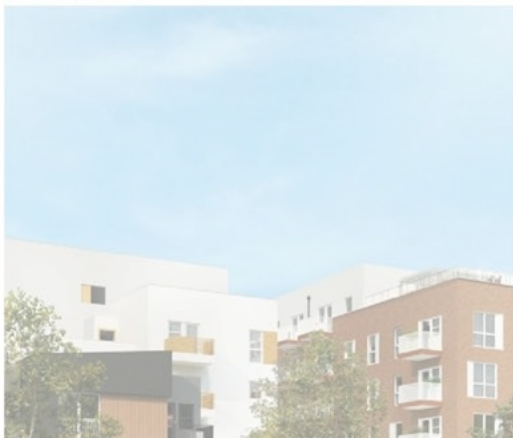
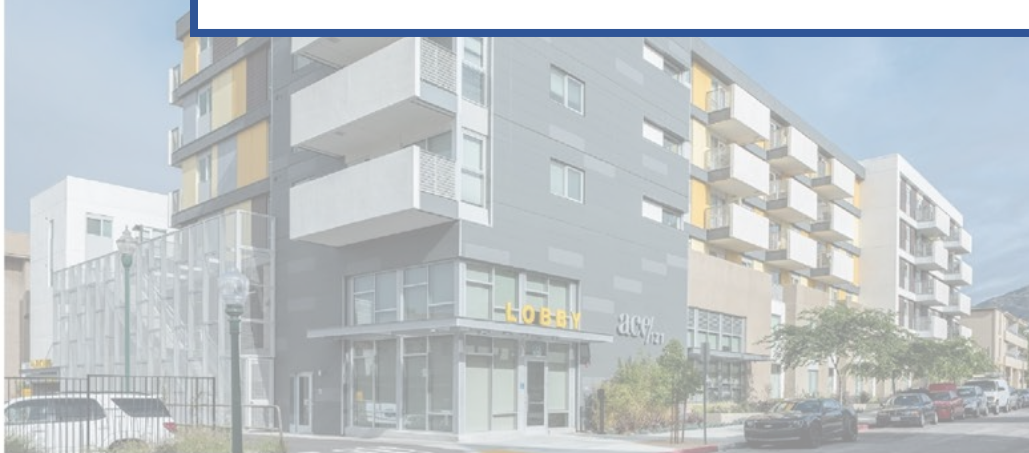




# **CITY OF GLENDALE HOME-ARP ALLOCATION PLAN**

**March 30, 2023**



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## Introduction

In 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the Home Investment Partnerships Program (HOME) to perform eligible activities. Those activities include:

- (1) Development and support of affordable housing – including acquisition, rehabilitation or construction of affordable rental housing,
- (2) Tenant-based rental assistance (TBRA),
- (3) Provision of supportive services,
- (4) Acquisition and development of non-congregate shelter units,
- (5) Nonprofit Operating and Capacity Building Assistance; and
- (6) Administration and Planning (15% Cap)

The above eligible activities must primarily benefit individuals and families in the following specified “qualifying populations:”

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 22304(s)) (“McKinney-Vento”);
2. At risk of homelessness, as defined in section 401 of McKinney-Vento;
3. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
4. Part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability.

This population includes one or more of the following:

- families requiring services or housing assistance to prevent homelessness

- households at greatest risk of housing instability, including
  - (a) those with an annual income less than or equal to 30% of the Area Median Income (AMI), and
  - (b) households with an annual income less than or equal to 50% of AMI AND meet the McKinney-Vento definition of At Risk of Homelessness; or

5. Veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) above.

The United States Department of Housing and Urban Development (HUD) allocated \$5,109,346 in HOME-ARP funding to the City of Glendale. The City engaged in consultation with organizations within its Continuum of Care, as well as other public and private organizations who work with the above qualifying populations, and sought public participation to determine how to best allocate its HOME-ARP funding.

This allocation plan details the results of the consultation and public participation process and describes how the City of Glendale intends to serve qualifying populations with HOME-ARP funds.

### **Consultation**

The City of Glendale consulted with organizations within its Continuum of Care, developers, Housing Authority staff, and City Homeless Programs staff to determine the size and demographics of each qualifying population. Consultation was primarily accomplished through use of a survey. Staff also contacted organizations and city staff by phone and email to obtain data. Consultation dates were from February 13, 2022 to March 20, 2022.

The following table summarizes the organizations consulted and feedback given.

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>Glendale Tenant Union</b>	Public or private organizations that address fair housing. QPs served: At risk of homelessness, other populations	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need more affordable housing.</li> <li>• Need more funds to aid the current homeless population.</li> </ul>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>City of Glendale: Glendale Library, Arts &amp; Culture</b>	Public agencies that address the needs of all qualifying populations.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• At our branches, we have all levels of homeless services needs.</li> <li>• We use Ascencia to connect homeless patrons and we also service resistant to services patrons.</li> <li>• We could use more people in the library to help connect people to services.</li> </ul>
<b>City of Glendale: Glendale Police Department</b>	Public agencies that address the needs of all qualifying populations	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Outreach services are not available during non-working hours such as evening and weekend hours</li> </ul>
<b>Armenian Relief Society of Western USA, Social Services</b>	Homeless Service Provider. QPs served: Homeless, At risk of homelessness, Other populations	Stakeholder Survey	<ul style="list-style-type: none"> <li>• At the present time, we are encountering insufficient services for homelessness prevention. Specifically, for single older adults with limited income.</li> <li>• Our organization would benefit from additional funding for homelessness prevention, rapid re-housing, and supportive services for the target population.</li> </ul>
<b>Adventist Health</b>	Homeless Service Provider. Serves all QPs.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Not enough housing capacity within Glendale</li> <li>• No organization of existing programs and resource collaboration</li> </ul>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Glendale Community Services, Parks &amp; Recreation Commission</b>	Homeless Service Provider. Serves all QPs.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need more Homeless outreach personnel.</li> <li>• Need a second organization similar to Ascencia to help with finding housing.</li> <li>• Major need for more affordable housing!</li> <li>• Need a shelter for homeless during extreme hot or cold spells.</li> </ul>
<b>Community Resource Center for Aging USC Verdugo Hills Hospital</b>	Public or private organizations that address the needs of all qualifying populations. Serves the needs of persons with disabilities.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need for low-income/affordable housing for seniors and the disabled</li> <li>• Need to improve access to Section 8 housing - waiting list</li> </ul>
<b>Community Resource Center for Aging USC Verdugo Hills Hospital</b>	Public or private organizations that address the needs of all qualifying populations. Serves the needs of persons with disabilities.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need for low-income/affordable housing for seniors and the disabled</li> <li>• Need to improve access to Section 8 housing - waiting list</li> </ul>
<b>Glendale Unified School District</b>	Public agencies that address the needs of all qualifying populations.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need short-term hotel vouchers for emergencies.</li> <li>• Need short-term housing for undocumented</li> <li>• Linkage with several housing agencies to provide homeless prevention</li> <li>• Need low-income/affordable housing for seniors and the disabled</li> <li>• Need fresh food distributions</li> </ul>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<p><b>USC Verdugo Hills Hospital - Community Resource Center for Aging</b></p>	<p>Public or private organizations that address the needs of the qualifying populations. QPs served: At risk of homelessness, Other populations. Serves the needs of persons with disabilities.</p>	<p>Stakeholder Survey</p>	<ul style="list-style-type: none"> <li>• Housing navigator needed to help older adults find apartments and senior housing. Navigator who can help transport seniors to look at apartments - some do not have transportation and limited mobility.</li> <li>• Assistance with moving and moving costs.</li> <li>• Need for affordable senior housing with supportive services.</li> <li>• Educate older adults re section 8 housing projects and vouchers and research/apply for wait lists even outside of Glendale - do some longer range planning to prevent housing insecurity.</li> </ul>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Glendale Memorial Hospital and Health Center</b>	Public or private organizations that address the needs of the qualifying populations. QPs served: At risk of homelessness, Fleeing or attempting to flee domestic violence, sexual assault, stalking or human trafficking. Serves the needs of persons with disabilities.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Need for shelters that can accommodate individuals who are independent with no medical needs requiring a place to stay and linkage to services to establish more permanent housing.</li> <li>• We only have 1 shelter that is not even a walk in. We do not have any options for immediate temporary or emergency housing/shelter for individuals who leave our hospital and are seeking assistance.</li> </ul>
<b>Door of Hope</b>	Organization that serves the needs of the following QPs: Homeless, At risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Lack of affordable housing.</li> </ul>



<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>YWCA Glendale and Pasadena</b>	Public or private organizations that address the needs of the qualifying populations. Domestic Violence Service Provider.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Personal Safety: having faced discrimination because of being a Domestic Violence survivor, being denied services from local Taxi Service companies, being refused completion of services. Feeling unwelcomed and a sense of not belonging. Staff at Domestic Violence service provider have to perform additional duties to ensure clients can have external services and respond to the following:               <ul style="list-style-type: none"> <li>• - Changing pickup/destination location, changing to Uber services vs local Taxi companies. For one Armenian client, when visiting another city, felt discriminated against for Armenian identity.</li> </ul> </li> <li>• Public Safety: Feeling at a higher likelihood of being stopped/cited/arrested by the Glendale Police Department. DV Service Provider staff need to provide specific directions and shortcuts to get in and out of City quickly.</li> </ul>

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>YWCA Glendale and Pasadena (continued)</b>	Public or private organizations that address the needs of the qualifying populations. Domestic Violence Service Provider.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• One client was arrested and sent to jail over outstanding car tax. One client questioned and made to cry over a different type of car seat for one of her children (in front of her child)</li> <li>• Housing Access: Being discriminated against by local landlords and property managers once they identify client as DV survivor. DV Service Provider staff need to create and maintain relationships with landlords. Not enough City programs to educate, correct, and intervene with property owners.</li> <li>• Public Schools: Some students will tease children from shelters. On some occasions, children from shelters are the only ones NOT invited to kid's parties. Students and families need education from City programs to not alienate, or somewhat facilitate the othering of children from DV survivor families.</li> </ul>

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>Home Again L.A.</b>	Public or private organizations that address the needs of all qualifying populations.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• We do not have Crisis Housing available. Should someone/family contact an agency in Glendale who needs shelter it's not possible to get them into shelter immediately. Some of our agencies are at maximum capacity.</li> <li>• We are in need of Security Deposit Assistance, Case Management (Staffing), Landlord Incentives.</li> <li>• Need for mental health services.</li> </ul>
<b>USC Verdugo Hills Hospital - Community Resource Center for Aging</b>	Public or private organizations that address the needs of the qualifying populations. QPs served: At risk of homelessness, Other populations. Serves the needs of persons with disabilities.	Stakeholder Survey	<ul style="list-style-type: none"> <li>• Housing navigator needed to help older adults find apartments and senior housing. Navigator who can help transport seniors to look at apartments - some do not have transportation and limited mobility.</li> <li>• Assistance with moving and moving costs.</li> <li>• Need for affordable senior housing with supportive services.</li> </ul>

**Consultation Results – Unmet Needs and Gaps Identified for Homeless Population**

1. Insufficient services for homelessness prevention.
2. Need for crisis housing.
3. Need for more outreach services, including during non-working hours.
4. Need for a 2<sup>nd</sup> organization within the city to provide homeless services.
5. Need for short term hotel vouchers for emergencies.
6. Need for shelters that accommodate individuals who are independent with no medical needs.
7. City of Glendale Homeless Programs staff also noted a rise in senior

homelessness, with some seniors facing homelessness for the first time.

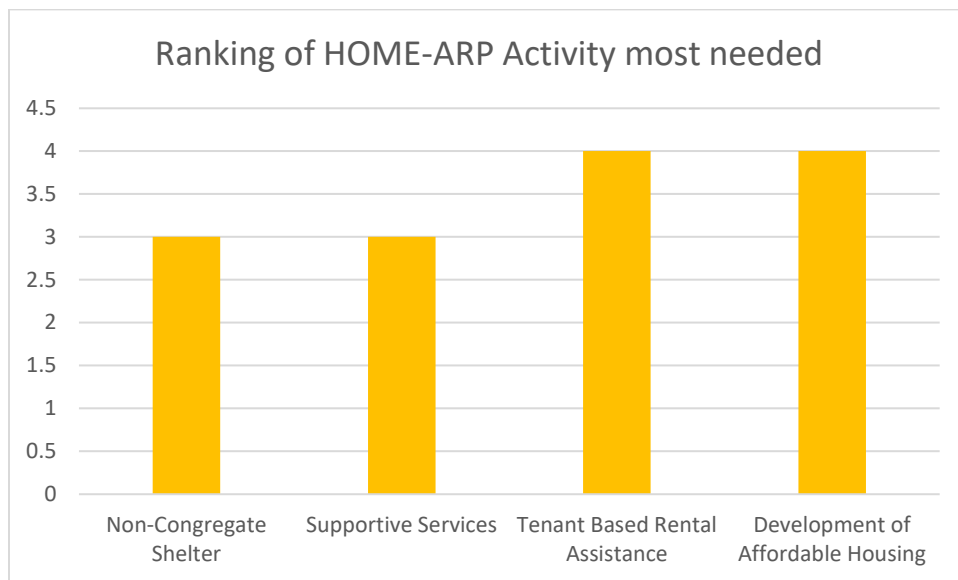
**Consultation Results – Unmet Needs and Gaps Identified for those At Risk of Homelessness, and Other Populations**

1. There is a need for more affordable housing units.
2. Few opportunities for residents of Glendale to participate in low-income housing due to limited number of units available in the City.
3. Services needed to help seniors find apartments and senior housing, including transportation services and assistance with moving.
4. Education needed for seniors to help them research housing opportunities, and to help them apply for wait lists.

**Consultation Results – Unmet Needs and Gaps Identified for those Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking**

1. Population has the feeling that they are more at risk of being stopped/cited/arrested by police.
2. Need for staff to provide specific directions and shortcuts to get in and out of City quickly.
3. Experiencing discrimination from landlords and companies (like taxi services) once the client is identified as a DV survivor.

Stakeholder organizations were asked the to rank HOME-ARP eligible activities, identifying which activity would be most beneficial to the qualifying population it serves. Following are the results of the ranking:



As the chart shows, a majority of stakeholder organizations ranked Tenant Based Rental Assistance and Development of Affordable Housing as the most beneficial activities for the qualifying populations they serve.

## Public Participation

The City of Glendale posted a public notice in the Glendale Independent newspaper on the following dates:

March 6, 2023  
March 9, 2023  
March 13, 2023  
March 16, 2023  
March 20, 2023

The notice invited stakeholder organizations and the public to a public hearing to be conducted during a Joint Meeting of the Glendale City Council and Glendale Housing Authority on Tuesday, March 28, 2023 at 3:00 PM. The notice also indicated that the city anticipated receiving \$5,109,346 in HOME-ARP funding and intended to spend the funds on the development of rental housing to serve the needs of one or more of the qualifying populations.

A website address was listed in the notice where stakeholder organizations could complete a survey created to gauge the housing and supportive service needs of qualifying populations within the City and region. The survey was also distributed to organizations within the City's Continuum of Care.

A website address was also listed in the notice where citizens could complete a survey created to help quantify the number of residents in Glendale and the region who fall within the Qualifying Populations. The citizen survey was also emailed to 16,378 people on the City's affordable housing interest/notification list.

HOME-ARP funding was discussed at a community meeting designed to obtain input from the community on its housing needs, and participants at the meeting were encouraged to complete the survey.

Organizations and citizens were encouraged to submit feedback and comments to the City during a 15 day comment period.

**Public comment period start date:** March 6, 2023

**Public comment period end date:** March 20, 2023

In addition to the public notice and survey distribution, City of Glendale staff contacted developers and community organizations to seek data on the size and needs of qualifying populations.

While the City of Glendale did not receive specific comments during the public participation period, it did receive 834 responses to a survey sent out to over 16,000 individuals on the City's affordable housing interest/notification list.

There were no comments or questions from the public during the Public Hearing conducted by the Joint Meeting of the Glendale City Council and Glendale Housing Authority on March 28, 2023.

## **Needs Assessment and Gaps Analysis**

### **HOMELESS POPULATION**

According to the City of Glendale 2022 Homeless Count Comprehensive Report, 225 persons were homeless (122 sheltered and 103 unsheltered). This represented a 33% increase from 2020 (a count was not conducted in 2021 due to the Covid-19 pandemic).

#### ***Highlights of the 2022 Sheltered Point-In-Time Count***

Of the 122 total persons counted as sheltered homeless in 2022:

##### Gender

- 48% Men
- 51% Women
- 1% Transgender

##### Household Breakdown

- 43% Single adults without children
- 57% Family with at least 2 child and adult

##### Subpopulations

- 3% Veteran status
- 21% Adult survivors of domestic violence

##### Age

- 37% 0-17 Years Old
- 1% 18-25 Years Old
- 48% 25-64 Years Old
- 14% 65 and older

## ***Highlights of the 2022 Unsheltered Point-In-Time Count***

Of the 103 total persons counted as unsheltered homeless in 2022:

### Gender

- 65% Men
- 24% Women

### Age

- 4% 18-24 Years Old
- 17% 25-34 Years Old
- 41% 35-54 Years Old
- 17% 55-61 Years Old
- 21% 62 and older

### Subpopulations

- 2.9% Veteran status

16 of 834 respondents in the HOME-ARP Citizen survey created by the city indicated that they were homeless. Of this group, 87.5% were Glendale residents. All respondents lived in Los Angeles County.

## ***Resources***

The City of Glendale has 3 affordable housing projects (a total of 34 units) within its portfolio designated for individuals and families experiencing homelessness. Vacancies in these projects are filled in the following manner:

1. By the homeless services nonprofit operating the project
2. If the project is not operated by a homeless services nonprofit, organizations within Glendale's Continuum of Care are notified of the vacancy and given a time frame to fill the vacancy with a household experiencing homelessness.

The Glendale Homeless Continuum of Care (CoC) is one of thirteen CoCs officially recognized by HUD for participation in local and regional efforts to prevent and end homelessness in Southern California. It has established a Coordinated Entry System to streamline homeless services and quick re-housing of the homeless population.

Within the CoC, the City collaborates with Ascencia, a homeless services nonprofit organization, to provide one stop social services for individuals and families experiencing homelessness. At Ascencia, clients receive help with housing, case

management, health and mental health services, and emergency shelter intake. Ascencia operates a 45-bed shelter for single adults and families. Clients go through an assessment process to determine what services are needed.

A mobile street outreach team is based at Ascencia and provides assessment and services to homeless persons on the streets of Glendale Monday-Friday from 7 am to 4 pm.

The following table summarizes the existing inventory of beds and units available to the homeless population in Glendale, and shows the current gap in resources.

**Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	35	0	54	0	0								
Transitional Housing	49	0	1	0	0								
Permanent Supportive Housing	68	0	101	0	12								
Other Permanent Housing	0	0	5	0	0								
Sheltered Homeless						22	52	4	16				
Unsheltered Homeless						0	103	3	2				
<b>Current Gap</b>										0	22	0	155

**Data Sources:** 1. City of Glendale: 2022 Glendale Homeless Count Comprehensive Report; 2. City of Glendale Affordable Housing Portfolio. 3. City of Glendale 2022 Housing Inventory Count.

The table reflects numbers reported in the Housing Inventory County in 2022. It shows a gap of 22 units for homeless families and 155 units for homeless adult only households. Organizations within the CoC expressed the need for non-congregate shelter units and crisis housing to immediately shelter individuals and families experiencing homelessness.



The table does not account for occupied units at Glen Grove apartments, a family affordable housing development with 23 affordable units where vacancies are made available to the Continuum of Care first before opening units up to an existing waitlist.

**AT RISK OF HOMELESSNESS AND OTHER POPULATIONS**

Based on data from the American Community Survey (ACS) 2015-2019 and the most recent Comprehensive Housing Affordability Strategy (CHAS), 14,595 Glendale households are at risk of homelessness in the City of Glendale. Another 7,205 households fall within the qualifying population of “other populations requiring services or housing assistance to prevent homelessness,” and “other populations at greatest risk of housing instability” as defined by HUD.

The City has developed 195 units of affordable housing for households at or below 30% of AMI. The units are currently occupied. That leaves a gap of at least 14,400 households at risk of homelessness that would not have access to affordable units when they become available.

The City has also developed 627 units of affordable housing for households between 30% and 50% of AMI. That leaves a gap of at least 6,578 households within the “other populations” category that would not have access to affordable units when they become available.

Following is a table that illustrates the level of housing needs and the gap in affordable housing for households within these qualifying populations.

**Housing Needs Inventory and Gap Analysis Table**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	<b># of Units</b>	<b># of Households</b>	<b># of Households</b>
Total Rental Units	50,179		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	195		
Rental Units Affordable to HH at 50% AMI (Other Populations)	627		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		14,595	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		7,205	
<b>Current Gaps</b>			20,978

**Data Sources:** 1. US Census American Community Survey (ACS) 2015-2019; 2. Comprehensive Housing Affordability Strategy (CHAS), Glendale Housing Authority Affordable Housing Portfolio

30.8% of respondents in the HOME-ARP Citizen survey created by the city indicated that they were at risk of homelessness. 66.7% of respondents reported spending more than half of their income toward rent.

81.8% of respondents indicated that they had an income at either 30% or below of AMI, or an income between 30%-50% of AMI.

Following are additional details on the responses received.

### ***At Risk of Homelessness***

Of 834 respondents, 54.6% reported an income at or below **30% of AMI**, and 89% of the respondents in this income category reported paying more than half of their income toward rent. Of this group:

- 88% were Glendale residents
- 36% reported being at risk of homelessness
- .02% (11 respondents) reported being homeless
- .005% (2 respondents) reported being veterans
- .005% (2 respondents) reported being domestic violence survivors

### ***Other Populations***

Of 834 respondents, 27.2% of survey respondents reported an income between **30% and 50% of AMI**, and 90% of the respondents in this income category reported paying more than half of their income toward rent. Of this group:

- 77% were Glendale residents
- 20.8% reported being at risk of homelessness
- .009% (2 respondents) reported being homeless
- .024% (5 respondents) reported being domestic violence survivors

### ***Seniors***

Of 834 respondents in the Glendale Citizen survey, 36% reported being over the age of 62. Of this group, 95% reported an income at either 30% or below of AMI, or an income between 30%-50% of AMI. Following are additional details on the responses received from seniors in these income categories:

76% of seniors reported an income at or below **30% of AMI**, and 93% of the senior respondents in this income category reported paying more than half of their income toward rent. Of this group:

- 81% were Glendale residents
- 35% reported being at risk of homelessness

- 2 % (4 respondents) reported being homeless
- 1% (2 respondents) reported being veterans

24% of seniors reported an income between **30% and 50% of AMI**, and 82% of the senior respondents in this income category reported paying more than half of their income toward rent. Of this group:

- 53% were Glendale residents
- 21% reported being at risk of homelessness

The results of the survey suggest a large gap in affordable housing available for households at risk of homelessness and other populations.

**POPULATION FLEEING, OR ATTEMPTING TO FLEE, DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, STALKING, OR HUMAN TRAFFICKING**

12 of 834 respondents in the HOME-ARP Citizen survey created by the city indicated that they were victims of domestic violence. Of this group, 58.3% were Glendale residents. All respondents lived in Los Angeles County.

Following is additional demographical data on the 12 respondents who reported being within this qualifying population:

Gender

- 33% Men
- 67% Women

Age

- 92% 25-61 Years Old
- 8% 62 and older

Household Composition

- 17% More than 1 Adult
- 25% More than 1 Adult with at least 1 Child
- 25% Single Adult
- 33% Single Adult with at least 1 Child

21% of sheltered homeless in the City of Glendale’s 2022 Point in Time Count indicated that they were fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking.

The City works with the YWCA of Glendale and Pasadena to provide domestic violence services and referrals to confidential shelters. Data collected by the YWCA showed that as of March 2023, there were 24 families (with a total of 74 individuals) fleeing domestic violence in the City of Glendale.

While consultation with organizations within Glendale's CoC did not reveal any gaps in providing shelter for victims and survivors of domestic violence, some feedback received indicated a need for better treatment of domestic violence survivors by police departments and companies providing services to this qualifying population.

***Priority needs for qualifying populations***

Based on results of data analysis and consultation, and evaluating gaps and unmet needs as described in this plan, the City of Glendale has identified that those at risk of homelessness and those at the greatest risk of housing instability face the largest gap in access to affordable housing units to prevent them from experiencing homelessness. Results of a citizen survey created by the city show that a majority of respondents that fit within this qualifying population are paying more than half of their income toward rent, and are therefore facing severe cost burden.

Within this population, seniors face a particularly heavy cost burden. The city's HOME-ARP citizen survey revealed that 93% of respondents over the age of 62, and with an income at or below 30% of AMI, paid more than half of their income toward rent. A majority of seniors in Glendale are on fixed income, receiving Social Security or SSI.

The homeless population also faces a gap in the number of non-congregate shelter and crisis housing units available for immediate shelter.

**HOME-ARP Activities and Production Goals**

The Glendale City Council and Glendale Housing Authority have made production of affordable housing units its top priority. It uses a variety of funding, including local Measure S funds to accomplish this goal. HOME-ARP funds will enable the City to meet its goal of addressing the demand for affordable housing among qualifying populations.

Through the HOME-ARP consultation process, needs assessment and gap analysis, the City of Glendale has determined that this highest priority for use of HOME-ARP funds is the development of affordable rental housing. To that end, the city has identified a recently acquired property as a site to utilize HOME-ARP funding for the development of affordable housing to benefit qualifying populations.

The site at 426 Piedmont Avenue may be converted to a total of 58-67 units of affordable housing. HOME-ARP funds may help develop 25-30 units on the site for qualifying populations.

The City will solicit proposals to develop the project using either a Request for Qualifications (RFQ) or a Request for Proposals (RFP). The RFQ or RFP will be issued to over 100 organizations and over 250 individuals who have expressed an interest in developing affordable housing projects in Glendale. These organizations are spread out throughout Southern California. City staff from Housing, Planning, Building and Safety, and others will form a review committee and review each proposal and make a recommendation to the Housing Authority Board based on criteria outlined in the RFQ or RFP. The Housing Authority can accept staff’s recommendation or select another developer team to partner with to develop the affordable housing project. The developer team will be provided an Exclusive Negotiating Agreement upon selection. Staff will then works with the developer team to further plan the project, entitle the project, secure additional financing, and ultimately enter into an Affordable Housing Agreement (AHA). After the AHA is executed and financing is in place, the project begins construction per the AHA, which details the scope of work, schedule of performance, method of financing, and many more details.

All administrative tasks related to administering and monitoring HOME-ARP funded activities at 426 Piedmont Avenue will be directly carried out directly by City of Glendale staff.

Following is a breakdown of how the City of Glendale will allocate HOME-ARP funding.

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 4,342,944.10		
Non-Profit Operating	\$ 0	0 %	0%
Non-Profit Capacity Building	\$ 0	0 %	0%
Administration and Planning	\$ 766,401.90	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 5,109,346</b>		

The City compared the number of available affordable housing units and services for each qualifying population to the size of the population and found that the largest gap

was for affordable units for households at risk of homelessness, and other populations at greatest risk of housing instability, specifically households that are at or below 30% of AMI and who are cost burdened.

HOME-ARP funds will be used to develop approximately 25-30 affordable housing units for qualifying populations at 426 Piedmont Avenue, with a preference for seniors facing homelessness, at risk of homelessness and other senior populations at greatest risk of housing instability. Once a developer is approved by the City Council and Housing Authority, and the Authority has entered into an Affordable Housing Agreement with the developer, funds will be distributed to the developer upon progress of construction of affordable housing units.

## **Preferences**

The City of Glendale may give a preference to seniors who are facing homelessness, at risk of homelessness, and seniors who are at greatest risk of housing instability. The city may work with the Glendale CoC to identify and refer seniors who fall within these qualifying populations for HOME-ARP funded units.

This preference will help relieve the cost burden of vulnerable seniors who are on fixed incomes and facing homelessness, or at risk of homelessness, as their fixed incomes are not able to keep up with the rise in housing costs. That cost burden was reflected in the citizen survey that the city created. 95% of senior respondents indicated that their income was at or below 30% of AMI, or between 30% and 50% of AMI, and over 90% of senior respondents indicated that they paid more than half of their income toward rent.

## **Limitations**

Development of HOME-ARP funded units at 426 Piedmont may be restricted for occupancy by seniors over the age of 62. HOME-ARP funded units may be offered to seniors through the Glendale CoC who meet the criteria of HOME-ARP qualifying populations. A preference will be given to seniors facing homelessness, at risk of homelessness, and seniors at greatest risk of housing instability. However, units may also be offered to seniors fleeing domestic violence, and senior veterans who also meet the criteria of one or more HOME-ARP qualifying populations.

Glendale Independent

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**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

State of California )  
County of LOS ANGELES )

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Glendale Independent**, a newspaper published in the English language for the city of GLENDALE, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of August 6, 2013, Case Number ES016579; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

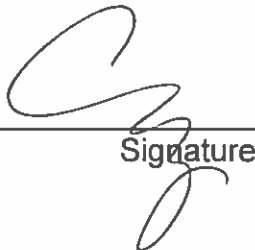
**March 6, 9, 13, 16, 20, 2023**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California,

**This 20<sup>th</sup> Day of March 2023**

X

  
Signature

Proof of Publication of

**Public Notice**  
**NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL ACTION PLAN ALLOCATING HOME-ARP FUNDS**

The City of Glendale is soliciting public comment on the funding allocation of \$5,109,348 it expects to receive from the United States Department of Housing and Urban Development (HUD). The funding will come from the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME-ARP). The public comment period will be from Monday, March 6, 2023 to March 20, 2023. Written comments may be submitted via email to Pamela Jackson at [pjackson@glendaleca.gov](mailto:pjackson@glendaleca.gov). Public comments may also be submitted orally at the Joint Public Meeting of the Glendale City Council and Glendale Housing Authority on March 21, 2023 at 3:00 PM. A Substantial Amendment to the 2021-2022 Annual Action Plan, allocating HOME-ARP funds, will be considered by the City Council and Housing Authority at this Joint Meeting.

HOME-ARP funding may be spent on a variety of affordable housing activities to benefit individuals and families in the following specified "qualifying populations"

1. Homeless as defined in 24 CFR 91.5
2. At risk of homelessness as defined in 24 CFR 91.5
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
4. Other Populations
  - a. Other families requiring services or housing assistance to prevent homelessness
  - b. At greatest risk of housing instability
5. Veterans and families that include a Veteran family member that meets the criteria for one of the 4 aforementioned qualifying populations.

The City of Glendale intends to use the funding to acquire, rehabilitate or construct affordable rental housing for households that fit within one or more of the qualifying populations. Funding will also be spent on administrative costs to carry out the funding activities. In addition to written comments, the city is seeking comments through a survey created to gauge the housing needs of the qualifying populations. Stakeholder organizations and citizens are encouraged to complete the HOME-ARP survey, which can be accessed at <https://www.glendaleca.gov/government/departments/community-development/housing>.

On Tuesday, March 21, 2023, The Glendale City Council and Glendale Housing Authority will hold a Joint Public Meeting and will take action to authorize a submittal to HUD of a Substantial Amendment to the City's Annual Action Plan. The proposed Substantial Amendment will allocate HOME-ARP funds in the amount of \$5,109,348 for a HOME-ARP funded affordable housing rental development project. Comments and questions on the Substantial Amendment may be submitted by email to Pamela Jackson, Housing Coordinator, at [pjackson@glendaleca.gov](mailto:pjackson@glendaleca.gov) during the public comment period - March 6, 2023 - March 20, 2023.

**Publication Date: March 6, 9, 13, 16, 20, 2023**  
**GLENDALE INDEPENDENT**

(This space is for the County Clerk's Filing Stamp only)