute. The percentages and how the factors are applied will vary depending on the unique circumstance in each jurisdiction.

[6] In using this adjustment factor, because of the use of density bonus, it may be possible that trends demonstrate typical densities higher than the maximum allowable densities, especially for housing affordable to lower income households. On a case-by-case basis, it may be appropriate to utilize increased densities due to density bonuses when determining the adjustment factor in the capacity methodology.

Site Description	
Size of site	2.5 acres
Zoning	Residential Mixed-Use
Allowable density	20 – 45 dwelling units per acre
RHNA affordability	Lower income
Existing Use	Nonvacant, single storefront
Infrastructure availability	Yes, no constraints
Environmental constraints	None known

Capacity Factors	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	55%	55% adjustment based on past development trends for residential redevelopment in the residential mixed-use zones, and programs to incentivize development in this zone.
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	No known site constraint

Realistic capacity utilizing factors = (2.5 X 45)(.95)(.55)(.95) = 56 units

Realistic Capacity = 56 Units

No Net Loss Law

In estimating realistic capacity on sites in the sites inventory, jurisdictions may want to consider No Net Loss Law. This law was amended by Chapter 367, Statutes of 2017 (Senate Bill 166), which requires sufficient adequate sites to be available at all times throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the site inventory.

To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower income RHNA. Jurisdictions can also create a buffer by projecting site capacity at less than the maximum density to allow for some reductions in density at a project level.

NEXT STEP:

- If the parcel is nonvacant, including underutilized sites (see definition of vacant site on page 22), move to Part D: Nonvacant Sites Analysis
- If not, move to Part E: Determination of Adequate Sites

PART D: NONVACANT SITES

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA. Examples include:

- Sites with obsolete uses that have the potential for redevelopment, such as a vacant restaurant.
- Nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings.
- Existing high opportunity developed areas with mixed-used potential.
- Nonvacant substandard or irregular lots that could be consolidated.
- Any other suitable underutilized land.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

Definition of a Vacant Site

A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Examples of Vacant Sites:

- No improvement on the site (other than being a finished lot).
- No existing uses, including parking lots.
- Underutilized sites are not vacant sites.
- Sites with blighted improvements are not vacant sites.
- Sites with abandoned or unoccupied uses are not vacant sites.

If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the nonvacant sites.

Step 1: Description of the nonvacant site
Government Code Section 65583.2(b)

As stated in Part A, the site inventory must describe the specific existing use on the site, such as a surplus school site, auto shop, restaurant, single family residence, nursery, etc. Additional details, such as whether the use is discontinued, land to value information, age and condition of the structure, known leases, developer or owner interest, whether the property is currently being marketed, degree of underutilization, etc., are useful for demonstrating the potential for the site to be redeveloped within the planning period (See Step 2).

Step 2: Nonvacant site analysis methodology
Government Code section 65583.2(g)(1)

Provide an explanation of the methodology used to determine the development potential. This methodology can be done on a site-specific basis by utilizing factors (e.g., common ownership, valuation, age, etc.) in common that demonstrate the potential for residential development within the planning period, or a combination of both approaches. The methodology shall consider factors including:

<u>Existing Uses:</u>
Include an analysis that demonstrates the extent to which existing uses may constitute an impediment to additional residential development. Among other things, this analysis includes considerations for the current market demand for the existing use, ***NEW*** an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and could include other market conditions that would encourage redevelopment of the property. For example, an analysis might describe an identified site as being developed with a 1960's strip commercial center with few tenants and expiring leases and, therefore, a good candidate for redevelopment, versus a site containing a newly opened retail center, an active Home Depot, the only grocery store in the city, etc. that is unlikely to be available for residential development within the planning period.

<u>Development Trends:</u>
The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites, i.e., the rate at which similar sites have been redeveloped. This could include a description of the local government's track record and specific role in encouraging and facilitating redevelopment, adaptive reuse, or recycling to residential or more intensive residential uses. If the local government does not have any examples of recent recycling or redevelopment, the housing element should describe current or planned efforts (via new programs) to encourage and facilitate this type of development (e.g., providing incentives to encourage lot consolidation or assemblage to facilitate increased residential-development capacity). The results of the analysis should be reflected in the capacity calculation described in Part C, above.

<u>Market Conditions:</u>
Housing market conditions also play a vital role in determining the feasibility or realistic potential of nonvacant sites for residential development. The nonvacant sites analysis should include an evaluation of the impact of local market conditions on redevelopment or reuse strategies. For example, high land and construction costs, combined with a limited supply of available and developable land, may indicate conditions "ripe" for more intensive, compact and infill development or redevelopment and reuse.

Availability of Regulatory and/or other Incentives:
The analysis should describe existing or planned financial assistance, incentives or regulatory concessions to encourage residential development on nonvacant sites. Many local governments develop partnerships with prospective developers to assist in making redevelopment/reuse economically feasible. Examples of these incentives include:

- Organizing special marketing events geared towards the development community.
- Identifying and targeting specific financial resources.
- Allowing streamlined or by right development application processing for infill sites.
- Reducing appropriate development standards.

Absent a track record or development trends to demonstrate the feasibility of a recycling or redevelopment strategy, the housing element should describe existing or planned financial assistance or regulatory relief from development standards that will be provided sufficient to encourage and facilitate more intensive residential development on the identified nonvacant sites.

Step 3: *NEW* Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households
Government Code Section 65583.2(g)(2)

Determine if more than 50 percent of the lower income RHNA is on nonvacant sites.

- Calculate the sum of lower income RHNA capacity on vacant sites and other alternatives not related to capacity on nonvacant sites (e.g., accessory dwelling units, vacant sites to be rezoned (see Part E)).
- Subtract that sum from the total lower income RHNA to get the amount of RHNA needed to be accommodated on nonvacant sites.
- Determine if this number is greater than 50 percent of the RHNA.

Example calculation for a jurisdiction with a lower income RHNA of 500:

Adjustment Factor	Number of units
Proposed Lower Income Project	50
Accessory Dwelling Unit Capacity (affordable to lower)	15
Capacity on Vacant Sites	100
Total Capacity (not related to non-vacant sites)	165
RHNA on Nonvacant sites	500 - 165 = 335
Percentage of Lower Income RHNA accommodated on Nonvacant sites	**335/500 = 77%**

If Yes: Move to Step 3A

If No: Move to Step 4

Step 3A:

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. The housing element must include the following:

- As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination. This can be included in the body or in the recital section of the resolution.

  Example: WHEREAS, based on <name factors here (e.g., expiring leases, dilapidated building conditions, etc.)>, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

- The housing element should describe the findings and include a description of the substantial evidence they are based on.

  In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring.

  Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

  - The lease for the existing use expires early within the planning period,
  - The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
  - There is a development agreement that exists to develop the site within the planning period,
  - The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
  - The property owner provides a letter stating its intention to develop the property with residences during the planning period.

  If multiple sites make up a common existing use and the same factors affect each of the sites, the same findings can be used for each of the sites (e.g., an abandoned shopping mall with sites under common ownership that will not be restored to commercial use located in an area where there is recent residential development). The "substantial evidence" would indicate the existing use will not impede further residential development or that the existing use will be discontinued during the planning period. In this type of situation, use of the same findings for each of the multiple sites would be appropriate.

However, the same finding for multiple sites in a specific area may not be appropriate if their characteristics widely vary. For example, nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis. While the sites may be located in an area with common economic issues, individual owners may not wish to sell their property or redevelop their site with residential uses. In addition, each site's existing use, e.g., grocery store, retail shop, parking lot, and offices, may have lease agreements of different lengths of time or the owner may not wish to relocate or redevelop the site with a more intensive residential use. In this type of situation, use of the same findings for the multiple sites would not be appropriate.

Step 4: *NEW* Program and policy requiring replacement of existing affordable units
Government Code Section 65583.2(g)(3)

The housing element must include a program in the housing element and policy independent of the housing element requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code section 65915(c)(3).) Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households

For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Please note, until 2025, pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met. A listing of affected cities and counties can be found at https://www.hcd.ca.gov/community-development/accountability-enforcement/statutory-determinations.shtml.

SAMPLE PROGRAM

Program X: Replacement Unit Program

XXXX will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households

Funding: General Funds

Responsible Parties: Planning and Community Development Department

Objectives: In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Timeframes: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, and local policy shall be adopted by <DATE>. End of Sample Program

NEXT STEP:

- Move to Part E: Determination of Adequate Sites

PART E: DETERMINATION OF ADEQUATE SITES

The last step in this process is a determination of whether the housing element demonstrates sufficient land suitable and available for residential development to meet the locality's housing need for each designated income level or if further program actions are required to accommodate a shortfall.

Step 1: Consider any alternative means of meeting the RHNA
Government Code section 65583.1

The housing element may satisfy its RHNA requirement though a variety of methods other than identifying sites. The following is a description of those alternative methods.

- Units permitted, built, entitled or pending: (See Part A, Step 1)
- Potential for accessory dwelling units (ADU) or junior accessory dwelling units (JADU): The jurisdiction can count the potential for the development of ADUs within the planning period. The analysis is based on the following factors:

  - the number of ADUs or JADUs developed in the prior planning period
  - community need and demand for these types of housing units
  - the resources and/or incentives available that will encourage the development of ADUs
  - the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses
  - the unit must meet the Census definition of a housing unit, which can be found on the U.S. Census Bureau website, and be reported to the Department of Finance as part of the annual City and County Housing Unit Change Survey
  - the anticipated affordability of these units. The purpose of this analysis is to determine the appropriate RHNA income category to be accommodated through ADU and JADU development.

    Affordability can be determined in a number of ways. As an example, a community could survey existing ADUs and JADUs for their current market rents and consider other factors such as square footage, number of bedrooms, amenities, age of the structure and general location, including proximity to public transportation. Another method could examine current market rents for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes of these units to estimate the anticipated affordability of ADUs and JADUs. Available regional studies and methodology on ADU affordability can also be a resource to determine the likely affordability mix for ADUs and JADUs.

  - other relevant factors as determined by HCD.

  In addition, the housing element must describe and analyze any currently adopted ordinance and other factors that could affect ADU and JADU development within the planning period. At a minimum, the housing element should analyze whether the ordinance conforms with state ADU and JADU requirements and any additional development standards (i.e., setbacks, maximum unit sizes, lot coverage, etc.) adopted by the local government, zones allowing ADUs, fees and exactions, and any other potential constraints impacting the development of ADUs and JADUs.

Impact of New Accessory Dwelling Unit Laws

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. As a result, using trend analysis when estimating the potential for development may not accurately reflect the increased potential for these units. To account for this increased potential, HCD recommends the following options when performing this analysis:

- Use the trends in ADU construction since January 2018 to estimate new production. This is a conservative option to only account for the effect of the new laws without local promotional efforts or incentives (safe harbor option).
- Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).
- Use trends from regional production of ADUs.
- Include programs that aggressively promote and incentivize ADU and JADU construction.
- Other analysis (reviewed on a case-by-case basis).

Potential affordability of these units must still be calculated per the analysis outlined on the previous page. In addition to the above options, the element should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle mid-point to evaluate if production estimates are being achieved. Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h)and (i).

- Alternative Adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be:

  - substantially rehabilitated
  - in a multifamily rental or ownership housing complex of three or more units that are converted from non affordable to affordable rental
  - preserved at levels affordable to low- or very low-income households, where the local government has provided those units with committed assistance

  For more information on this option, please refer to HCD's Building Blocks Webpage

- Manufactured housing, manufactured housing park hook-ups, floating homes/live aboard berths: In certain circumstances a jurisdiction can utilize the potential for new manufactured housing either in a manufactured housing park or on large properties in rural areas, or new floating home/liveaboard berths with sewer and water hook ups. In cases of a manufactured home park or in floating home/liveaboard berth marinas, the jurisdiction may count new spaces with infrastructure hook-ups intended for permanent residential occupancy and reported to the Department of Finance. Potential for manufactured homes in rural areas should be analyzed using the same factors as those

for potential ADUs, including establishing the market rate affordability of the units and crediting them to the appropriate RHNA category. In addition, the analysis should indicate if appropriate water and sewer infrastructure is available to support the development.

- Former military housing: Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the housing element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.

- In consultation with HCD, other alternatives may be considered, such as motel conversions, adaptive reuse of existing buildings, or legalization of units not previously reported to the Department of Finance.

Step 2: Determine whether there is sufficient capacity to accommodate the RHNA for the jurisdiction by income.
Government Code Section 65583(a)(3)

The following table is an example of that calculation:

Adjustment Factor	Very Low	Low	Moderate	Above Moderate
RHNA	**300**	**200**	**165**	**465**
Entitled, Permitted, or Constructed Project Projects	50	50	0	200
Accessory Dwelling Unit Potential	10	15	15	10
Adequate Sites Alternative Preservation	20	16		
Multifamily Residential R-3 (Vacant)	75	50		
Mixed Use MU (Nonvacant)	75	50	50	
Multifamily Residential (Vacant) R-2			75	
Single-Family (Vacant) R-1				200
Spring Valley Specific Plan			150	250
Total	**230**	**181**	**290**	**660**
Shortfall/Surplus	**-70**	**-19**	**+125**	**+195**

While the jurisdiction has sufficient sites to accommodate its RHNA for moderate- and above moderate-income units, it has a shortfall of 89 units to accommodate its lower income need. The jurisdiction would be required to include a program in the housing element to accommodate that shortfall.

If Yes: Congratulations, the site inventory analysis is complete

If No: Move to Step 3

Step 3: Adequate Sites Program
Government Code section 65583(f) and Government Code section 65583.2(h)

Where the inventory of sites does not identify adequate sites to accommodate the RHNA for lower income households, a program must be included to identify sites that can be developed for housing within the planning period. The housing element should include an inventory of potential sites for rezoning. Those sites must meet the adequate sites requirements in terms of the suitability and availability outlined above.

General Program Requirements
A jurisdiction's adequate sites program must accommodate 100 percent of the shortfall of sites necessary to accommodate the remaining housing need for housing for very low- and low-income households during the planning period and include the following components:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Permit the development of at least 16 units per site.
- Ensure sites within suburban and metropolitan jurisdictions — as defined by Government Code Section 65583.2(c)(3)(B)(iii) and (iv) — permit a minimum of 16 dwelling units per acre for incorporated cities within nonmetropolitan/rural counties and nonmetropolitan counties with micropolitan areas or 20 dwelling units per acre for suburban and metropolitan jurisdictions.
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

Timing
Rezones due to a shortfall from the current planning period:

A locality's ability to accommodate needed housing during the planning period requires designating appropriate zoning as early as possible. Generally, however, a rezoning should occur no later than three years and 120 days from the beginning of the planning period. A one-year extension to the deadline to complete required rezoning may be allowed if a local government has completed rezoning at sufficient densities to accommodate at least 75 percent of the units for very-low and low-income households. Also, the jurisdiction must determine after a public meeting that substantial evidence supports findings and adoption of a resolution that the rezone deadline was not met due to one of the following reasons:

- Action or inaction beyond the control of the local government of any other state, federal, or local agency.
- Infrastructure deficiencies due to fiscal or regulatory constraints.

- The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The jurisdiction must provide HCD a copy of the resolution and findings along with: - a detailed budget and schedule for preparation and adoption of required rezoning within one year of the adoption of the resolution, - plans for citizen participation, and - expected interim actions to complete the rezoning, and any revisions to the general plan (Government Code section 65583(f).

Consequences for Failing to Complete Rezoning Deadline:
If a local government fails to complete all rezoning's by the prescribed deadline, a local government may not disapprove a housing development project[7], nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project:

- Is proposed to be located on a site included in a housing element program to be rezoned.
- Complies with applicable objective general plan and zoning standards and criteria, including design review standards, described in the rezone program action.

However, any subdivision of the site is subject to the Subdivision Map Act.

A jurisdiction may disapprove a housing development or approve it upon the condition that the project be developed at a lower density only if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

- The housing development project would have a specific, adverse impact upon the public health or safety[8].
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact.

The local government may also be subject to enforcement actions by HCD, including a determination that the housing element no longer complies with the requirements of state law and referral to the Attorney General pursuant to Government Code section 65585(i) and (j).

[7] "Housing development project" is defined a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate legal agency to ensure the continued availability and use of at least 49 percent of the housing units for very-low, low-, and moderate-income households with an affordable housing cost or affordable rent.

[8] "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Housing Accountability Act and the Housing Element

The Housing Accountability Act (Government Code section 65589.5) establishes state overarching policy that a local government not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. Jurisdictions without a housing element in compliance with State Housing Element Law or without a complete site inventory are further limited in the ability to deny a housing development application.

Among other requirements (including those related to housing development regardless of affordability levels), the Housing Accountability Act states that a local agency shall not disapprove or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, for development of an emergency shelter or a housing development project for very low, low-, or moderate-income households unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

- The jurisdiction has adopted a housing element in substantial compliance with Housing Element Law and the jurisdiction has met or exceeded its share of the RHNA for the planning period for the income category proposed for the housing development project.
- The project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.
- The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable or rendering the development of the emergency shelter financially infeasible.
- The project is proposed on land zoned for agriculture or resource preservation, or which does not have adequate water or wastewater facilities to serve the project.
- The project is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation, unless the housing development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, or if the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584.

"Housing for very low, low-, or moderate-income households" means where at least 20 percent of the total units are or will be sold or rented to lower income households or 100 percent of the units will be sold or rented to persons and families of moderate income, or persons and families of middle income.

Rezoned due to an unaccommodated need from previous planning period[9]:
Pursuant to Government Code section 65584.09, if the jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need within the first year of the planning period. If more than one year has lapsed since the beginning of the planning period, the housing element cannot be found in compliance with Housing Element Law until the required zoning or rezoning is complete and the housing element is amended to reflect the necessary rezoning.

Annexation

If the jurisdiction must rely on annexation to accommodate its RHNA, the housing element must include a program committing to completing the annexation within three years of the planning period. In addition, the housing element must also include an evaluation of the suitability of the annexed sites, including the following information:

- Consistency with Local Agency Formation Commission (LAFCO) policies
- Actions to pre-zone prior to annexation
- Descriptions of the zone, density, development standards and design requirements
- The anticipated housing capacity allowed by each site
- Timeline to complete annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first three years of the planning period)
- Analysis of the suitability and availability of sites, including identification of any sites currently under Williamson Act contracts
- Demonstrated compliance with the requirements of the adequate sites program requirements of Government Code section 65583.2, subdivisions (h) and (i)

Please note, if the potential for annexation was not included in the RHNA allocation methodology, a portion of the county's allocation may be transferred to the city pursuant to Government Code section 65584.07(d). This transfer of RHNA would require an amendment to the housing element to ensure that any additional RHNA can be accommodated on sites within the inventory.

[9] Sometimes called the AB 1233 consequence.

Sample Rezone Program:

To accommodate the remaining lower-income RHNA of 89 units, the City of X will identify and rezone a minimum of 4.5 acres of vacant land to the R3 zoning district, allowing exclusively residential uses and a minimum of 20 units per acre to a maximum of 30 units per acre by June 30, 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites 20 through 30 in the parcel listing (Appendix A). As reflected in Appendix A, each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Objective: Create opportunity for at least 89 units of multifamily housing for lower income households

Responsible Agency: Community Development Department

Timeline: Sites rezoned by June 30, 2024

Funding Source(s): General fund

Other program ideas for increasing capacity or facilitating development on identified sites:

- Up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas at appropriate densities to facilitate development of housing.
- Increase maximum allowable residential densities in existing residential, commercial, and mixed-use zones and modify development standards, such as height limitations to ensure maximum density can be achieved.
- Establish minimum densities — Designate minimum densities of development to ensure that existing available land is not underutilized.
- Allow and encourage mixed-use zoning — Permit housing in certain nonresidential zones either as part of a mixed-use project or as a standalone residential use.
- Rezone underutilized land from nonresidential to residential to expand the supply of available residential land.
- Institute flexible zoning — Allow various residential uses within existing nonresidential zones without requiring rezoning or conditional approvals.
- Redevelop and/or recycle underutilized existing land to more intensive uses.
- Convert obsolete, older public/institutional/commercial/industrial buildings to residential use through adaptive reuse and/or historic preservation.
- Over-zone — Create a surplus of land for residential development during the current planning period of at least 20 percent more than the locality's share of the regional housing need. Over-zoning compensates for urban land left vacant due to ownership and development constraints and creates a real surplus. A sufficient supply of land beyond the time frame of the housing element helps prevent land shortages from bidding up land costs.
- Allow and promote small and irregular-size lot development.

- Consolidate lots — Facilitate combining small residential lots into larger lots to accommodate higher-density development.
- Increase height limitations — At a minimum, allow three stories in multifamily zones.
- Increase Floor Area Ratios — Allow for larger buildings on smaller lots and/or more units per lot by reducing the floor area ratio (total lot area divided by the total building area).
- Identify publicly owned land suitable for affordable housing development and sell parcels for $1 (with consideration of the Surplus Land Act as amended by AB 1486, Statutes of 2019).
- Facilitate development by encouraging staff outreach to owners of potential sites and affordable housing developers to discuss needs and constraints in the jurisdiction.
- Adopt incentives such as a super density bonus or by right approval for housing that meets community objectives, such as housing near transit, affordability, housing that meets the needs of special populations, etc.
- Adopt a specific plan that streamlines CEQA compliance.

Common Program Questions and Answers for Shortfall Zoning:

Q: How do I establish the density range for a rezone site?
A: The density range is set at the minimum density (either 16 or 20 dwelling units per acre, depending on the jurisdiction). While there is no specific maximum density requirement, the range must include the density that was identified as appropriate to accommodate housing affordable to lower-income households (Part B, Step 2).

However, jurisdictions should not set the minimum and maximum density range at the same density (e.g., 20 units per acre minimum as both a minimum and maximum density). If identifying a narrow density range, the housing element must analyze the range as a potential governmental constraint on housing development, including potential impacts resulting from site constraints, financial considerations, and other development factors.

Q: If a development is proposed with less than 20 percent affordability to lower income, can the jurisdiction approve it?
A: Yes, however, the project would not qualify for the by right provisions of this law unless the underlining zone already permitted housing by right. This, and all housing development projects, is subject to the Housing Accountability Act. In addition, the jurisdiction may be subject to No Net Loss Law provisions.

Q: How is the 20 percent calculated when State Density Bonus Law is added?
A: This 20 percent calculation is based upon the total number of units in the development including additional units provided by a density bonus. This calculation methodology is consistent with several other pieces of housing laws, including the Streamlined Ministerial Approval Process (Government Code section 65913.4) and the Housing Accountability Act.

ATTACHMENT 1: SUMMARY OF NEW LAWS REFERENCED IN THE GUIDEBOOK

AB 1397, Low (Chapter 375, Statutes of 2017): The law made a number of revisions to the site inventory analysis requirements of Housing Element Law. In particular, it requires stronger justification when nonvacant sites are used to meet housing needs, particularly for lower income housing, requires by right housing when sites are included in more than one housing element, and adds conditions around size of sites, among others.

AB 686, Santiago (Chapter 958, Statutes of 2018): The law ensures that public entities, including local governments, administer their programs relating to housing and urban development in a manner affirmatively to further the purposes of the federal Fair Housing Act and do not take any action that is materially inconsistent with its obligation to affirmatively further fair housing. It also requires that housing elements of each city and county promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, Government Code Section 65008, and any other state and federal fair housing and planning law. AB 686 requires jurisdictions to conduct an assessment of fair housing in the housing element, prepare the housing element site inventory through the lens of affirmatively furthering fair housing, and include program(s) to affirmatively further fair housing.

SB 6, Beall (Chapter 667, Statutes of 2019): Jurisdictions are required to prepare the site inventory on forms developed by HCD and send an electronic version with their adopted housing element to HCD. HCD will then send those inventories to the Department of General Services by December 31 each year. The law (?) authorizes HCD to review, adopt, amend, and repeal the standards, forms, or definitions to implement this subdivision and subdivision (a) of Section 65583.

AB 1486, Ting (Chapter 644, Statutes of 2019): The law expanded the definition of surplus land and added additional requirements on the disposal of surplus land. In addition, local agencies must send notices of availability to interested entities on a list maintained by HCD. This list and notices of availability are maintained on HCD's website. Local agencies must also send a description of the notice and subsequent negotiations for the sale of the land, which HCD must review, and within 30 days submit written finding of violations of law. Violations of the Surplus Land Act can be referred to the Attorney General. Finally, it adds a requirement in Housing Element Law for the jurisdiction to identify which of the sites included in the inventory are surplus property.

ATTACHMENT 2: GOVERNMENT CODE SECTION 65583.2

As of January 1, 2020

(a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (9) of subdivision (c) of Section 65583, that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the sites that meet the following standards set forth in subdivisions (c) and (g):

(1) Vacant sites zoned for residential use.

(2) Vacant sites zoned for nonresidential use that allows residential development.

(3) Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county.

(4) Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.

(b) The inventory of land shall include all of the following:

(1) A listing of properties by assessor parcel number.

(2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.

(3) For nonvacant sites, a description of the existing use of each property. If a site subject to this paragraph is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period and how the city or county will comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

(5) (A) A description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

(B) Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory.

(6) Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.

(7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan, for reference purposes only.

(c) Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The inventory shall specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. An unincorporated area in a nonmetropolitan county pursuant to clause (ii) of subparagraph (B) of paragraph (3) shall not be subject to the requirements of this subdivision to allow residential use by right. The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The city or county shall determine the number of housing units that can be accommodated on each site as follows:

(1) If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.

(2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

(A) A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate 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 locality provides other evidence to the department that the site is adequate to accommodate lower income housing.

(B) A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate 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 locality provides other evidence to the department that the site can be developed as lower income housing. For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.

(C) A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.

(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:

(A) Provide an analysis demonstrating how the adopted densities accommodate this need. 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.

(B) The following densities shall be deemed appropriate to accommodate housing for lower income households:

(i) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.

(ii) For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre.

(iii) For a suburban jurisdiction: sites allowing at least 20 units per acre.

(iv) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.

(d) For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.

(e) (1) Except as provided in paragraph (2), a jurisdiction shall be considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction’s population is greater than 100,000, in which case it shall be considered metropolitan. A county, not including the City and County of San Francisco, shall be considered suburban unless the county is in an MSA of 2,000,000 or greater in population in which case the county shall be considered metropolitan.

(2) (A) (i) Notwithstanding paragraph (1), if a county that is in the San Francisco-Oakland-Fremont California MSA has a population of less than 400,000, that county shall be considered suburban. If this county includes an incorporated city that has a population of less than 100,000, this city shall also be considered suburban. This paragraph shall apply to a housing element revision cycle, as described in subparagraph (A) of paragraph (3) of subdivision (e) of Section 65588, that is in effect from July 1, 2014, to December 31, 2028, inclusive.

(ii) A county subject to this subparagraph shall utilize the sum existing in the county’s housing trust fund as of June 30, 2013, for the development and preservation of housing affordable to low- and very low-income households.

(B) A jurisdiction that is classified as suburban pursuant to this paragraph shall report to the Assembly Committee on Housing and Community Development, the Senate Committee on

Housing, and the Department of Housing and Community Development regarding its progress in developing low- and very low income housing consistent with the requirements of Section 65400. The report shall be provided three times: once, on or before December 31, 2019, which report shall address the initial four years of the housing element cycle, a second time, on or before December 31, 2023, which report shall address the subsequent four years of the housing element cycle, and a third time, on or before December 31, 2027, which report shall address the subsequent four years of the housing element cycle and the cycle as a whole. The reports shall be provided consistent with the requirements of Section 9795.

(f) A jurisdiction shall be considered metropolitan if the jurisdiction does not meet the requirements for “suburban area” above and is located in an MSA of 2,000,000 or greater in population, unless that jurisdiction’s population is less than 25,000 in which case it shall be considered suburban.

(g) (1) For sites described in paragraph (3) of subdivision (b), the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the city’s or county’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

(2) In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.

(3) Notwithstanding any other law, and in addition to the requirements in paragraphs (1) and (2), sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or occupied by low or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915.

(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right

for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c), shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b). At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

(i) For purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(j) Notwithstanding any other provision of this section, within one-half mile of a Sonoma-Marin Area Rail Transit station, housing density requirements in place on June 30, 2014, shall apply.

(k) For purposes of subdivisions (a) and (b), the department shall provide guidance to local governments to properly survey, detail, and account for sites listed pursuant to Section 65585.

(l) This section shall remain in effect only until December 31, 2028, and as of that date is repealed.

(Amended (as amended by Stats. 2018, Ch. 958, Sec. 3) by Stats. 2019, Ch. 664, Sec. 15.5. (AB 1486) Effective January 1, 2020. Repealed as of December 31, 2028, by its own provisions. See later operative version amended by Sec. 16.5 of Stats. 2019, Ch. 664.)

From:	David Kellogg
To:	Housing Elements@HCD
Subject:	Public Comment on Housing Element
Date:	Friday, November 18, 2022 6:02:41 PM
Attachments:	PNG image PNG image JPEG image JPEG image JPEG image

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Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from GLENDALE.

Issue

- The Housing Element from GLENDALE fails to adequately analyze compliance with one of the state's fundamental streamlining laws.
- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
    1. 30 days to determine completeness
    2. 30 days for CEQA review
    3. 60 days for approval.
- GLENDALE does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, GLENDALE has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In

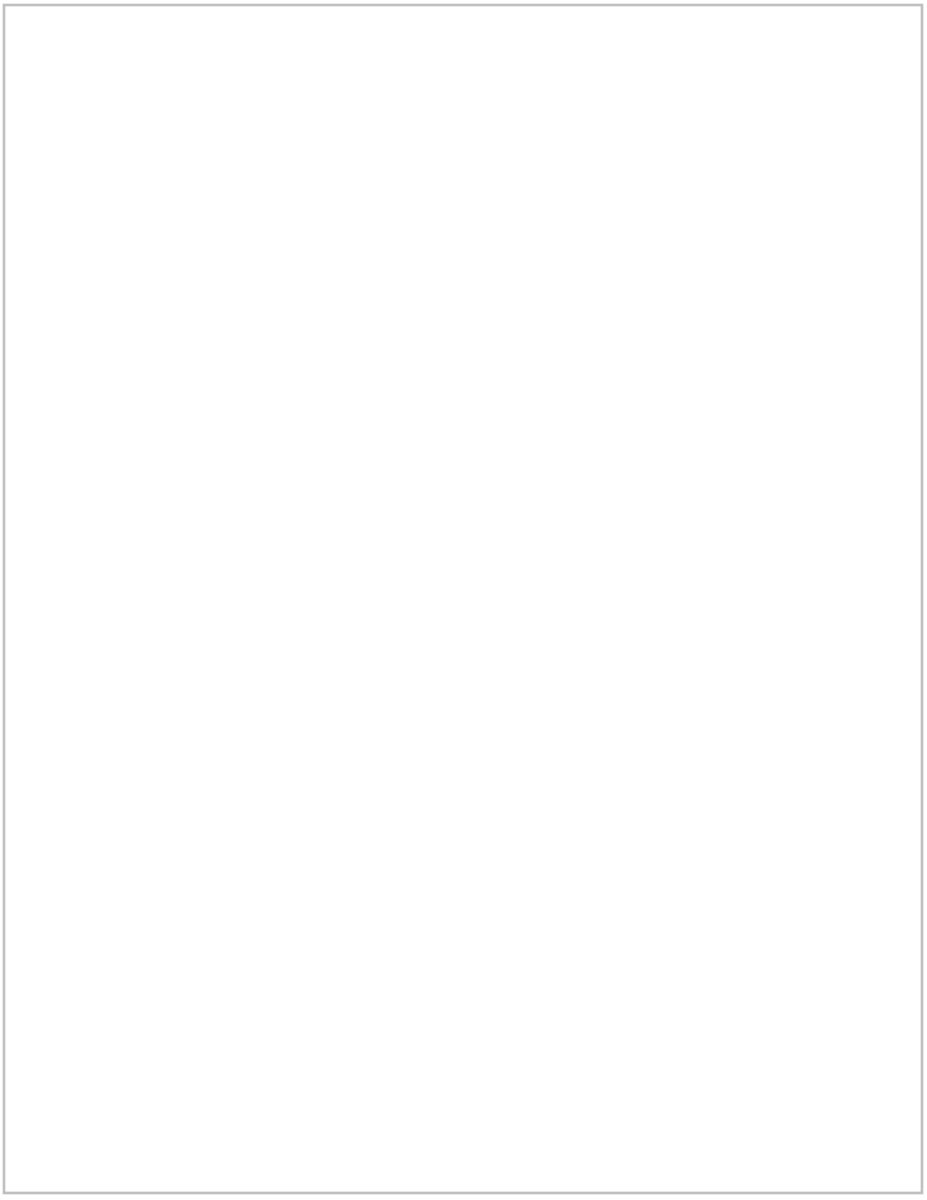
the vast majority of instances, these exemptions are uncontested and straightforward.

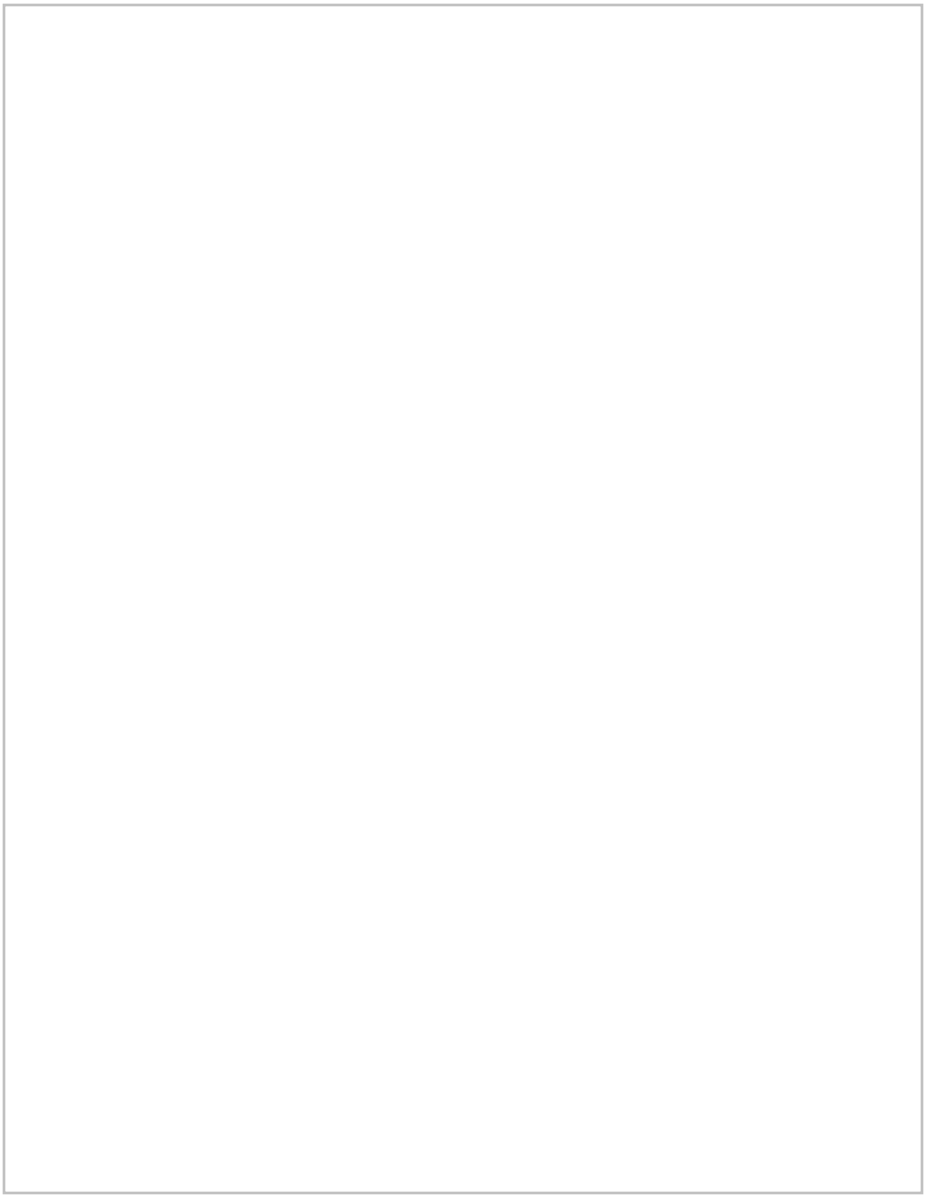
Recommendation

- The Housing Element from GLENDALE should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from GLENDALE should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing "recommendations" of CEQA-exemption and that the actual "determinations" were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and "may act as a governmental constraint on housing."





From: Alex Khatchaturian
To: Zemaitaitis, Vilia
Cc: Krause, Erik; Prasad, Hillary@HCD; Calvert, Bradley; Asp, Kristen; Golanian, Roubik; Garcia, Michael
Subject: Re: Comments on Amended 6th Cycle Housing Element (Glendale)
Date: Friday, January 13, 2023 7:40:36 AM
Attachments: Packet_20230112000414906.pdf

Ms. Zemaitaitis,

The agenda packet for the upcoming January 18, 2023 planning commission meeting is attached. The planning commission will be asked to approve the minutes from the November 16, 2022 meeting (Agenda Item #4). The minutes incorrectly indicate no written public input was received by the city for the discussion over the 6th cycle housing element update. As you know, I submitted written comments on the matter, and you mentioned in your reply that my email and attachments will be distributed to the members of the planning commission for their consideration. Please explain why my comments are being excluded from the public record?

Thank you,
Alex Khatchaturian

On Wed, Nov 16, 2022 at 5:26 PM Zemaitaitis, Vilia <VZemaitaitis@glendaleca.gov> wrote:

> Received.
>
> The email and attachments will be distributed to the Planning Commission for their consideration.
>
> Thank you.
>
> ---
>
> **From:** Alex Khatchaturian <alexkhatchaturian@gmail.com>
> **Sent:** Wednesday, November 16, 2022 5:10 PM
> **To:** Krause, Erik <EKrause@Glendaleca.gov>
> **Cc:** Zemaitaitis, Vilia <VZemaitaitis@Glendaleca.gov>; Prasad, Hillary@HCD <Hillary.Prasad@hcd.ca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>; Asp, Kristen <KAsp@Glendaleca.gov>; Golanian, Roubik <RGolanian@Glendaleca.gov>; Garcia, Michael <MJGarcia@Glendaleca.gov>
> **Subject:** Comments on Amended 6th Cycle Housing Element (Glendale)
>
> **CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**
>
> Mr. Krause,
>
> My review of the amended housing element was primarily focused on the city's analysis of

the fair housing implications related to the enforcement of its Just Cause and Retaliatory Evictions Ordinance, as codified in Chapter 9.30 of the municipal code.

Glendale currently does not and does not plan to enforce the tenant protection provisions of its Just Cause and Retaliatory Evictions Ordinance. I attached to this e-mail my correspondence with Councilmember Dan Brotman from two years ago in which he stated, after conferring with the City Attorney and city staff, that Glendale has elected to not enforce the tenant protection provisions of Chapter 9.30 of the municipal code.

Please note the Enforcement Procedures section of the ordinance (Chapter 9.30.055) states:

"The city, at its sole discretion, may choose to enforce the provisions of this chapter through administrative fines, administrative citations and any other administrative procedure set forth in Chapters 1.20 and 1.24 of the municipal code, as amended. The city's decision to pursue or not pursue enforcement of any kind shall not affect a tenant's rights to pursue civil remedies."

The amended Housing Element does not contain any commitment for the establishment of a tenant protections enforcement program. Nor does it contain any plan to remove discretion out of the enforcement process and place a ministerial duty on city staff to enforce the tenant protection provisions. Instead, in response to HCD's request for analysis on the fair housing implications related to the enforcement of the adopted ordinance, the amended Housing Element states:

"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."

I attached page 401 of the amended housing element for reference.

The reality is, as the councilmember communicated unequivocally in his response to my question, the city does not enforce tenant protections. Moreover, as evidenced by the amended housing element, the city does not plan to enforce tenant protections. Instead, as I have personally experienced myself, city staff refer tenants to seek civil remedies when they call to report violations of tenant protection provisions. Informal mediation and educating landlords and tenants about their rights is not an effective enforcement mechanism for safeguarding tenant protections. Violations of tenant protections need to be enforced the way violations of our indigenous tree ordinance are enforced.

It is disheartening to see that city staff made no effort to address this issue, especially considering that two-thirds of Glendale residents are tenants. Unless Glendale implements an enforcement program that commits to safeguarding tenant protections without discretion, I do not think the city will be certified by HCD as compliant with state housing element law.

Thank you,

Alex Khatchaturian

A G E N D A

PLANNING COMMISSION

COUNCIL CHAMBERS
613 E. Broadway, 2nd Floor
Glendale, CA 91206

Meetings are broadcast live on Glendale TV, viewable on Spectrum Cable, channel 6, and AT&T U-verse, channel 99. Meetings are also streamed live in high definition (HD) on the city's webpage, glendaleca.gov/live, on YouTube.com/myglendale, and on Apple TV, Roku, and Amazon Fire devices using a free app called Screenweave and choosing “Glendale TV” from the menu. Meetings are also archived on the City Website for viewing anytime at glendaleca.gov/agendas. Call (818) 548-4013 for program schedules. DVDs of the proceedings are available for purchase in the City Clerk's Office. For public comments and questions during the meeting, call (818) 937-8100. Public comments on a specific agenda item will be taken when that agenda item is discussed. If you have any question about matters on the agenda, or requests for assistance, please contact the CDD Planning Division staff at (818) 548-2140 during regular business hours.

PLEASE TURN OFF CELLULAR PHONES WHILE INSIDE THE MEETING LOCATION

In compliance with the Americans with Disabilities Act (ADA) of 1990, auxiliary hearing aids, sign language translation, and Braille transcripts are available upon request. Assisted listening devices are available same-day upon request. At least 48 hours (or two business days) notice is required for requests regarding sign language translation and Braille transcription services. All documents related to open session items on this agenda that are received less than 72 hours prior to this meeting, and are public records, will be available for review in the Office of the City Clerk, 613 E. Broadway, RM 110, Glendale, CA 91206.

Translation services are provided for meetings through the use of bilingual staff for speakers who wish to utilize the service as available. Speakers should state their request by contacting the City Clerk’s office at (818) 548-2090, at least 24 hours prior to the scheduled meeting. Please specify the language for which you require translation. The exclusive use of City provided interpreters is not required and persons are welcome to use their own interpreter or speak in their native language.

JANUARY 18, 2023 AT 5:00 PM

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1. **ROLL CALL – Chraghchian, Fuentes, Lee, Minassian, Shahbazian**

2. **REPORTS REGARDING POSTING OF AGENDA**
   The Agenda for the January 18, 2023 Regular Meeting of the Glendale Planning Commission was Posted on January 11, 2023, on the Bulletin Board Outside City Hall.

3. **ELECTION OF CHAIRPERSON AND CHAIRPERSON PRO TEM**

4. APPROVAL OF MINUTES

a. Approval of Planning Commission Minutes from November 16, 2022.

5. ORAL COMMUNICATION

Discussion is limited to items not a part of this agenda. Each speaker is limited to 5 minutes. Planning Commission may question or respond to the speaker but there will be no debate or decision.

6. BOARD/COMMISSION MEMBER COMMENTS

7. OLD BUSINESS

a. ITEM:

3810-3816 4th Avenue

Tentative Parcel Map - PPM2113643 (GLN No. 1644)

- Note – This project will be taken off the Planning Commission meeting calendar and will be rescheduled and re-noticed.

PROJECT DESCRIPTION

Application to subdivide two residential lots into a total of three residential lots (Parcels A, B and C). The existing single-family dwelling on Parcel A will be maintained. Future single family residential development on the two new flag lots (Parcels B and C) will require approval by the Design Review Board.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15315 “Minor Land Division” because the project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when division in in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

8. NEW BUSINESS

9. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

10. ADJOURNMENT

MINUTES
REGULAR MEETING OF THE CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
613 East Broadway, Second Floor, Glendale, CA 91206
WEDNESDAY, NOVEMBER 16, 2022
5:00 P.M.

5:05 p.m. - Chairperson Lee called to order the Regular Meeting of the Planning Commission in the City Council Chambers, 613 East Broadway, second floor, Glendale.

Present: Chraghchian
Lee
Minassian
Shahbazian

Absent: Fuentes

Community Development Department Staff
- Erik Krause, Deputy Director of Planning
- Vilia Zemaitaitis, Principal Planner
- Roger Kiesel, Senior Planner

Legal Department Staff
- Gillian van Muyden, Chief Asst. City Attorney
- Yvette Neukian, Principal Assistant City Attorney

2. REPORT REGARDING POSTING OF AGENDA
The agenda for this meeting was posted on Wednesday, November 10, 2022, on the Bulletin Board outside City Hall and on the City's web site.

3. APPROVAL OF MINUTES
- November 2, 2022 (Regular Meeting)

MOTION
Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Chraghchian, that the minutes be approved as presented.
VOTE
Ayes: Chraghchian, Minassian Shahbazian, Lee
Noes: None
Absent: Fuentes
Abstain: None

4. ORAL COMMUNICATIONS: NONE.

5. BOARD/COMMISSIONERS COMMENTS: NONE.

6. OLD BUSINESS

(a) LOCATION: 3810-3816 4TH AVENUE

- Tentative Parcel Map Case Number PPM2113643
  (Continued from April 20, May 18, June 15, and August 17, 2022)

APPLICANT: 2733 SFLA LLC, c/o Serge Tachdjian

ZONE: "R1-II" - (Low Density Residential Zone, Floor Area Ratio District II)

LEGAL DESCRIPTION: Portion of Lot 4, Block "N" of Crescenta Canada Tract in the City of Glendale, County of Los Angeles, as per Map recorded in Book 5, Pages 574 and 57 of Record of Surveys, and also known at Parcel 11, as per Map recorded in Book 18, Page 38 of Record of Surveys.

PROJECT DESCRIPTION

Application to subdivide two residential lots into a total of three residential lots (Parcels A, B and C). The existing single-family dwelling on Parcel A will be maintained. Future single family residential development on the two new flag lots (Parcels B and C) will require approval by the Design Review Board.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15315 "Minor Land Division" because the project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when division in in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

CASE PLANNER: Cassandra Pruett, Planner

STAFF

Staff announced that this case will not be heard today and will be continued to the next regularly scheduled Planning Commission hearing on January 18, 2023, without further public notice.

DISCUSSION BY COMMISSIONERS

Planning Commissioners made the following motion.

MOTION

Moved by Planning Commissioner Minassian, and seconded by Planning Commissioner Shahbazian, that Tentative Parcel Map Case Number PPM 2113643, located at 3810-3816 4th Avenue, will be continued to the regularly scheduled Planning Commission hearing on **January 18, 2023**, without further public notice.

VOTE

Ayes: Chraghchian, Minassian, Shahbazian Lee
Noes: None
Absent: Fuentes
Abstain: None

(7) NEW BUSINESS

a. LOCATION: AMERICANA AT BRAND

- ZONING CODE TEXT CASE NO. PZC 2110228 AND STATUTORY DEVELOPMENT AGREEMENT RELATING TO SIGNAGE INTHE ADVERTISING SIGNAGE OVERLAY ZONE

APPLICANT: The Americana at Brand, LLC

ZONE "DSP" - (Downtown Specific Plan) – TCSP (Town Center Specific Plan)

APN(s): 5642-014-069;-072;-074;-078;-079;-185;-186;-187;-189;-190;-193;-194;-195;-196;-197;-198;-199;-200;-201;-202;-951; and -952

PROJECT DESCRIPTION

The Americana at Brand has requested a Development Agreement to comply with GMC Section 30.26.100, including the provision of certain public benefits to the City, the Development Agreement term, and the regulation of signage in accordance with GMC Chapter 30.26 Advertising Signage Overlay Zone (ASOZ). Revisions to Chapter 30.26 include allowing freestanding signs (kiosks) and marquee (theater) signs to include non-accessory content and digital displays (animated signs).

ENVIRONMENTAL DETERMINATION

ENVIRONMENTAL DETERMINATION

An addendum to the previously adopted mitigated negative declaration (MND) was prepared for the proposed amendments to the ASOZ. As indicated in the Addendum, the proposed amendments to the ASOZ will not result in any new adverse impacts, nor increase the severity of any impacts identified in the MND adopted by City Council in March 2010.

STAFF

Mr. Kiesel stated that Community Development Department staff recommends that the Planning Commission find the proposed zone code text amendments are consistent with the City's General Plan and applicable Specific Plans (TCSP and DSP) and that the proposed amendment to the Development Agreement.

Further, staff recommends the Planning Commission consider the Addendum to the 2010 Mitigated Negative Declaration and prior 2013 Addendum prior to recommending approval of the requested zone change and DA amendment to the City Council.

Applicant
- Ms. Chris Robertson, applicant and consultant on the project, and representing the Americana At Brand, presented the case. She answered questions from the Planning Commissioners.

WRITTEN PUBLIC INPUT
In Favor: None
Interested Party: None.
In Opposition: None.

SPEAKING AT THE HEARING
In Favor: No one.
Interested Party: No one.
In Opposition: No one.

DISCUSSION BY COMMISSIONERS
Planning Commissioners discussed the project and made the following motion.

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Commissioner Shahbazian, that upon consideration of the proposed amendments to the 2020 Development Agreement between the City of Glendale and the Americana at Brand, LLC ("DA"), and the proposed text amendment to Glendale Municipal Code Chapter 30.26 – Advertising Signage Overlay Zone (ASOZ), and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said proposed amendments to the DA and proposed text amendment, and having also considered the proposed Addendum to the Final Mitigated Negative Declaration (MND) and prior 2013 Addendum to that MND, the Planning Commission hereby finds the proposed text amendments to the ASOZ are consistent with the City's General Plan, Town Center Specific Plan and Downtown Specific Plan, recommends that the City Council approve the proposed amendment to the 2020 development agreement, consider the addendum to the MND and 2013 Addendum, and adopt the proposed amendments to Title 30 of the Glendale Municipal Code pertaining to the ASOZ.

Adopted this 16th day of November, 2022.
VOTE
Ayes: Chraghchian, Minassian, Shahbazian, Lee
Noes: None
Absent: Fuentes
Abstain: None

7 b. LOCATION: CITYWIDE

- **UPDATE OF THE CITY'S HOUSING ELEMENT 2021 – 2029**
  CASE NO. PGPA 2119840
  (6th Cycle Housing Element)

APPLICANT: City of Glendale, Community Development Department

PROJECT DESCRIPTION
General Plan Amendment updating the City of Glendale's Housing Element, a document that outlines Glendale's housing policies. State law mandates periodic updates to the Housing Element, which was last updated in January 2014. This sixth update provides policies, programs, and actions to accommodate the City's share of Regional Housing Needs Assessment (RHNA). The Housing Element identifies sites to accommodate future projected housing growth need for the 2021-2029 planning period. The 6th Cycle Housing Element Update does not propose to change the zoning, density, or development regulations applicable to any sites to accommodate the City's Regional Housing Needs Allocation. The Planning Commission is asked to make a recommendation to Council concerning adoption of the 6th Cycle Housing Element. The 6th Cycle Housing Element was first adopted by City Council on February 1, 2022, and has been amended based on comments received by the California Department of Housing and Community Development (HCD).

ENVIRONMENTAL DETERMINATION
The proposed Project is exempt under State CEQA Guidelines §15061(b)(3) commonsense exemption, because the Project involves policies, programs, and actions to meet the City's RHNA allocation that either would not cause a significant effect on the environment or incorporates actions that have already been taken by the City.

STAFF
Staff Member Vilia Zemaitaitis introduced the project.

Staff Member Erik Krause summarized the project and added that the Planning Commission review the proposed amendments to the 6th Cycle Housing Element and make a recommendation to the City Council.

Mr. Krause introduced Ms. Amanda Tropiano, City's consultant on the proposed project and representing the consultant firm.

Mr. Krause stated that Community Development Department staff recommends that the Planning Commission recommend that the City Council adopt the amended 6th Cycle Housing Element – (2021-2029).

Applicant: City of Glendale.

WRITTEN PUBLIC INPUT
In Favor: None
Interested Party: None.
In Opposition: None.

SPEAKING AT THE HEARING
In Favor: No one.
Interested Party: No one.
In Opposition: No one.

DISCUSSION BY COMMISSIONERS
Planning Commissioners discussed the project and made the following resolution.

RESOLUTION

Moved by Planning Commissioner Shahbazian and seconded by Planning Commissioner Chraghchian, passed the following resolution.

RESOLUTION NO. 2022-0001__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDALE RECOMMENDING APPROVAL OF THE 6th CYCLE HOUSING ELEMENT
(Case No. PGPA 2119840)

THE PLANNING COMMISSION OF THE CITY OF GLENDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby find and determine as follows:

a. The Planning Commission reviewed the amended Cycle 6 Housing Element, previously adopted by City Council on February 1, 2022 and as amended to address comments received by California Department of Housing and Community Development (HCD).
b. The Planning Commission held a duly noticed public hearing on November 16, 2022 to consider the Amended 6th Cycle Housing Element, previously adopted by City Council on February 1, 2022.
c. The Planning Commission has determined that the proposed Project is exempt under State CEQA Guidelines §15061(b)(3) commonsense exemption, because the Project involves policies, programs, and actions to meet the City's RHNA allocation that either would not cause a significant effect on the environment or incorporates actions that have already been taken by the City. The project is further exempt pursuant to State CEQA Guidelines Section 15283 and California Government Code Section 65584(g).

SECTION 2. Based upon the foregoing, the Planning Commission resolves the following:

a. Recommend to the City Council the approval of the amended Cycle 6 Housing Element, previously adopted by City Council on February 1, 2022 and as amended to address comments received by HCD (Case No. PGPA 2119840).

Adopted this 16th day of November 2022.

Signed by Chairperson Lee of the Planning Commission.

ATTEST: I, Kristen Asp, Commission Secretary, certify that the foregoing resolution was adopted by the Planning Commission of the City of Glendale, by a majority of the members thereof at a meeting held on the 16th day of November 2022 and that the same was adopted by the following vote:

Signed by Commission Secretary Kristen Asp.

VOTE
Ayes: Chraghchian, Minassian, Shahbazian, Lee
Noes: None
Abstain: None
Absent: Fuentes

8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES
   - Staff Member Erik Krause informed the Planning Commissioners that the amended Housing Element will be presented to the City Council on December 6, 2022.

9. ADJOURNMENT
   Chairperson Lee, adjourned the hearing at 6:30 p.m. All present were in favor.

CHAIRPERSON – PLANNING COMMISSION

EK:VZ:sm

CITY OF GLENDALE, CALIFORNIA
REPORT TO THE PLANNING COMMISSION

AGENDA ITEM

Report:	Tentative Parcel Map GLN 1644
File No./Case:	PPM 2113643
Location:	3810 – 3816 4th Avenue
Assessor Parcel No:	5604-007-039
Owner/Applicant:	2733 SFA, LLC
Approved for	January 18, 2023

ADMINISTRATIVE ACTION

Prepared by:
Roger Kiesel, AICP, Senior Planner

Reviewed by:
Kristen Asp, AICP, Principal Planner

SUMMARY:

Application to subdivide two residential lots into a total of three residential lots (Parcels A, B and C). The existing single-family dwelling on Parcel A will be maintained. Future single family residential development on the two new flag lots (Parcels B and C) will require approval by the Design Review Board.

This project will be taken off the Planning Commission meeting calendar and will be rescheduled and re-noticed.

From:	Alex Khatchaturian
To:	Prasad, Hillary@HCD
Subject:	Re: Housing Element Review; Sites Inventory
Date:	Tuesday, January 3, 2023 6:49:02 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Sears Lower Income overstated by 374 units.pdf Suitability of Nonvacant Sites (AB 1397).xlsx Correspondence with Daniel Brotman Chapter 9.30 GMC.pdf Amended 6th Cycle Housing Element page 401.pdf Response from Philip Lanzafame dated 12.8.2020.pdf

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Ms. Prasad,

I would like to submit additional comments and information for your consideration during your review of Glendale's recently adopted 6th Cycle Housing Element Update.

Suitability of nonvacant sites (AB 1397)

As I mentioned previously in my email dated 12/29/2022, there are a number of properties designated in the Sites Inventory to have capacity for lower income units which currently have commercial uses that are presumed to impede additional residential development. The Housing Element does not present findings to substantiate that these uses are likely to be discontinued during the planning period. I attached a spreadsheet which lists some of these sites, in addition to the former Sears parcels where a 682 unit housing project has been proposed (only 69 lower income versus 443 represented in the housing element; see attached PDF for details).

Tenant Protections

Glendale does not and does not plan to enforce the tenant protection provisions of its Just Cause and Retaliatory Evictions Ordinance. I attached to this e-mail my correspondence with Councilmember Dan Brotman from two years ago in which he stated, after conferring with the City Attorney and City staff, that Glendale has elected to not enforce the tenant protection provisions of Chapter 9.30 of the municipal code.

Please note the Enforcement Procedures section of the ordinance (Chapter 9.30.055) states:

"The city, at its sole discretion, may choose to enforce the provisions of this chapter through administrative fines, administrative citations and any other administrative procedure set forth in Chapters 1.20 and 1.24 of the municipal code, as amended. The city's decision to pursue or not pursue enforcement of any kind shall not affect a tenant's rights to pursue civil remedies."

The amended Housing Element does not contain any commitment for the establishment of a

tenant protections enforcement program. Nor does it contain any plan to remove discretion out of the enforcement process and place a ministerial duty on city staff to enforce the tenant protection provisions. Instead, in response to HCD's request for analysis on the fair housing implications related to the enforcement of the adopted ordinance, the amended Housing Element states:

"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."

I attached page 401 of the amended housing element for reference.

The reality is, as Councilmember Brotman communicated unequivocally in his response to my question, the city does not enforce tenant protections. Moreover, as evidenced by the amended housing element, the city does not plan to enforce tenant protections. Instead, city staff refer tenants to seek civil remedies when they call to report violations of tenant protection provisions. Informal mediation and educating landlords and tenants about their rights is not an effective enforcement mechanism for safeguarding tenant protections.

It is disheartening to see that city staff made no effort to address this issue, especially considering that two-thirds of Glendale residents are tenants. During the December 6, 2022 public hearing, Councilmember Devine asked the city's housing element consultant, Amanda Tropiano, if the revised draft adequately addressed HCD's concerns about the city's enforcement of tenant protections. Her response was:

"The city continues to maintain a policy that commits itself to implementing that provision and ordinance and we have provided additional analysis and clarification as to the process of how that ordinance is applied to instances where a resident or property owner may want to utilize the provisions of that ordinance. And so we have expanded that discussion in the background report. We have not recommended any changes to the way that the city writes that ordinance. You continue to be committed to implementing it effectively and we have just provided additional background and analysis."

This does not quite square with Councilmember Brotman's remarks that the city neither enforces nor plans on enforcing the tenant protection provisions of the ordinance. Moreover, the enforcement procedures section of the statute, which remains unchanged with no plan to amend it, clearly states that the city has discretion over enforcement. Unless Glendale implements an enforcement program that commits to safeguarding tenant protections without discretion, I do not think the city should be certified by HCD as compliant with state housing element law.

ADU Ordinance

The Accessory Dwelling Unit Handbook states:

"The preparation, adoption, amendment, and implementation of local ADU ordinances must be carried out consistent with Government Code Section 65852.150 and must not unduly constrain the creation of ADUs. Local governments adopting ADU ordinances should carefully weigh the adoption of zoning, development standards, and other provisions for impacts on the development of ADUs."

Section 65852.150 states that it is the California state legislature's intent for local ADU ordinances to encourage the development of accessory dwelling units. Therefore, any amendment to a local ADU ordinance should expand the potential capacity for ADUs, not impose a limitation or constraint towards the development of ADUs.

On November 15, 2022 the Glendale City Council adopted amendments to its ADU Ordinance to bring it in line with changes in state laws related to ADUs. One of the amendments pertains to the increased minimum height limits (SB 897). The amendments were adopted as recommended by staff, without any change to the existing ban on ADUs built over detached garages. The ban encompasses both ADU additions over existing detached garages, as well as new construction two-story garage/ADUs (garage lower level, living space upper level) even if the new building provides for minimum 4 feet interior setbacks.

With the amendment to its ADU ordinance, Glendale now allows two-story ADUs if certain conditions are met. These conditions are:
(a) the new construction ADU must be 800 SF or less;
(b) provide a minimum 4 feet interior setback;
(c) have a maximum height of 18 feet (up to 20 feet if the roof is pitched to match the primary residence); and
(d) the property must be located within 1/2 mile of a high-quality transit corridor.

However, under no circumstances may the lower level of the two-story ADU be a garage. In other words, the city will not allow a new construction detached ADU with a garage on the lower level and living space on top, even if all of the above conditions (a)-(d) are met. But the city will allow, without discretionary review, a detached two-story ADU composed entirely of living space that meets conditions (a)-(d).

Maintaining the ban on ADUs above detached garages circumvents the state's policy objective of encouraging the development of ADUs in the city. Why should it matter if the lower level is occupied living space or a garage for parking cars? Prohibiting detached two-story ADUs with a garage effectively defeats the purpose of SB 897, which is to create the potential for two-story ADUs by increasing the height limit in certain areas from 16 feet to 18-20 feet.

Two years ago, when the prohibition on second story ADU additions on top of detached garages was being considered for adoption by the city council, I asked Mr. Lanzafame, the

previous director of community development, for an explanation (I attached my letter with his response to this email). He told me the purpose of the ban was to eliminate out of scale projects that intrude on adjacent properties' privacy. Specifically, he wrote:

"Under the current code, we have been inundated with complaints of second story ADUs and out of scale, massive structures imposing on neighborhoods as well as intrusion on privacy in adjacent homes and yards. Given these circumstances, the proposed ordinance prescribes no above-garage or second story ADUs."

But if someone builds a two-story ADU under the above criteria, whether the lower level is a garage or living space does not change the scale or mass of the project or impact the privacy concerns raised by residents in the past. If anything, it would alleviate one of the concerns often cited by opponents of ADUs, which is cars ending up being parked on the street when garages are converted into ADUs.

During the discussion section of the November 15, 2022 public meeting, which begins at the 46 minute mark of the video presentation (link provided below), City Attorney Neukian remarked that community development staff continues to recommend to the City Council to keep the existing ban on ADUs over garages. Her comments begin at the 48 minute mark.

City Council - 11/15/22 - YouTube [youtube.com]

She mentioned that staff had "off the record" communication with HCD and was advised that there is no state requirement for the city to allow ADUs above garages. More importantly, she cited privacy concerns as the basis for the ban, since garages could be built with zero setback from the property line.

The only feasible way for one to build a two-story ADU over a garage is if the height is allowed to be at least 18-20 feet. (Before SB 897 this would not have been an option for Glendale residents, as the maximum height of any accessory structure, including ADUs, was capped at 15 feet.) Moreover, one of the conditions for being allowed to build at a height of 18-20 feet is for the new construction to provide a 4 feet interior setback. Therefore, the reasoning behind the ban, namely to avoid two-story buildings with no setback, is disingenuous.

It is evident that the basis for this arbitrary ban is to discourage the development of ADUs. The prohibition does not widen options or remove barriers to ADU development. There is no justification for it and I think the city should be compelled during the Housing Element review

process to provide a valid reason and justification, that is within the spirit of the state's ADU laws, for its decision to keep the ban, especially in areas of the city where SB 897 affords homeowners with the increased height limit with the intent of spurring ADU development.

A two-story ADU that provides 4 feet interior setbacks will have the same intrusive effect on adjacent neighbors whether the first floor is living space or a garage. Yet one is allowed and the other is not. Why? Because the city knows the one that is allowed is economically infeasible, hence will never get built; but the one that is prohibited, will be built if allowed.

The city should make a sincere effort to comply with the policy goals and objectives of the state and remove barriers to the development of two-story garage/ADUs. SB 897 will not result in the development of any additional ADUs in Glendale so long as there is a ban on ADUs above detached garages.

Thank you,
Alex Khatchaturian

On Fri, Dec 30, 2022 at 8:20 AM Prasad, Hillary@HCD <Hillary.Prasad@hcd.ca.gov> wrote:

> Good morning,
>
> HCD has received your comment and is taking it under consideration during our review. Please reach out if you have any questions.
>
> Thank you,
>
> ***Hillary Prasad***
> Specialist, Housing Policy Division
>
> Housing and Community Development
> 2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
> Phone: 916.776.7545
>
> [landlordtenant.dre.ca.gov]

From: Alex Khatchaturian <alexkhatchaturian@gmail.com>
Sent: Thursday, December 29, 2022 3:30 PM
To: Brotman, Daniel <dbrotman@glendaleca.gov>
Cc: Prasad, Hillary@HCD <Hillary.Prasad@hcd.ca.gov>
Subject: Housing Element Review; Sites Inventory

Councilmember Brotman,

AB 1397 includes specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower income need (as is the case in Glendale), the housing element must describe findings based on substantial evidence that the existing use does not constitute an impediment for additional residential use on the site.

Specifically, Government Code 65583.2(g)(2) states:

"In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. **An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.**"

The HCD Site Inventory Guidebook (page 27), attached for reference, clarifies the "substantial evidence" standard of proof by stating:

"In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring."

Furthermore, the HCD Site Inventory Guidebook adds:

"Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

- The lease for the existing use expires early within the planning period.

- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.

- There is a development agreement that exists to develop the site within the planning period.

- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.

- The property owner provides a letter stating its intention to develop the property with residences during the planning period."

The city must make its findings evidencing the suitability of the nonvacant sites available for public comment and review. If findings supporting the realistic development potential for certain lower income sites do not exist, as I believe is the case for the properties listed below, then the city should seek alternative sites that meet the criteria required by AB 1397.

1. Former site of the Sears building and nearby parking lots

216 N Central Ave (5642-015-056); 14 moderate, 14 above moderate

220 N Central Ave (5642-015-057); 15 moderate, 15 above moderate

201 W California Ave (5643-020-038); 16 moderate, 16 above moderate

309 N Orange St (5643-020-039); 30 moderate, 30 above moderate

212 W California (5642-015-045); 265 lower

236 N Central (5642-015-058); 178 lower

The Sites Inventory of the most recent draft of the Housing Element Update, adopted by the City Council on December 6, 2022, shows a total capacity of 443 lower income units at the current site of the Sears building (178) and the adjacent parking structure (265). On December 6, 2022, just hours before the City Council adopted the revised draft of the Housing Element Update, the City Council held a special meeting for stage I preliminary design review pertaining to the development proposed at the former Sears site.

During this presentation we learned that the developer, who has been communicating and working with city staff during the past year and a half, is proposing to build 682 units at the above-mentioned parcels, but only 69 will be made affordable to lower income individuals and families. The remaining 613 units are proposed to be above moderate and they will be leased at market rate.

City staff was aware of the project and it was stated multiple times during the meeting that they have been working with the developer for over a year and a half. It seems disingenuous to tell the state that a site has capacity for 443 lower income units when staff has been working with the developer for a year and a half and knows they plan to provide 69 affordable units, the minimum required by the city's inclusionary zoning law.

Moreover, during the meeting, council members were discussing the possibility of the Sears building being a historic resource. If there is sincere concern about preserving the building, the city should take into account the environmental impediments for housing development at this site and remove it from the Sites Inventory. It does not seem ethical to leave the site in the housing element in order to get credits towards the RHNA and then bring up potential historical resource concerns to deter the project from moving forward at public meetings.

Finally, everyone on the city council expressed a preference for the project to have a commercial or retail component, such as a restaurant. Please note that state law now allows for standalone residential development on commercial or even mixed use zoned sites.

The Sites Inventory needs to be revised to show the correct number of lower income (69) and above moderate (613) units proposed by the developer for the former Sears site.

2. 225 W Broadway (5642-002-056)

The Social Security Administration is a tenant in this building. Moreover, UnitedHealth has signed a long term lease for an Optum primary care clinic that would preclude redevelopment at this site during the 2021-2029 planning period.

The Sites Inventory shows this site as having the capacity for 250 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

3. 6444 San Fernando Rd (5623-027-903)

The US Post Office is in this building. The Sites Inventory shows this site as having the capacity for 21 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

4. 206 N Kenwood St (5642-017-901)

This site is occupied by Allan F. Daily High School. The Sites Inventory shows this site as having the capacity for 103 lower income units. Absent findings, based on substantial evidence, that the existing use will be discontinued during the current planning period, this site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

5. 831 N Pacific Ave (5636-006-024)

My family owns this property. We were never consulted by city staff or the city consultant about interest in redeveloping this property into multi-family housing. The property has a 25,000 SF building which is leased to Big Square. Earlier this year we signed a ten (10) year lease extension with the tenant. The lease expires 8/31/2032.

The Sites Inventory shows this site as having the capacity for 40 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

6. 1124 E Broadway (5674-012-018)

Multi-tenant shopping center;

My family owns this property. We were never consulted by city staff or the city consultant about interest in redeveloping this property into multi-family housing. The property has multiple tenants with lease agreements extending beyond the planning period. The Sites Inventory shows this site as having the capacity for 24 lower income units. This site should be eliminated based on the suitability of nonvacant sites requirements of AB 1397.

7. 1122 E Broadway (5674-012-020)

CVS Pharmacy anchor for 1124 E Broadway

My family owns the "wings" of the strip mall (See #6 above). The CVS parcel is owned by another entity, but we share the parking lot. This site alone cannot be redeveloped without the "wings". Therefore, this site (capacity 47 lower income units) should also be eliminated.

In addition to the previously mentioned sites, there are a number of other properties

designated in the Sites Inventory to have capacity for lower income units which currently have commercial uses that are presumed to impede additional residential development. The Housing Element does not present any findings to substantiate that these uses are likely to be discontinued during the planning period

a. 900 N Central (5644-013-043); 74 lower units

Crab Avenue Restaurant

b. 311 W Los Feliz Rd (5640-018-019); 108 lower units

Vons anchored shopping center

c. 1000 S Central Ave (5641-018-017); 82 lower units

JoAnn Fabrics

d. 1000 N Brand Blvd (5644-011-022); 22 lower units

Citizens Business Bank

e. 826 N Glendale Ave (5646-022-020); 27 lower units

Outpatient surgery center

f. 717 E Colorado St (5674-018-041); 20 lower units

Car wash

In all, the above sites account for more than 1,200 lower income units. I sincerely feel that these are "dummy sites" with no realistic potential for turning over into multi-family housing. The city is trying hard to avoid rezoning, but with current zoning we do not have enough underutilized parcels to generate the number of housing units required by 2029.

I recommend the city to rezone to allow larger buildings on all parcels within 1/2 mile of the Glendale Metrolink station and the recently approved NoHo-Pasadena BRT. This will open up opportunities for the turnover of commercial sites into multi-family residential projects

and alleviate Glendale's housing shortage. In addition, generous development standards near mass transit will provide incentive for the development of affordable and lower-income units in Glendale's job-rich and high-resource neighborhoods. Glendale needs to take advantage of the future bus rapid transit line and rezone for higher density residential developments, especially areas north of the 134 freeway.

I will be submitting additional comments to HCD pertaining to recent amendments to the city's ADU Ordinance, which I believe do not encourage ADU development, and the city's decision to not enforce the tenant protection provisions of its Just Cause and Retaliatory Evictions Ordinance. As I have stated previously in my correspondence with city staff, the amended Housing Element does not contain any commitment for the establishment of a tenant protections enforcement program. Nor does it contain any plan to remove discretion out of the enforcement process and place a ministerial duty on city staff to enforce the tenant protection provisions.

I look forward to hearing back from you.

Thank you,

Alex Khatchaturian

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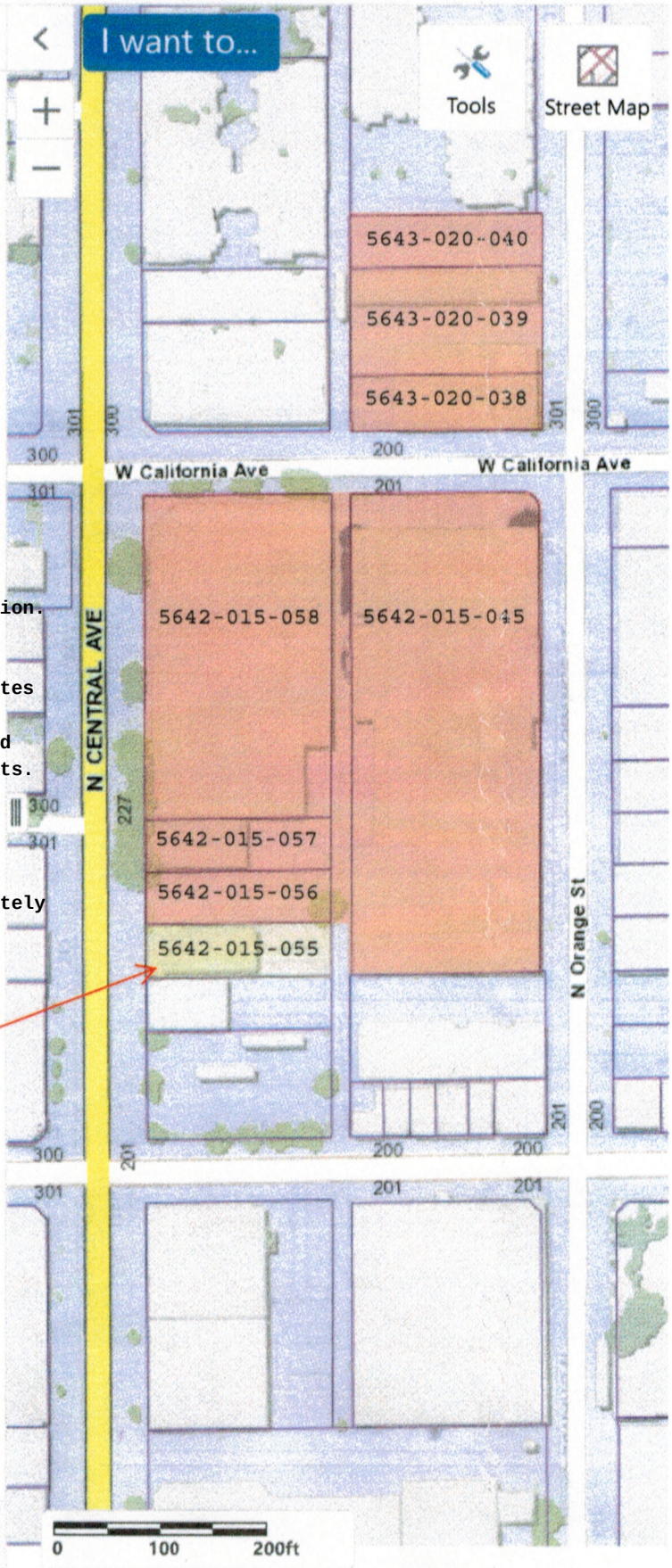
The owner of the seven (7) parcels in red, which was the former site of Sears department store, Sears auto center, and a parking structure has proposed to build 613 above moderate and 69 very low income units. On December 6, 2022 the Glendale City Council unanimously approved the Phase I design stage review per staff recommendation. City staff has been working closely with the developer during the past year and a half. Nonetheless, the city represented two of these sites (APN: 5642-015-058, -045) as having capacity for 443 lower income units when they knew the proposed project would have a total of 69 lower income units. This is just one example of the numerous misrepresentations to HCD by the City of Glendale on the Sites Inventory in order to meet its RHNA allocation without having to rezone.
The Sites Inventory should be corrected to accurately reflect the number of lower income units proposed by the developer.

214 N Central Avenue was sold in April 2019 to Elevate Health Group (owner-user). The property was extensively renovated and the existing use, a primary care medical clinic, will most likely not discontinue during the 2021-2029 planning period. This property should be eliminated from the Sites Inventory.



Site Address	APN	Lower	Moderate	Above Moderate	Suitability on nonvacant sites analysis (AB 1397)
214 N Central Ave	5642-015-055	0	14	14	The property was purchased by a medical group (Elevate Health) in 2019 and underwent extensive interior and exterior renovations for a primary care clinic.
216 N Central Ave	5642-015-056	0	14	14	Lower Income category overstated by 374 units. The owner of these sites has proposed to develop 613 above moderate and 69 very low income units. The city council approved Stage I design review on 12/6/2022 per staff recommendations.
220 N Central Ave	5642-015-057	0	15	15	
236 N Central Ave	5642-015-058	178	0	0	
212 W California Ave	5642-015-045	265	0	0	
201 W California Ave	5643-020-038	0	16	16	
309 N Orange St	5643-020-039	0	30	30	
225 W Broadway	5642-002-056	250	0	0	Office building occupied by Social Security Administration, UnitedHealth (Optum), and other tenants with lease agreements extending beyond planning period.
900 N Central Ave	5644-013-043	74	0	0	Crab Avenue restaurant
6444 San Fernando Rd	5623-027-903	21	0	0	United States Post Office facility
206 N Kenwood St	5642-017-901	103	0	0	Allan F Daily High School
831 N Pacific Ave	5636-006-024	40	0	0	Big Square; lease expires 8/31/2032
311 W Los Feliz Rd	5640-018-019	108	0	0	Vons anchored shopping center
1000 S Central Ave	5641-018-017	82	0	0	JoAnn's Fabric & Crafts (recent lease)
1000 N Brand Blvd	5644-011-022	22	0	0	Citizens Business Bank
826 N Glendale	5646-022-020	27	0	0	Outpatient surgery clinic
1124 E Broadway	5674-012-018	24	0	0	CVS anchored shopping center with shared parking and lease constraints
1122 E Broadway	5674-012-020	47	0	0	
717 E Colorado St	5674-018-041	20	0	0	Car wash

An existing use shall be presu additional residential develop findings based on substantial the use is likely to be discontir the planning period.

The Housing Element does no findings to support the realisti development potential for thes income sites. The city should s alternative lower income sites eligible sites.

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Chapter 9.30 JUST CAUSE AND RETALIATORY EVICTIONS

9 messages

Alex Khatchaturian <alexkhatchaturian@gmail.com> Wed, Sep 16, 2020 at 9:49 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

The moratorium on evictions expires at the end of this month. Do you know if tenants faced with unlawful termination of their tenancy can rely on the City to enforce the provisions of Glendale Municipal Code Chapter 9.30? Or are tenants limited to pursue costly civil remedies, which puts them at a great disadvantage against landlords?

I understand the City has sole discretion over whether to pursue or not pursue enforcement of any kind. I am curious if there has been any discussion among members of the City Council regarding this matter.

Thank you,
Alex Khatchaturian

Brotman, Daniel <dbrotman@glendaleca.gov> Wed, Sep 16, 2020 at 9:20 PM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

The governor recently signed an eviction moratorium bill called AB 3380. It replaces our local ordinance. I'm sure you can find lots of information on the web, but here's a summary I was given.

· Full protections: Any rent missed between March 1 and August 31 will be converted to civil debt. (This means landlords can take tenants to small claims court for any missed rent – but they can't evict them for not paying it.)

· Protections with a caveat: For rents missed between Sept. 1 and January 31, tenants must pay 25% of rent within that period, or else they'll be open to eviction. The remaining 75% of their rent is treated as a civil debt, just like the provision for missed rent from between March 1 and August 31.

· More time: Also under the new law, the usual three-day-notice to evict that landlords post – mandatory before they go through the court process to evict a tenant – is now a 15-day-notice.

· How the process works for tenants: Once a landlord has posted a 15-day notice, a tenant can file with courts that they have a pandemic-related hardship. A tenant filing with the courts that they have a pandemic-related hardship must swear under penalty of perjury that they are enduring a pandemic-

related hardship. (This is a much higher bar than the attestation that was required under AB 1436). Additionally, if a tenant earns 130% of a county's Area Median Income or higher, a landlord can ask for them to produce proof of a pandemic-related financial hardship, like a layoff or wage-reduction notice from an employer.

· No more eviction moratoria at the local level: Eviction moratoria previously passed by cities and counties will be grandfathered in, but they won't be able to pass any extensions.

· Courts: Courts can begin processing evictions for non-payment of rent in non-COVID cases on October 5th.

· Property owners: The mortgage forbearance provisions for property owners that were in AB 1436 are not in the new bill.

It's pretty good news for tenants. Not great for landlords.

Regards,

Dan

From: Alex Khatchaturian <alexkhatchaturian@gmail.com>
Date: Wednesday, September 16, 2020 at 9:50 AM
To: "Brotman, Daniel" <dbrotman@Glendaleca.gov>
Subject: Chapter 9.30 JUST CAUSE AND RETALIATORY EVICTIONS

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

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Alex Khatchaturian <alexkhatchaturian@gmail.com> Thu, Sep 17, 2020 at 6:41 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I am familiar with this new state law (AB 3088), but Glendale has a Just Cause Eviction Ordinance codified in Chapter 9.30 of municipal code. My question was whether the city will enforce the provisions of this ordinance, by assessing fines and penalties to landlords who do not comply. If a landlord attempts to evict a tenant without cause, in violation of city law, can the tenant rely on the city to enforce its laws, or does the tenant have to

pursue civil remedies at its own cost?

Glendale's ordinance, which was adopted last year, affords tenants with certain protections. But a lot of tenants cannot afford to retain counsel and initiate civil suits when they are wronged by their landlords. Most attorneys, understandably, won't represent tenants unless the lease provides the prevailing party attorney fees and costs.

I urge you to discuss enforcement of city laws protecting tenants, such as the Just Cause Eviction Ordinance, with the City Council and City staff. Is the city going to enforce Glendale Municipal Code Chapter 9.30?

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Thu, Sep 17, 2020 at 7:33 AM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

Sorry, I thought you were talking about the eviction moratorium. I will forward your question to our city attorney. I suspect the answer will be that we don't have resources to enforce but we'll see.

By the way, I brought up the idea of funding free or low cost legal support for tenants through a non-profit a couple months ago (when we were allocating Measure S funds). Unfortunately, I didn't get support from my colleagues. If this is a widespread issue, and if the lawyer who does pro-bono work for the Glendale Tenants Union is fully loaded, perhaps we can re-look at it.

Dan

Sent from my iPhone

> On Sep 17, 2020, at 6:41 AM, Alex Khatchaturian <alexkhatchaturian@gmail.com> wrote:
>
> [Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Thu, Sep 17, 2020 at 8:10 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I anticipate many landlords will seek alternatives to evict non-paying tenants, because the state has passed strong protections for tenants who are not paying rent. Instead of going after them for non-payment, they will seek just cause evictions, knowing that the city will not penalize them for noncompliance with local requirements. For example, a landlord can say he wants to remodel the unit, get an inflated estimate from a contractor showing the cost exceeds 8x the monthly rent (as required by the ordinance), obtain permits for the work, and demand the tenant vacate within 30 or 60 days. Once the tenant vacates, the landlord need not follow through; he can do minor cosmetic improvements and rent the unit at market price. The Glendale ordinance prohibits such bad faith practices, but if the City does not enforce it, the law has no teeth! Of course the evicted tenant can sue for wrongful eviction, but do you see the injustice here? The purpose of the just cause ordinance is to protect tenants, not allow landlords to use it as an alternative for evicting them. Moreover, a lot of tenants are not financially secure to engage in costly lawsuits.

I appreciate you validating my concerns, and I look forward to hearing back from you once you get a response

from the city attorney.

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Mon, Sep 28, 2020 at 9:58 AM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I am following up to check if you received a response from the city attorney regarding the city's enforcement of the provisions of Chapter 9.30 of Glendale Municipal Code. Specifically, is the city going to assess fines and penalties to landlords who do not comply with Glendale's Just Cause Eviction Ordinance?

Thank you,
Alex Khatchaturian

[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Mon, Sep 28, 2020 at 10:28 AM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

I don't think I did. Will follow up.

[Quoted text hidden]

Alex Khatchaturian <alexkhatchaturian@gmail.com> Sun, Oct 11, 2020 at 3:54 PM
To: "Brotman, Daniel" <dbrotman@glendaleca.gov>

Mr. Brotman,

I have not heard back from you. Please follow up regarding this matter. I want to know if the city is going to assess fines and penalties to landlords who do not comply with Glendale's Just Cause Eviction Ordinance.

Thank you,
Alex Khatchaturian
[Quoted text hidden]

Brotman, Daniel <dbrotman@glendaleca.gov> Mon, Oct 12, 2020 at 2:32 PM
To: Alex Khatchaturian <alexkhatchaturian@gmail.com>

Hi Alex,

I finally had a conversation with staff about this. The direct answer is that we don't enforce and don't plan to. We do have a few people on staff that take calls and try to help informally, either by contacting landlord to explain the requirements or referring tenants to sources of free or low cost legal advice. Staff tells me there have been very few JC eviction related calls. Most calls relate to things like rent increases or relocation payments. I believe there have been a few retaliation related. Some calls to understand COVID protections, etc. This is all anecdotal and not based on hard data.

As I mentioned before, I like the idea of using some of our Measure S dollars to fund 3rd party tenant legal assistance, but that hasn't gotten support yet. I may ask again.

FYI, there's an item coming to Council/HA tomorrow afternoon regarding a potential Landlord-Tenant Commission. The report refers to Culver City's Landlord-Tenant Mediation Board; it's a forum for voluntary mediation but has not been very active as far as I know. I'm doubtful that something like this would bring much value here, but open to ideas.

[Quoted text hidden]

- 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.

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 ~~details~~ policies and programs to reduce risk to life and property due to hazards, including environmental hazards, and address ~~on~~ 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.

Gmail **Alex Khatchaturian <alexkhatchaturian@gmail.com>**

Proposed ADU ordinance

1 message

Lanzafame, Philip <PLanzafame@glendaleca.gov> Tue, Dec 8, 2020 at 10:36 AM
To: "alexkhatchaturian@gmail.com" <alexkhatchaturian@gmail.com>
Cc: "Agajanian, Vrej" <VAgajanian@glendaleca.gov>, "Brotman, Daniel" <dbrotman@glendaleca.gov>, "Devine, Paula" <PDevine@glendaleca.gov>, "Kassakhian, Ardashes" <AKassakhian@glendaleca.gov>, "Najarian, Ara" <ANajarian@glendaleca.gov>, "Golanian, Roubik" <RGolanian@glendaleca.gov>, "Garcia, Michael" <MJGarcia@glendaleca.gov>, "Asp, Kristen" <KAsp@glendaleca.gov>, "Neukian, Yvette" <YNeukian@glendaleca.gov>

Mr. Khatchaturian –

I am writing on behalf of Mayor Agajanian and the City Council in response to your email regarding ADU additions on top of detached garages.

While you may be correct that in some cases, an ADU could be designed to scale with the existing neighborhood, your proposal for exceptions to allow some above-garage ADUs and not others presents many problems. To determine whether or not a two-story garage/ADU is appropriate in mass/scale to the neighborhood would require design review consideration, a process we are prohibited from requiring. Further, it is a very subjective determination and would result in providing benefits to some owners and not others. These two circumstances really point to an ordinance that is an either-all-or-nothing proposition. Either we allow all ADUs above garages and risk experiencing out of scale projects that intrude on adjacent properties' privacy or we prohibit them altogether. Under the current code, we have been inundated with complaints of second story ADUs and out of scale, massive structures imposing on neighborhoods as well as intrusion on privacy in adjacent homes and yards. Given these circumstances, the proposed ordinance prescribes no above-garage or second story ADUs.

The item is on the agenda for consideration of adoption this evening. The City Council has received your comments and I invite you to participate in the discussion tonight. You can comment on the item by calling in during the meeting.

Very truly,

Philip Lanzafame, Director of Community Development
City of Glendale • 633 E. Broadway, #103 • Glendale, CA 91206
(818) 548-2140 • PLanzafame@GlendaleCA.gov

From: Alex Khatchaturian <alexkhatchaturian@gmail.com>
Sent: Friday, December 4, 2020 10:41 AM
To: Brotman, Daniel
Cc: Najarian, Ara; Kassakhian, Ardashes; Agajanian, Vrej; Devine, Paula
Subject: Proposed ADU ordinance

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Councilmembers,

Does the proposed ADU ordinance entirely prohibit ADU additions on top of detached garages? If so, I urge you to consider exceptions and not institute a blanket ban.

I appreciate your concern for the development of massive projects. But two story structures are not necessarily massive and they are common in our residential neighborhoods. If an ADU project can demonstrate that it will not be out of scale with the existing neighborhood, and furthermore provide for sufficient interior and rear setbacks and meet all other design criteria that would typically be applied to a non-ADU two-story project, why should the construction be prohibited?

A two-story detached garage/ADU allows for homeowners to keep using their garage for safely parking their cars. Also, almost all two-story detached garage/ADU projects involve rebuilding a new garage in compliance with current building and safety code to support the second story above. From a design perspective, two-story detached garage/ADU projects can look very nice and add to the character of our city. There are utility, safety, and design benefits to allowing for ADU additions on top of detached garages which I urge the city council to take into consideration.

There are other provisions in the proposed ordinance that some members of the city council feel have not been sufficiently deliberated upon. I hope you do not act in haste and you continue the discussion allowing more time for the community to input their thoughts and preferences.

Please hold off on the adoption of the ordinance as it was presented during the 12/1 city council meeting. If under state law, exceptions cannot be made due to the fact that the decisions have to be made ministerially on a non-discretionary basis, I urge you to continue allowing ADU additions on top of detached garages.

Thank you,

Alex Khatchaturian