I. FOREWORD

This Five-Year Implementation Plan (Plan) outlines the activities for the Glendale Redevelopment Agency (Agency) in the years 2010-2014 (5-year period). The Plan is divided into the following sections:

- Introduction (why we prepare the Plan);
- Agency (who exactly is the Agency and what is its purpose);
- Current Economic Conditions (as they heavily impact redevelopment);
- Agency Policies;
- Projects (updates on past, present and upcoming projects);
- Public Improvement Projects by Agency to facilitate private development;
- Economic Development (highlights of the economic development program);
- Housing Programs and Projects (highlights of affordable housing funded through redevelopment); and
- Agency/Authority contact information.

II. INTRODUCTION

Redevelopment is an economic tool allowed under California State Law (specifically California Health & Safety Code Section 33000 also known as Community Redevelopment Law or CRL) which assists local governments in eliminating blight from a designated area, commonly referred to as a project area. Blight consists of both physical and economic conditions that contribute to a project area's deterioration. Redevelopment encourages new development, reconstruction and rehabilitation, creates jobs and generates tax revenues by helping develop partnerships between local governments and private entities. Redevelopment can help a community implement a revitalization effort for particular areas such as downtowns, neighborhoods or industrial areas. Furthermore, California Community Redevelopment Law (CRL) requires that no less than twenty percent (20%) of tax increment revenue derived from a redevelopment project area be used to increase, improve, and preserve the supply of housing for very low, low and moderate-income households. Because redevelopment plans are created and adopted on a local level, they respond to a community's unique needs and vision. Over 400 cities and counties in California have adopted redevelopment plans with the goal of revitalizing their communities.

One of the major revenue sources for the Agency is tax increment. Since tax increment is often used in this report, a brief definition is provided: When a development project is completed, the redevelopment results in an increase in the property value as compared to the previous use. The increased property value, in turn generates an increase in property tax. The increased tax revenues are known as “tax increment”. Redevelopment agencies are entitled to collect this increase in property tax revenues or (tax increment) to repay any debt involved in a specific project or to reinvest the dollars in redevelopment activities within the project area. It is 20 percent of that tax increment money that goes into a housing fund set aside specifically to finance low to moderate income housing.

CRL Code Section 33490 requires that redevelopment agencies adopt a five-year Implementation Plan (Plan) demonstrating how the goals and objectives, proposed programs and projects, and planned expenditures for their project areas will lead to the elimination of blight and implement low and moderate-income housing requirements.

The Plan is intended to provide an overview of the Agency's goals and activities to address the alleviation of blight over the next five years. The Plan is not meant to detail a specific course of action or to restrict Agency activities to those projects identified within the plan since market conditions, resources, and priorities change from time to time; rather, the Plan sets forth Agency "policy" for each project area. The Plan is a "planning document" and does not constitute approval of any specific project, program or expenditure; as such, the Agency may amend this plan as needed. The Plan must be updated at least once within the five-year period with the purpose of evaluating the progress of the projects, programs, goals and objectives towards the elimination of blight. When adopting five-year plans, agencies must conduct a public hearing and hear testimony of interested parties. The purpose of the hearing is to review the redevelopment plan and the corresponding Plan for each redevelopment project area within the jurisdiction and evaluate the progress of the redevelopment projects and programs.

III. AGENCY

The Glendale Redevelopment Agency was created in 1972 for the purpose of improving, upgrading and revitalizing areas within the city that had become blighted due to deterioration, disuse, and unproductive economic conditions. The Agency is a legal and separate public entity, with separate powers and a budget separate from the City of Glendale. The Agency is composed of the five City Council members with the City Manager serving as the Executive Director.

The purpose of the Agency under CRL is to alleviate physical and economic blighting conditions. Examples of physical blight include unsafe, aging, or deteriorating buildings; incompatible uses; underutilized lots; and inadequate and obsolete infrastructure. Economic blight includes depreciated property values, high business turnover, property vacancies, and crime. These blighting conditions can be alleviated by forming redevelopment project areas within the city and investing the property tax increment generated by development activity back into the project areas. Redevelopment is controlled by the local governing body, which has the authority and financial means to reverse deteriorating trends and create a new image for the city. Redevelopment involves:

- Comprehensive planning for revitalization;
- Resident and owner participation;
- Public and private partnerships;
- Improved public improvements and facilities; and
- Housing projects and programs.

Agency's Mission

The Agency's mission is to enhance and improve the quality of life and to promote positive growth in Glendale. This will be accomplished by facilitating retail, cultural arts, housing and commercial projects providing tax revenue, services and jobs that will benefit all of the City's residents.

IV. PROJECT AREAS

Central Glendale Project Area

The Central Glendale Project Area was formed in 1972 and encompasses 263 acres in the heart of the City. The project area is generally bounded by Colorado Street to the south, Glenoaks Boulevard to the north, Central Avenue and Columbus Avenue on the western periphery, and Louise Street and Maryland Avenue on the east. The project area is bisected by Brand Boulevard, the community's major thoroughfare, and the Ventura freeway (Exhibit 1).

Central Glendale Project Area Goals and Objectives

The Central Glendale Project Area was established with the intent of revitalizing the central business district of the city. The goals and objectives for the Central Glendale Redevelopment Plan are:

- Eliminate the conditions of blight existing in the project area;
- Prevent the re-introduction of blighting influences and recurrence of blight;
- Create a strong identity and image for the downtown area;
- Encourage a mix of uses;
- Enhance cultural facilities;
- Encourage pedestrian movement;
- Create enjoyable open space;
- Improve and control vehicular circulation;
- Promote the use of public transit;
- Provide for a wider range of development opportunities;
- Assure the economic soundness of a public/private development program; and
- Increase the tax base and tax reserve of the City.

San Fernando Road Corridor Project Area

The San Fernando Road Corridor Redevelopment Project Area was created in 1992 and includes approximately 750 acres. Generally, the Project Area extends along the entire length of the San Fernando Road corridor including areas westward to the Golden State Freeway (I-5) in the northern half of the project area and to the Southern Pacific Railroad in the southern half. The Project Area also spans eastward up to one-half mile along major streets such as Broadway and Colorado Street (Exhibit 2).

San Fernando Road Corridor Project Area Goals and Objectives

The San Fernando Road Corridor Project Area was established with the intent of providing for the revitalization of the Project Area by proper planning and reinvestment activities. The goals and objectives for the San Fernando Road Corridor Redevelopment Plan are:

- Eliminate the conditions of blight existing in the project area;
- Prevent the re-introduction of blighting influences and recurrence of blight;
- Promotion of new private sector investment to stimulate new commercial/industrial expansion, employment and economic growth;
- Provide programs for the enhancement and renovation of businesses within the project area to promote economic viability, retention and growth;
- Assist in improving the public infrastructure;
- Re-planning, redesign and development of areas, which are stagnant or underutilized and blighted;
- Creation and development of local job opportunities and the preservation of the area's existing employment base;
- Improve and control vehicular circulation;
- Increase the tax base and tax reserve of the City;
- Expansion of the community's supply of housing (both inside and outside the project area), including opportunities for very low, low and moderate income households; and
- Create enjoyable open space.

How the Goals and Objectives, Potential Projects and Programs will Eliminate Project Area Blighting Conditions

The Agency's goals and objectives, projects and programs, and expenditures will continue the improvement that began in 1972 in the Central Glendale Project Area and 1992 in the San Fernando Road Corridor Project Area. The focus of the projects and programs are to eliminate and prevent the recurrence or re-introduction of blight, revitalize the commercial downtown and industrial corridor, expand existing retailers, attract destination entertainment and cultural venues, retain existing employers, and create employment and entrepreneurial opportunities. Agency efforts are also aimed at attracting office and hotel development, expanding affordable and market rate housing options, strengthening the industrial sector, and maintaining the existing building stock which all help alleviate physical blighting conditions.

Land assembly will attract private investment and redevelopment to help reduce land use incompatibilities. Investment in public improvement projects will address the blighting influences of inadequate parking, pedestrian and vehicular circulation, public transit, public facilities (parks, libraries and fire stations) and physical infrastructure (streets, lighting and landscaping).

The specific programs and projects listed below include a description of how blight is eliminated as a result of implementing individual projects. Taken together, the cumulative effects of all projects included in the Plan will have a greater impact on eliminating blight than individual projects alone. The projects described improve the Central Glendale Project Area and the San Fernando Road Corridor Project Areas by:

- Increasing employment through additional jobs created as a result of private sector investment;
- Increasing commercial and residential stability as a result of improved conditions which leads to buildings that meet the needs of a broad spectrum of commercial and residential tenants;
- Increasing private investment as a result of catalytic projects and public investment;
- Enriching historical significance through the preservation of historically significant elements; and
- Reducing office, commercial and residential vacancies through introduction of new residential units and businesses entering the community as blight is removed.

It is important to note that the following referenced blighting conditions were originally set forth in the Project Area Plans and as such, do not need to be re-documented except to the extent that the programs/projects are anticipated to address and improve blighting conditions to the maximum extent possible. The potential projects and programs in this report identify specific blighting conditions to be eliminated by those programs and projects.

Identification of Blighting Conditions in Project Areas

The blighting conditions listed below have been identified for both Project Areas; they are not listed in order of precedence. Each project update provided later in the report also addresses the blighting factors alleviated by the project. A Summary of Blighting Factors Addressed by Agency Projects is provided on the next page.

A. Defective design and character of physical construction (buildings & structures).
B. Faulty interior arrangement and exterior spacing (buildings & structures).
C. High density of population and overcrowding (building & structures).
D. Inadequate provisions for ventilation, light, sanitation, open spaces and recreation facilities (buildings & structure).
E. Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses (building & structures).
F. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
G. The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
H. The existence of inadequate public improvements, public facilities, open spaces and utilities, which cannot be remedied by private or governmental action without redevelopment.
I. A prevalence of depreciated values, impaired investments and social and economic maladjustment.
J. Buildings in which it is unsafe or unhealthy for persons to live or work. Serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors can cause these conditions.
K. Factors that prevent or substantially hinder the economically viable use or capacity of lots. This condition can be caused by substandard design, inadequate size given the present standards and market conditions, lack of parking or other similar factors.
L. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
M. The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
N. Depreciated or stagnant property values or impaired investments, including, but not limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with Section 33459).
O. Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots with an area developed for urban use and served by utilities.
P. Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, which had led to problems of public safety and welfare.
Q. A high crime rate that constitutes a serious threat to the public safety and welfare.
R. The existence of inadequate public improvements, parking facilities or utilities.

Summary of Blighting Factors Addressed in Projects

Central Glendale Projects	Blighting Factors Addressed
Americana at Brand - 889 Americana Way	A, B, D, E, F, I, J, K, M, N, O
Embassy Suites - 800 N. Central Ave.	F, K, M, O
Maguire Office Building - 207 W. Goode	A
Alex Theatre - 216 N. Brand Blvd.	A, E
Hyatt Place Glendale - 225 W. Wilson Ave.	O
DPSS Site - 225 E. Broadway	A, E, I, J
Armenian Society of LA Cultural Facility - 117 S. Louise St.	I, O
City Center II - 141 N. Brand Blvd.	I, O
The Alexander - 137 N. Orange St.	A, E, I, K
Verdugo Gardens - 610 N. Central Ave.	I, K, O
Milford/Orange Residential Project - 420 N. Orange St.	I, K
Glendale Galleria - 2148 Glendale Galleria Way	A, B, I, O
The Exchange Blocks - Maryland Ave.	E, N
Masonic Temple - 232 S. Brand Blvd.	A, B, D, E, F, I, J, K
300 N. Central Avenue	A, B, D, E, J, K
San Fernando Road Corridor Projects	**Blighting Factors Addressed**
Disney Grand Central Creative Campus (GC3)	A, B, E, H, I, J, K
DreamWorks Expansion -1000 Flower Street	O, R
Seeley Building - 1800 S. Brand Blvd.	A, B, E, J, K, O
ICIS - 524-550 W. Colorado St. & 544-552 W. Elk Ave.	E, F, J, K
Triangle Project - 3900 San Fernando Road	N
Residential Project - 1838 S. Brand Blvd.	E, K
The Broadway - 610 W. Broadway	A, E, K
Mitaa Plaza - 435 Los Feliz Road	A, E, K, O
Grandview Apartments - 1015 Grandview Ave.	F, K, O
Regency Plaza - 401 W. Colorado St.	B, F, K
Public Improvement Projects	**Blighting Factors Addressed**
Brand Pedestrian Paseo to Central Park	D, H, R
Adult Recreation Center Improvements	D, H, R
Central Library Expansion	H, R
Riverwalk Project	H, R
Griffith Manor Park Improvements	D, H, R
Columbus Elementary School Soccer Field	D. H, R
Colorado Street Improvements	H, R
Improvements at SR 134 Central Ave. Off-ramp	H, R
Central Avenue Improvements	H, R
Railroad Crossing Projects	H, R

V. ECONOMIC IMPACTS

Estimated Implementation Plan Expenditures

Health & Safety Code Section 33490 requires the Implementation Plan to include the planned expenditures for each project area for the five-year term of the Plan. As noted, the Implementation Plan is a planning document and does not constitute approval of any specific project, program or expenditure. As part of the annual budget process, the Agency sets the planned project and program expenditures. As a result, the Plan can not with certainty describe the expenditures associated with the planned activities for the next five years. However, the Plan can provide the estimated resources that will be generated by each project area and the estimated ongoing non-project related expenses to determine the amount of revenue available to fund the projects. In addition, the Plan can identify revenue that has already been allocated to certain capital projects during the term of the Plan by the Agency in prior budget sessions.

The Central Project Area is anticipated to generate approximately $120.9 Million during the Plan after potential Educational Revenue Augmentation Fund (ERAF) contributions and housing set-aside payments (Exhibit 3). (Note: The State has yet to pin down a concrete taking of ERAF funds; these numbers are assuming a $350 Million ERAF taking by the State). Total non-project related expenses including bond debt service, tax sharing payments, repayment of City loans, administration, and the County administrative fee is estimated to be $92 Million. Approximately $24.8 Million will be available for project implementation. Of this amount, $15.4 Million has been allocated to the following projects or programs: Alex Theatre, Central Avenue street improvements, and economic development, leaving $9.9 Million for other projects. This does not include any cash balance available at the start of the Implementation Plan term, which is estimated to be $26.4 Million, or assumes the issuance of a tax increment financed bond.

The San Fernando Project Area is anticipated to generate $52.8 Million during the Plan after ERAF and housing set-aside payments (Exhibit 4). Total non-project related expenses including tax-sharing payments, administration, and the County administrative fee is estimated to be $30.8 Million. Approximately $22 Million will be available for project implementation. Of this amount, $5.1 Million has been allocated to two projects (KABC 7 and GC3) leaving $16.9 Million for other projects. This does not include any cash balance available at the start of the Implementation Plan term, which is estimated to be $842,000, or assumes the issuance of a tax increment financed bond.

Economic Benefits of Agency Projects

All redevelopment projects help alleviate or eliminate blight, which is the primary goal of redevelopment. In addition, redevelopment projects foster economic and social benefits to the overall community and more specifically to Project Areas.

The following figures reflect the economic benefits of Agency projects that are planned for the period of 2010-2014. All data provided in this report, such as projected sales tax, tax increment, and jobs created, are estimates only. Actual economic benefits are evaluated once business and property owners are established and after businesses have operated for a period of time, thus reaching stabilization. Economic information related to tax increment and sales tax is calculated on an annual basis. Actual sales tax information for specific businesses is confidential per applicable laws. In summary, the *estimated* economic benefits of the Agency's activities in the Central and San Fernando Project Areas combined are as follows with detailed information shown in Exhibit 5. Not all projects are included in these totals, only projects where information was available:

• Number of Permanent Jobs Created:	5,691
• Number of Short Term Jobs Created:	5,409
• Amount of Annual Tax Increment Generated:	$ 13.77 Million
• Amount of Annual Transient Occupancy (Hotel) Taxes Generated:	$ 2.15 Million
• Amount of Annual Sales Tax Generated:	$ 1.6 Million

Current Economic and Market Conditions

Economic experts have identified that the current U.S. economy is in the midst of one of the nation's worst recessions. This has been largely attributed to the sub-prime mortgage collapse. In September 2008, the crisis deepened, as stock markets worldwide crashed and entered a period of high volatility, and a considerable number of banks, mortgage lenders and insurance companies failed. Nearly all economic sectors of the economy have been negatively impacted by this crisis and there is no clear indication of when circumstances are expected to improve. Depending on the duration, the current market crisis could have long-term implications on the City's housing, commercial real estate and employment markets.

As a result of market uncertainties, many lending agencies have ceased funding development projects. This in essence has left potential developers stranded as they are unable to secure financing. Some developers are still interested in pursuing entitlements for projects in hopes that the market conditions will improve as they reach completion of their entitlements. Agency staff will continue to monitor the financial markets and keep in touch with applicants to provide assistance as needed to assure projects stay viable.

For the most part, the collapse has been focused on depreciating residential properties. However, there is also increasing concern regarding the effect of lower commercial property values and subsequent property tax assessment appeals. Since redevelopment activities rely heavily on tax increment financing, which is based in large part on commercial property values, any appeals by property owners to adjust their tax assessments to a lower amount would affect the Agency's revenues and in turn its projects and programs. When an Agency issues bonds, it estimates the amount of tax increment to be generated from projects, therefore if a large number of property owners appeal their tax assessments, this action would have a negative affect on the Agency's ability to issue debt. To address this, the Agency's financial plans include anticipated appeals and maintain a very conservative estimate.

Another threat to redevelopment funding is being experienced as the State of California struggles to balance its Fiscal Year 2008-09 and 09-10 budget. Although there are differing ideas in Sacramento over how redevelopment funds can help close the budget gap, there is growing consensus that some form of redevelopment funding will be used to balance the State budget. The legislators are increasingly using creative language to draft budget proposals to be able to take advantage of redevelopment funds. Some of the language they are using is believed to be in violation of the State Constitution which has very specific methods on how redevelopment funds can be collected and allocated.

This current effort to take redevelopment funds is very similar to what occurred last year, in which, the State attempted to dip into redevelopment funds to help balance the 2007-08 State budget. Over the years, there have been several proposals to take redevelopment funding for ERAF (Educational Revenue Augmentation Fund) purposes to fund schools. In response to last year's proposed take, the California Redevelopment Association (CRA) filed a lawsuit to prevent this taking of funds from redevelopment on the basis that it was an unconstitutional effort. CRA was successful in the lawsuit and the State did not take any redevelopment funds for the 2007-08 budget year. With some creative text changes to the law, the legislature is once again attempting to balance the State budget by using redevelopment funds. The amount of redevelopment funds currently being targeted by the State is up to almost four times the previous amount. In the worst case, not only would the taking of approximately $10 Million from redevelopment funds by the State affect planned projects, it could also affect the Agency's bond strategy. With no clear indication of when the State budget will be permanently resolved, the planned bond issuance can be affected as the State may threaten to take redevelopment funds again in the future. The Capital Improvement Project budget is also based on a successful bond issuance and therefore if the bond strategy is affected, it will also delay the public improvement projects, which are noted in this Plan and are planned for the next five years.

VI. AGENCY POLICIES

There are a number of policies that help guide the day-to-day activities of the Agency. The Agency will focus on the following policy directions during the course of the Plan:

- Retail attraction
- Hotel development
- Investment in park and library improvements
- Downtown development
- Improving downtown mobility
- Urban art program
- Green building efforts
- Creative media and design district
- Investment in civic, entertainment and cultural venues
- Financing strategy
- Project area termination impacts

Retail Attraction

One such policy direction is the attraction of retail and entertainment uses to the downtown area. Desired uses are those that strengthen pedestrian and sidewalk activities, such as cinemas, restaurants, and those that contribute to the downtown's night life. New cultural arts facilities, including public and private art and exhibit galleries and performance venues, will play an important part in establishing a broad base of attractions for the area. Facilities that encourage family-oriented activity and provide opportunities for youth will be strongly encouraged.

Hotel Development

Analysis performed in the early 1990s showed that Glendale could support an additional business class hotel, therefore, the Agency actively worked to market 800 N. Central Avenue which ultimately became the recently completed Embassy Suites Hotel. There is still capacity in the tri-cities market (Burbank, Glendale, Pasadena) for more hotel rooms although the hotel market has been affected by current economic conditions. For the next five years, the Agency will encourage development of full and business class hotels. Due to the spin-off benefit to surrounding businesses that hotels create, these products are currently desirable, especially in the downtown.

Investment in Park Development and Library Improvements

In November 2007, the Agency adopted a policy to set aside 75% of the tax increment generated by each new residential unit built in the two redevelopment project areas to finance park, open space, and library improvements serving the project areas. Furthermore, the Agency also voted to allocate 25% of the tax increment generated by commercial projects. This funding mechanism provides companion funding to leverage the City's Parks and Libraries Development Impact Fee. In the San Fernando Road Corridor Project Area, this funding mechanism can only be used for parks and not libraries.

Following this policy, the Agency will focus on the development of parks and recreation spaces that do not exist in the downtown. There is currently a shortage of park space south of the 134 Freeway, and it will be the goal of the Agency to support the development of park space in the downtown area.

When this policy was adopted, there were a few development projects that were in the entitlement process. The tax increment that would have been generated by these projects was not included in setting up this fund because that tax increment was already committed to a bond issue for capital improvement projects. To date, there are no housing projects that have been developed, which would have contributed to this fund.

Downtown Specific Plan (DSP)

Since the beginning, the Agency has used its redevelopment authority to help guide desired development in the downtown. In preparation for the expiration of the Central Glendale Project Area, where there will no longer be Agency influence, the City's Planning Department in conjunction with the Agency established development standards for the Central Business District and East Broadway Neighborhood through a specific plan. The Downtown Specific Plan (DSP) will maintain the long-term viability of the greater downtown area by providing a framework for orderly growth and development thereby enhancing quality of life. These standards provide a framework for addressing specific issues including economic development and incentives, urban design, urban housing, adaptive reuse, mixed-use, and historic preservation. This guide to development will become especially important once the Central Glendale Project Area expires in 2015 and redevelopment tools will no longer be available to ensure well managed growth and economic vitality. The Agency sponsored the development of the DSP which was adopted in November 2006 with the goal of helping guide future development in the downtown. The DSP continues to be evaluated and amended as necessary to reflect the economic market, development realities and urban design opportunities.

Downtown Mobility

The Downtown Mobility Plan was prepared in conjunction wit the Downtown Specific Plan and was approved in March 2007. The Plan is a comprehensive mobility program integrating vehicular traffic, transit services, pedestrian amenities, and parking management policies to move people through the city in a safe and efficient manner. Implementation of the Mobility Plan will help transform the downtown's urban environment by providing a coordinated, multi-modal transportation system with higher use of alternative modes, such as walking and public transportation. The Mobility Plan works synergistically with the Downtown Specific Plan to create a vibrant and attractive 24-hour downtown in which to work, live and visit. It will be the goal of the Agency to put in place programs and encourage development projects that will reduce the number of automobiles and increase pedestrian activity.

Urban Art Program

The Urban Art Program was developed as part of the Downtown Specific Plan and establishes the requirements and procedures for providing public art in conjunction with new developments or tenant improvements in the DSP area. Public art helps to improve the physical environment, image, and character of Glendale's downtown area. Public art has also proven to promote and enhance the general welfare of a community by allowing an experience and interaction with artworks in an environment that is open to all.

Green Buildings

In July 2008, the City Council/Agency directed staff to develop a set of “green” building codes for all future development. These requirements would mandate public and private buildings to meet varying levels of energy and environmental efficiency benchmarks intended to reduce development impacts on the environment. The standards developed by the nonprofit U.S. Green Building Council in a system known as Leadership in Energy and Environmental Design (LEED), assign a point value to aspects of construction, from site location to solar panels. Once the standards are adopted, the Agency will assure compliance with the standards in all redevelopment projects.

Creative Media and Design District

The San Fernando Road Corridor is highly diverse and has evolved from primarily warehouse/distribution and manufacturing/industrial uses to a significant mix of office, commercial and light industrial developments. Several mixed use developments with a residential component have been entitled. As the corridor stretches several miles between the two borders of Burbank and Los Angeles, there seem to be areas that have developed distinctive characteristics. One such example is the prevalence of mid-size industrial uses concentrated around lower San Fernando Road bordering Los Angeles and the upper stretch bordering Burbank. These enclaves have responded to the properties’ physical characteristics and limitations, such as being narrower and smaller in size and not having road frontage.

There are also pockets of re-tenanting where, former light industrial uses have been replaced by home improvement services, creating a make-shift “designer row” of retailers such as flooring galleries, door and window showrooms, furniture boutiques, kitchen and bathroom showrooms, and other retailers providing unique interior finishes. This may have been a direct response to the growth of the housing market in the last decade. Their continued success should be tracked as this concentration of uses could potentially be creating a distinct cluster that may warrant further branding and promotion.

With the expansion of DreamWorks and Disney’s GC3 and the proximity to the entertainment industry in Burbank, the San Fernando Road Corridor seems to present an opportunity to attract additional media influenced investment. The employee base from the entertainment industry is estimated to be approximately 4,000 strong and continually growing. However, many of them only work and do not live or play in Glendale. There seems to be a natural development opportunity to provide the “life-style” services attracting this employee base and serving the media industry. Such redevelopment may take the form of creating live/work housing opportunities, artist colonies (lofts, galleries, coffee shops/bars), and entertainment and media serving businesses.

The majority of industrial zoned land and buildings in the City are located within the San Fernando Road Corridor. Out of the 8.2 Million SF of industrial space available citywide, there is only a 2% vacancy. Sales tax contributions from the Corridor are estimated at about $4.8 Million for the Fiscal Year 07-08. Both of these indicators reflect the economic strength of the Corridor. Any future redevelopment policy must consider the potential loss of valuable industrial properties that provide substantial employment and the impacts on sales tax producers.

Civic and Cultural Investment

The Agency fosters, encourages and supports civic and cultural activities. Glendale residents enjoy a variety of cultural and civic venues that include live performances, screenings, festivals and special community events. In 1992, the Agency made a large investment in the arts by purchasing and restoring the Alex Theatre to give Glendale residents and the region a grand venue to experience cultural activities and art performances. Over the next five years, the Agency will continue its investment in the Alex Theatre to maintain its marketability as an entertainment venue. One such improvement is a complete renovation of the forecourt to create a friendlier gathering and entertaining space for use before and after performances. Some of the other capital improvement projects planned for the Theatre include: seat refurbishment, painting and restoration of the front façade, upgrading electrical wiring, replacement of the auditorium roof, replacement of the air conditioning system, installation of energy efficient lighting and upgrading the Theatre carpet. In addition to the investment to the Alex Theatre, the Agency will be investing funds to renovate the Central Library and build a new Adult Recreation which are seen as key anchors to the downtown.

As a new policy, the Agency has embarked on an exploratory study to evaluate the creation of an entertainment and nightclub district. There are two specific areas where a concentration of uses could most easily be accomplished. The mid Brand area where the historic Alex Theatre reigns as an attraction is such an area. Although desirable as it could have a positive impact for the mid Brand area merchants and provide a link to the southern retail anchors, there are hardly any vacant storefronts or available sites. Entertainment uses if concentrated in the mid Brand area would most likely change the character of the street. Although evening entertainment uses will greatly enhance the street's nightlife appeal, such uses are typically dormant during the day. As a result, concentrating entertainment uses on mid-Brand may have a detrimental effect on day-time activities.

Another attractive area is the two block Maryland Avenue district which is anchored at either end by existing civic and cultural venues - the Alex Theatre at the north and Central Library to the south. Maryland Ave. is prime for a focused re-programming because of a significant concentration of available sites. These include: current vacancies in the Exchange and Marketplace, anticipated lease expirations with the Mann 10 cinema at the Exchange, and Agency-owned properties – Parking Lot 17 and Panda Inn restaurant and storefronts located in the Exchange and Marketplace garages. Coordinated re-tenanting and development of these sites could quickly transform the character and identity of Maryland Avenue.

Financing Strategy

The Central Glendale Project Area will expire on August 1, 2015, just after the term of the Implementation Plan. At that point, the Agency's authority will expire and it will not be able to undertake capital projects or establish any debt. The Agency will be able to receive tax increment for another 10 years, or until August 1, 2025, to fulfill its housing obligations and to repay existing debt. These deadlines were statutorily adopted per AB 1290 (later amended).

In order to receive tax increment, a redevelopment agency must establish debt. After 2015, the Agency will receive only the amount necessary to meet its existing debt obligations. In order to capture all the tax increment generated by the project area, the Agency debt obligations will have to equal or surpass the amount of available tax increment. Therefore, it is in the Agency's interest to maximize the level of outstanding debt prior to the project area terminating in 2015.

As long as the Agency receives tax increment, payments must be made to other taxing agencies (pass-through) including the school district and City, and 20% of the tax increment must continue to be set-aside into the low-moderate housing fund.

Typically, the flow of tax increment revenues to an agency is not sufficient in itself to finance the full scope of redevelopment activities and projects. Therefore, redevelopment agencies issue bonds. These bonds are not a debt of the city and are repaid solely from tax increment revenue. Since the bond debt is secured against future property tax revenue, they are seen as secure investments by investors. In 2009, the Agency will consider issuing tax increment bonds to fund a series of public improvements as described in this Plan. Some of these public improvements include: street reconstruction, library expansion, and recreational facilities. In the later years of the Plan, the Agency will consider a future bond issuance based on the need to fund other public improvements or redevelopment projects.

Bond issues will not only help fund needed infrastructure improvements but will permit the Agency to maximize the amount of tax increment captured by the project area by creating a steady debt obligation for 10 years after the project area terminates. By creating a contractual debt obligation, the sale of bonds could also protect the Agency from future diversions of tax increment to the State. (See discussion under *Current Economic and Market Conditions*).

Project Area Termination

Once a project area expires, the Agency is no longer able to receive tax increment proceeds to continue investing in new projects. Once this occurs, the pace of development and investment in a project area could significantly be reduced. When the Agency is active, redevelopment efforts occur more rapidly because of the Agency's authority to assemble land, etc. Although redevelopment efforts can continue without the Agency, they are likely to occur at a slower pace.

In preparation of project area termination, redevelopment agencies have several tools that they are able to use, such as project area mergers, adding new project areas or adding additional areas to existing project areas. During the course of the Implementation Plan, the Agency will explore forming a new project area or merging project areas. A merger will allow the Agency to "pool" revenues between the Central Glendale and San Fernando Road Corridor Project Areas and allocate tax increment where the immediate needs are the greatest to best achieve the Agency's goals and objectives. The benefits of forming a new project area include the ability to collect tax increment and re-invest that tax increment to eliminate blight and improve infrastructure such as streets, curbs and gutters, and sidewalks. This in turn, increases property values. In addition, a new project area can lead to expanded employment opportunities, affordable housing and elimination of poor health and safety conditions.

VII. PROJECT INFORMATION UPDATE

Update on 2005-09 Implementation Plan

The following is an update on the projects that were included in the previous Implementation Plan for the period of 2005-09 and their current status. Although some of the completed projects were included in the previous Plan, they are also included in this report because their status has changed or the project description has changed. The five projects that are currently on hold are mainly attributed to the economic conditions and the inability to obtain financing. Since the last Implementation Plan, the following programs have also been completed: Downtown Specific Plan, Downtown Mobility Plan and the setting aside of tax increment to help fund park and library improvements. The Agency will resume working with the developers of these projects as soon as market conditions improve and interest is reinstated:

Completed projects:

- Americana at Brand
- Embassy Suites
- Maguire Office
- DPSS – Phase I
- Target Store
- Outback Restaurant
- BJ's Restaurant
- Lake/Western Neighborhood Business District Improvements
- San Fernando Road Landscape Improvements

Projects on hold:

- City Center II
- Alexander
- Verdugo Gardens
- Milford/Orange
- ICIS

Active projects:

- Alex Theatre
- Exchange Blocks
- Armenian Society of Los Angeles Cultural Facility
- Seeley Building
- 300 N. Central Ave.
- Grand Central Creative Campus
- 435 Los Feliz Rd.
- Colorado Street Improvements
- Griffith Manor Park Improvements
- Railroad Crossing Projects

Abandoned projects:

- SNK – 220 E. Broadway

PROJECT INFORMATION UPDATE - CENTRAL GLENDALE PROJECT AREA

The following section provides updates on all the projects in the various stages:

- Completed projects
- Ongoing projects
- Projects under construction
- Entitled projects
- Projects in entitlement process
- Conceptual projects

Americana at Brand (completed project)

Developed under a partnership between the Agency and Caruso Affiliated, the Americana at Brand replaced 15.5 acres of underutilized and blighted properties with a mixed use "lifestyle center". The 475,000 SF project is generally bounded by Brand Boulevard, Central Avenue, the Galleria II parking structure, and Colorado Street within the southern end of the Project Area.

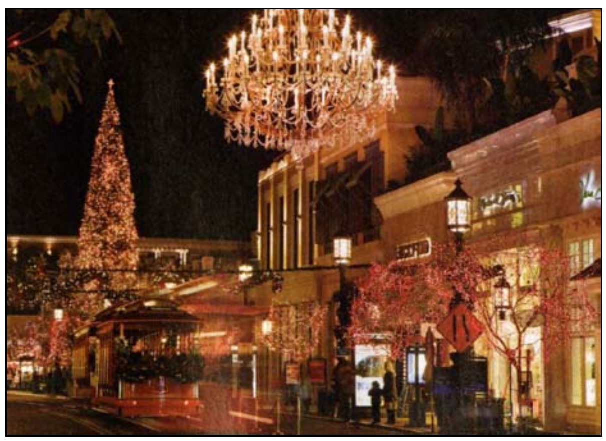
The Americana at Brand successfully integrates retail, restaurant, cinema, and high-end residential uses in a series of mid-rise buildings located around three acres of public open space and pedestrian promenades. The development is helping to create the envisioned "18-hour downtown" with urban dwellers and patrons of cinemas, restaurants, and retails shops, cradled around a park. Since its opening in May 2008, the Americana has achieved the myriad of goals set for the project:

- the project has quickly become Glendale's new regional retail destination complementing the Glendale Galleria and the Brand Boulevard commercial district enhancing Glendale's position as one of southern California's premier shopping districts;
- provided new employment opportunities, diversified the city's retail base, and increased the city's property and sales tax base;
- the project's open space has created a central gathering place for the community which has been further highlighted by a number of special and recurring events including free concerts, holiday ceremonies, and recreational activities; and
- the high quality design has helped create a place of "singular distinction" and has set a new design standard for the downtown area.

Major retail uses include an 18-screen 3,500 seat Pacific Theatre cinema, Barneys Co-op, Tiffany's, H&M, XXI, Sur La Table, Kitson, Anthropologie, Barnes & Noble Booksellers, BCBG Max Azria, Sony Style, and Lacoste. The list of popular restaurants include Katsuya, Trattoria Amici, Café Primo, Frieda's Mexican Cuisine, Granville Café and the very successful Cheesecake Factory.

Project Name	Americana at Brand
Project Address/Location	889 Americana Way
Tax Increment	$3.1 Million annually
Permanent Jobs	1,500+
Temporary/short term Jobs	2,700
Other Benefits	Sales tax of $1.6 Million annually; 3 acres of open space
Blighting Factors Addressed	A, B, D, E, F, I, J, K, M, N, O

Photos of Americana at Brand during Christmas Season 2008
(photos Adam Scott Kelly – Landscape Architect – April 2009)



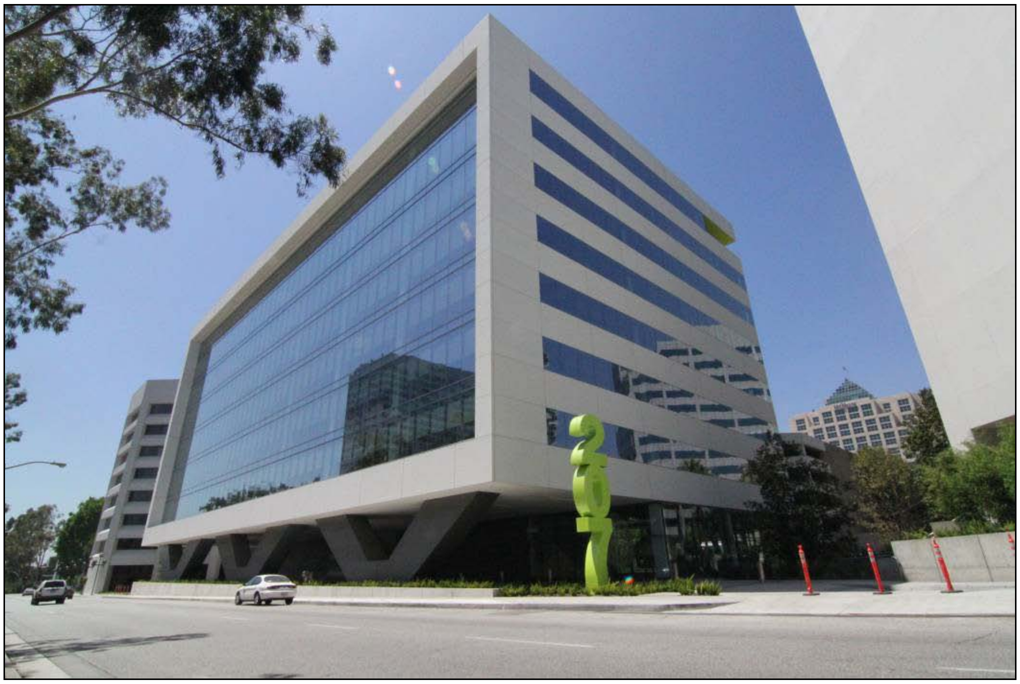
800 N. Central Avenue - Embassy Suites Hotel (completed project)

The Embassy Suites Hotel was completed in November 2008 and provides 272 suites within 12 stories with a three level 350-space subterranean parking garage. The Embassy Suites Hotel was developed with the goal of meeting the growing demands of the business community by offering area visitors with an additional corporate business hotel option. The hotel includes the signature Embassy Suites interior lobby with a glass atrium and approximately 7,000 SF of conference space and lounge. Other amenities include a gym, swimming pool, Bistro 800 Restaurant and Starbucks.

Project Name	**Embassy Suites Hotel**
Project Address/Location	**800 N. Central Avenue**
Tax Increment	**$600,000 annually**
Permanent Jobs	**180**
Temporary/short term Jobs	**136**
Other Benefits	***Transient occupancy tax of $300,000 annually**
Blighting Factors Addressed	**F, K, M, O**

(*Note: Prior to the credit crunch, the transient occupancy taxes were estimated at $1 Million; however this number has since been revised to $300,000; it is expected that this number will increase to the previous projected number once the project reaches stabilization.)

207 W. Good Avenue - Maguire Office Building (completed project)



Maguire Partners is nearing the end of construction on an eight-story, 189,000 SF commercial office building designed by a signature architect (Paul Dana of DMJM) at a very prominent location overlooking the Ventura Freeway (134), between Central Avenue and Brand Boulevard. The lobby of the office building will include small retail uses such as a café. The project is expected to be completed by Summer 2009.

Project Name	**Maguire Office Building**
Project Address/Location	**207 W. Goode**
Tax Increment	**$360,000 annually**
Permanent Jobs	**832**
Temporary/short term Jobs	**175**
Blighting Factors Addressed	**A**

216 N. Brand Blvd. - Alex Theatre (ongoing project)

The historic Alex Theatre is a regional icon located at 216 N. Brand Blvd. in the heart of downtown. The 1,381 seat theatre serves as the city's premier performing arts venue. The Theatre hosts a full season of world-class presentations including classical, popular, and culturally/ethnically focused concerts, operas, live theatre, comedy shows, dance and other performance art and serves as a venue for community functions, film shoots, civic events, and local business uses. Resident companies include the Los Angeles Chamber Orchestra, Gay Men's Chorus of Los Angeles, Musical Theatre Guild, Alex Film Society, and the Glendale Youth Orchestra. The Theatre is an important cultural and economic landmark in Glendale and is listed on both the National and State Historic Registers.

The Agency funded the initial purchase and rehabilitation of the Theatre in 1992. Since then, the Agency has implemented capital improvement projects and provided support for this historic building to ensure that it remains a premier performing arts theatre and destination for the downtown area. In April 2007, the Agency approved a long-term capital improvement program for the Theatre. The purpose of this effort was to bring the building up to the best standard/condition possible before it is turned over to the City in 2015, when the Project Area is no longer effective. The following projects have been completed since 2007: Sound system upgrade, Orchestra shell upgrade, waterproofing repairs, replacement of lighting console, replacement of motorized line sets and plumbing fixtures. The Agency is currently planning to refurbish the seats and redesign the open-air forecourt. Over the next fiver years, the Agency will continue its investment in the Alex by completing the following projects: painting and restoring the front façade, upgrading electrical wiring, replacing the auditorium roof and air conditioning system, installing energy efficient lighting and upgrading the Theatre carpet.

In July 2008, the Agency transferred day-to-day management of the Theatre to Glendale Arts, while still retaining ownership. The Glendale Arts Board anticipates that these projects will result in an increase in bookings for the Alex Theatre, which will lead to an increase in revenue and attendance securing long-term viability of the Theatre.

Project Name	**Alex Theatre**
Project Address/Location	**216 N. Brand Blvd.**
Blighting Factors Addressed	**A, E**
Other Benefits	**$20 - The average amount a Theatre patron spends in downtown for dining, shopping, etc. in addition to their ticket price (based on a study conducted in Glendale in 2006 by the Americans for the Arts organization)**

225 W. Wilson Avenue – Hyatt Place Hotel (in entitlement)

The proposed Hyatt Place Glendale is located at 225 W. Wilson on the northeast corner of Central and Wilson Avenues. The 18,276 SF site is owned by the Agency and is currently used for public parking. Komar Investments LLC is proposing to develop an 11-story, 172-room Hyatt Place Hotel. The hotel will include an independently operated retail space and in-house amenities such as conference areas, garden decks and a fitness center with pool. Parking for will be provided within a four level subterranean parking structure with 219 spaces (37 spaces available for general public parking replacing existing availability of parking). The 110,485 SF project will address the deficiency of business hotel rooms in the tri-city market.

Stage I Design for the project was approved in July 2008. The project's final entitlements, including the Stage II Design, Mitigated Negative Declaration, and the financial terms (fair market ground lease and development agreement) are expected to be completed in 2009.

Construction is expected to begin early in the Implementation Plan term and take two years to complete. Upon the completion of entitlements, the Agency will provide project management and coordination services to guide the project though the permitting and construction process. The Agency will also monitor the agreements and approvals to assure compliance with the terms of City and Agency entitlements.

Project Name	**Hyatt Place Hotel**
Project Address/Location	**225 W. Wilson Avenue**
Tax Increment	**$400,000 annually**
Permanent Jobs	**40**
Temporary/short term Jobs	**1,000**
Other Benefits	**Transient occupancy tax of $850,000 annually**
Blighting Factors Addressed	**O**

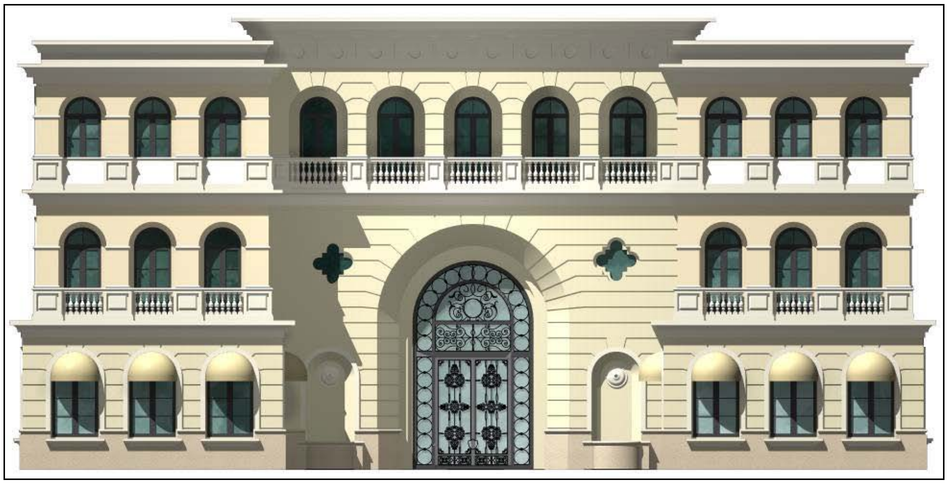
225 E. Broadway - DPSS Site (Phase I - completed; Phase II - entitled)

The project site, located at the northwest corner of Broadway and Louise Street, consists of the three properties: the 66,000 SF former Fidelity federal and Department of Public Social Services (DPSS) office building, the northerly adjacent 2-story apartment building.

In 2001, the Agency purchased the office building and parking lot from the County of Los Angeles. In December 2007, the Agency sold the subject properties to the Amidi Real Estate Group and approved their proposal to adaptively reuse the DPSS building for creative office space and develop a stand-alone 63 unit residential building project on the site of the apartment building and parking lot; the apartment building was privately acquired by the Amidi Group. Phase I of the project, rehabilitation of the office building, was completed in early 2009. During the term of the Implementation Plan, the Amidi Real Estate group is scheduled to begin and complete construction of the Phase II, development of the 63-unit residential building. The Agency will provide oversight in completing Phase II and monitor the various agreements and approvals to assure compliance with the terms of City and Agency approvals.

Project Name	**DPSS Site Reuse**
Project Address/Location	**225 E. Broadway**
Tax Increment	**$120,000 annually**
Permanent Jobs	**190**
Temporary/short term Jobs	**293**
Blighting Factors Addressed	**A, E, I, J**

117 S. Louise Street - Armenian Society of Los Angeles (ASLA) Cultural Facility (under construction)



Relocated as part of the Americana at Brand project, the ASLA is an important cultural and community service provider in the City. Agency assistance included funding and staff support for the temporary relocation to 320 W. Wilson Avenue and assistance with the construction of their new 27,000 SF facility at 117 South Louise Street. The project is currently under construction and is anticipated to be completed by Fall/Winter 2009. The Agency will continue to provide project management assistance through completion.

Project Name	**Armenian Society of Los Angeles (ASLA) Cultural Facility**
Project Address/Location	**117 S. Louise Street**
Tax Increment	**$0 (non-profit)**
Permanent Jobs	**54**
Temporary/short term Jobs	**100**
Blighting Factors Addressed	**I, O**

From 2006 to 2008, there were a group of projects that were going through the entitlement process. Many of these projects received full entitlements; however, the projects have since been on hold due to the inability of the developers to receive financing. Many of these projects have Development Agreements which are valid for a period of five years.

141 N. Brand Blvd. - City Center II (entitled project)

In January 2008, the Amidi Real Estate Group received entitlements for a mixed-use development on the southwest corner of Brand Boulevard and Wilson Avenue. The project consists of two towers on a shared podium. The east tower is an 18-story, 172-room hotel with 60 residential units on the upper floors and 4,000 SF of ground level restaurant. The west tower is 20-stories tall and includes 124 condominium units.

Although unlikely to be built per the entitled design, another proposal is pending that is more consistent with current financial and market circumstances. The City Center II project could begin during the term of the Implementation Plan. The Agency will provide project management and coordination services to guide the project though the permitting and construction process. The Agency will also monitor the existing agreements and approvals to assure compliance with the terms of City and Agency entitlements.

Project Name	**City Center II**
Project Address/Location	**141 N. Brand Blvd.**
Tax Increment	**$1.6 Million annually**
Permanent Jobs	**150**
Temporary/short term Jobs	**250**
Other Benefits	**Transient occupancy tax of $1 Million annually**
Blighting Factors Addressed	**I, O**

137 N. Orange St. - The Alexander (entitled project)

Intracorp Companies proposed to build a twin tower, 16-story, 201-unit mixed-use residential condominium development with approximately 2,500 SF of ground floor commercial space on the southwest corner of Wilson Avenue and Orange Street (Joanne’s Fabric site). This project obtained its final design approval and all entitlements in August 2007. The developer is currently marketing the project to interested parties and will proceed based on the level of interest received in the project. Once a decision is made, the Agency will provide project management and coordination services to guide the project though the permitting and construction process.

Project Name	**The Alexander**
Project Address/Location	**137 N. Orange Street**
Tax Increment	**$1.4 Million annually**
Permanent Jobs	**8**
Temporary/short term Jobs	**70**
Blighting Factors Addressed	**A, E, I, K**

610 N. Central Ave. - Verdugo Gardens (entitled project)

The project was fully entitled in February 2008 and consists of a 24-story, 287-unit condominium tower with ground floor commercial/retail uses at the southeast corner of Central Avenue and Sanchez Drive. In order to ease traffic flow to the freeway, a proposal to widen and add one additional lane on Central Avenue and Sanchez Drive was included as part of the design of this project. A project schedule has not been set for this project. At the time this project moves forward, the Agency will provide project management and coordination services to guide the project through the permitting and construction process.

Project Name	**Verdugo Gardens**
Project Address/Location	**610 N. Central Avenue**
Tax Increment	**$1.8 Million annually**
Permanent Jobs	**11**
Temporary/short term Jobs	**245**
Blighting Factors Addressed	**I, K, O**

420 N. Orange St. - Milford/Orange Residential Project (in entitlement)

Located at the southeast corner of Milford and Orange Streets, the Amidi Real Estate Group is proposing a 24-story residential tower with 142 units. The project will provide 665 parking spaces to serve the tower and adjoining office/retail uses. This project received Agency Stage I Design approval in April 2006.

The entitlement process for this project has been on hold since 2006. The developer has indicated a willingness to proceed with entitlements at a later date. In that event, the Agency will process CEQA documentation, design review, development agreement preparation, and any other entitlement activities required for the project.

Project Name	**Milford/Orange Residential Project**
Project Address/Location	**420 N. Orange Street**
Tax Increment	**$850,000 annually**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**I, K**

Glendale Galleria (conceptual project)

With over 1.4 Million SF of retail space, the Glendale Galleria is one of Southern California's premier regional malls. In partnership with the Agency, the original Galleria was opened in 1975. The mall was expanded in 1984 and today it serves as Los Angeles County's second largest retail center with over 28 Million visitors annually. Major anchor tenants include Nordstrom, Macys, JC Penney's, and Target. Prior to Target locating to the Galleria, the space was utilized by Robinson's May; Target quickly became an important anchor and presence in the Mall with a large sales volume that has contributed to the continued success of the Mall.

In late 2008, the Galleria experienced a significant vacancy with the closure of Mervyn's as part of that chain's closure and liquidation. Mervyn's was the Galleria's primary eastern anchor and with its large ground floor entrance on the corner of Broadway and Brand Boulevard became the primary pedestrian connection between the Galleria and the Brand Boulevard commercial district. Specific plans have not been proposed for the Mervyn's reuse. Options for reuse could range from re-occupancy of the building to a complete redevelopment of the site.

In addition, the Galleria has expressed an interest in improving the Central Avenue plaza area. Proposals have ranged from minor incremental changes in the plaza to expanding the mall by 33,000 SF by adding new retail space north from the plaza along Central Avenue.

The closure of Mervyn's and improvements to the Central Avenue frontage present opportunities to recreate how the Galleria interfaces with Brand Boulevard and the Americana at Brand. General economic conditions and the status of the mall's ownership will dictate the scale and timing of improvements to the Galleria. However, it is anticipated that during the term of the Plan, the Galleria will proceed with improvements to the plaza area to better interface with the Americana at Brand to the east and reuse the vacant Mervyn's space.

Project Name	**Glendale Galleria**
Project Address/Location	**2148 Glendale Galleria Way**
Tax Increment	**Not available at time of Plan preparation**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**A, B, I, O**

The Exchange Blocks (conceptual project)

The Exchange is a two-block mixed-use retail, restaurant, and entertainment venue located between Wilson Avenue and Broadway, fronting Brand Boulevard. Developed in the late 1980s as a redevelopment project, the Exchange involved the rehabilitation of numerous commercial and retail buildings, new building construction, and the completion of a parking structure with approximately 675 spaces, all linked by landscaped plazas and pedestrian walkways. Unlike many retail centers, The Exchange is under multiple individual ownerships. The Agency entered into separate agreements with each property owner to rehabilitate their properties. The city owns The Exchange parking structure while the Agency owns and manages the retail spaces fronting Maryland Avenue within the structure.

The Exchange has begun to show signs of inadequacy as a downtown retail development. There are several factors that have reinforced its current condition, the three most prominent being:

- the design and tenant mix that seems to be incompatible with current retail and theatre trends;
- public/private agreements that seem to be outdated and not consistent with Downtown Specific Plan (DSP) goals; and
- the current halt in the overall retail market that has resulted in several key vacancies.

However, there are opportunities for reinvestment and redevelopment of other venues.

Maryland Ave. benefits from a well-designed streetscape of trees, pedestrian lighting and pavers. Patron parking is plentiful and convenient. With current retail vacancies and the potential theatre vacancy, there are opportunity sites with varied sizes and offerings.

The DSP Advisory Group recommended establishing an “arts/culture” district within the downtown, and focused on Maryland Ave. between Wilson Ave. and Harvard St. as a possible option. The Maryland district, encompassing the Exchange and Marketplace centers, is an ideal location for an entertainment district which might include a tenant mix of conventional restaurants and bars but also attract cultural performance venues (such 99-seat theatres, comedy clubs, jazz club, night clubs), art-house cinemas, museums, galleries, and even concept clubs (such as ESPN Zone, Strikes or Lucky Strikes).

232 S. Brand Blvd. - Masonic Temple Building Rehabilitation and Reuse (conceptual project)

The Masonic Temple is a locally registered historic resource. The building was completed in 1929 and originally housed a number of Masonic organizations, quickly becoming one of Glendale's most distinctive landmarks. Utilizing steel frame construction encased in poured-in-place concrete, the art-deco building contains five full and five partial floors.

Since the departure of the Masons decades ago, the building has sat either vacant or partially utilized. The current tenant, A Noise Within, is set to vacate the property in 2010. The property owner is planning on the adaptive reuse of this 59,000 SF building including rehabilitation of the exterior and interior improvements designed to bring the building up to current day standards. A schedule has not been determined.

Project Name	**Masonic Temple**
Project Address/Location	**232 S. Brand Blvd.**
Tax Increment	**Not available at time of Plan preparation**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**A, B, D, E, F, I, J, K**

300 N. Central Avenue (conceptual project)

Located on the northeast corner of Central and California Avenues, this property received entitlements for an eight-story, 72-unit residential project prior to the adoption of the Downtown Specific Plan (DSP). The entitlements for that project expired.

A new developer has proposed a 95-unit mixed use residential/live work project. The project proposes seven stories and includes 9 live-work units on the ground floor (two stories in height) with 86 condominium units from the second to seventh floors. The conceptual design proposes a three level subterranean parking structure with access from Central Avenue. The site is currently occupied with a small vacant retail building and abandoned gas station.

Project Name	**Not available at time of Plan preparation**
Project Address/Location	**300 N. Central Ave.**
Tax Increment	**Not available at time of Plan preparation**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**A, B, D, E, J, K**

PROJECT INFORMATION UPDATE: SAN FERNANDO ROAD CORRIDOR PROJECT AREA

The following section provides updates on all the projects in the various stages:

- Completed projects
- Ongoing projects
- Projects under construction
- Entitled projects
- Projects in entitlement process
- Conceptual projects

Grand Central Creative Campus (GC3) – (ongoing project)

Located in the northwest portion of the City, the Grand Central Creative Campus (GC3) is a long-term master plan for the redevelopment of the Grand Central Business Centre (GCBC). Developed in the 1950s, GCBC was one of the country's first planned industrial parks. In 2000, the Walt Disney Company, the Agency, and the City approved a series of agreements providing for the long-term redevelopment of the site. The project provides for the replacement or rehabilitation of the existing 2.45 Million SF of improvements and the construction of up to an additional 3.5 Million SF of new space, for a total of 5.95 Million SF of new and rehabilitated development in a landscaped, creative campus-type of environment. Development is expected over a 25 year period (concluding in 2025). Project features include:

- A mix of media-related, entertainment uses including media office, high bay creative space, sound stages, production facilities and related auxiliary uses;

- A renovated and refurbished Grand Central Air Terminal to be used primarily as a visitor's center with public access on a reservation or other controlled basis; and

- Public infrastructure improvements including landscape enhancements to the pubic right-of-way.

The GC3 project will position Glendale in the emerging high-tech, entertainment industry and provide up to 7,800 new full time jobs for the region. Jobs created by the project are estimated to produce more than $1 billion dollars in increased payroll. The project will generate tax increment to fund public infrastructure improvements serving the area, affordable housing and local school capital improvements and operations as well as an estimated $41 Million of revenue to the General Fund for City services.

The first phase consists of two, 3-story Hollywood Art Deco buildings (each 125,000 SF) and was completed in December 2006. This $40 Million first phase is located at the corner of Grandview Avenue and Flower Street. The Notice of Commencement for Phase II is anticipated by December 2009. Phase II will consist of approximately 250,000 SF of development with the main building facing Flower Street on the north.

In July 2008, the design of a childcare facility was approved by the Agency. The proposed building is aiming to qualify for a LEED gold certification. The facility consists of a 23,000 SF single-story private daycare center serving Disney employees and their families. The project has 53 surface parking spaces. The facility will be licensed for 236 children with a staff of 77.

Project Name	**Grand Central Creative Campus (GC3)**
Project Address/Location	**Grand Central Business Centre**
***Tax Increment**	**Phase I – $400,000 annually; all phases of development –$88 Million**
***Permanent Jobs**	**Phase I – 1,100 jobs; all phases of development – 7,000 jobs**
***Temporary/short term Jobs**	**Construction jobs all phases – 11,700**
***Other Benefits**	**At full build out, the project will generate the following:** • **$170 Million to the County for property taxes, of which $74 Million will be reinvested in Glendale for regional public infrastructure improvements.** • **$30 Million will go to the Glendale Unified School District to fund local school programs** • **$72 Million will go to the Housing Authority to fund affordable housing projects** • **$41 Million of General Fund revenues to the City** • **$1 Billion increased payroll based on 7,000 jobs**
Blighting Factors Addressed	**A, B, E, H, I, J, K**

(*Note: Figures are estimates and based on November 2000 data.)

DreamWorks Expansion (under construction)

The DreamWorks Animation Campus is located on a triangular site of approximately 13.3 acres and is bordered by the Los Angeles River to the south and Flower Street to the northeast.

DreamWorks Animation is proposing to add 128,716 SF of office space (Lakeside Annex) to the existing Lakeside Building and expand the existing parking structure from 667 to 882 spaces. The surface parking lot on the south side of the site, adjacent to the Los Angeles River, will be extended to connect with Flower Street through a secondary employee-only and fire access gate. The parking structure was completed in July 2009 and the Annex is currently under construction with an anticipated completion date of April 2010.

Project Name	**DreamWorks Lakeside Annex Expansion**
Project Address/Location	**1000 Flower Street**
Tax Increment	**$410,000 annually**
Permanent Jobs	**1,500**
Temporary/short term Jobs	**140**
Blighting Factors Addressed	**O, R**

1800 S. Brand Blvd. - Seeley Building (under construction)

Current Building

Proposed Project Rendering

Creative Environments of Hollywood has proposed to build a mixed-use project consisting of 40 creative offices and 3 live-work units, totaling 58,895 SF in a registered historic building. The project has been approved by the Historic Preservation Committee and is currently under construction; completion is expected in Spring 2010.

Project Name	**Seeley Building**
Project Address/Location	**1800 S. Brand Blvd.**
Tax Increment	**Not available at time of Plan preparation**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**A, B, E, J, K, O**

524-550 W. Colorado Street and 544-552 W. Elk Avenue - ICIS (entitled project)

Alliance Residential Company received final entitlements in summer 2007 for a mixed-use project at 524-550 W. Colorado Street and 544-552 W. Elk Avenue (located near Colorado and San Fernando Road). A five level mixed-use building with 8,500 SF of ground floor retail space and 186 rental units is proposed for the Colorado site. A 14-unit townhouse complex is planned for the smaller Elk site. Building permits have been issued and the project is currently awaiting its final financing. The construction phase is expected to be completed 18 to 24 months after commencement.

Project Name	**ICIS**
Project Address/Location	**524-550 W. Colorado Street and 544-552 W. Elk Avenue**
Tax Increment	**$1.3 Million annually**
Permanent Jobs	**26**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**E, F, J, K**

3900 San Fernando Road - Triangle Project (entitled project)

Equity Residential is proposing to develop a transit-oriented, multi-family, mixed-use project, consisting of 218 residential units and 54,000 SF of commercial space. The parking is provided on the ground floor and within a 3.5-level subterranean garage. The 2.18-acre triangular site borders three major streets: Los Feliz Road to the north, Central Avenue to the east, and San Fernando Road to the west. The Project received its final entitlements in February 2009. There is no anticipated schedule given the uncertainty associated with the developer's property acquisition and business arrangement.

Project Name	**Triangle Project**
Project Address/Location	**3900 San Fernando Road**
Tax Increment	**$1.1 Million annually**
Permanent Jobs	**100**
Temporary/short term Jobs	**300**
Blighting Factors Addressed	**N**

1838 S. Brand Blvd. – Residential Project (entitled project)

This project site is located at the corner of Brand Boulevard and Vassar Avenue, adjacent to the railroad right of way. The site is 23,700 SF and encompasses the entire block. A development proposal for a 4-story, 47-unit residential condominium project over 2 1/2 story parking structure has been approved. No schedule has been established.

610 West Broadway – The Broadway (in entitlement)

The project consists of a 26,000 SF commercial building with ground floor retail and general and medical offices on the second through fourth floors. The project boasts a large landscaped courtyard on the third floor for visitors and employees to enjoy. Complete entitlements are anticipated in Fall 2009. A construction schedule has not yet been released.

435 Los Feliz Road - Mitaa Plaza (conceptual project)


The proposed Mitaa Plaza project is located on a 2.1-acre rectangular site bordered by Los Feliz Road, Gardena Avenue and Fernando Court. Avalon Land, LLC is proposing to develop a 6-story, 195,000 SF mixed-use commercial center to include an ethnic grocery market (Korean), restaurants, 12-screen movie theater, retails uses and medical/general offices. The Stage I Design Review is anticipated for August 2009. The project entitlement and construction phase is anticipated to take place between 2010-2012.

Project Name	**Mitaa Plaza**
Project Address/Location	**435 Los Feliz Road**
Tax Increment	**$330,000**
Permanent Jobs	**Not available at time of Plan preparation**
Temporary/short term Jobs	**Not available at time of Plan preparation**
Blighting Factors Addressed	**A, E, K, O**

1015 Grandview Avenue (conceptual project)

The 4-acre project site fronts Grandview Avenue across from Pelanconi Park. United Dominion Realty (UDR) had previously proposed a 225-unit residential project. The development team is currently re-evaluating their options with the site and it is expected that a project will be entitled and developed at this site during the course of the Implementation Period, 2010-2014.

401 W. Colorado Street (conceptual project)

A 5-story, 96,670 SF mixed use project was previously proposed for the corner of South Columbus Avenue and West Colorado Street. The proposal included banquet space, full service restaurant and office uses. The entitlement process for this project was halted because the developer was unable to secure financing for the project. The developer is re-evaluating his options and due to the site location, a project is expected to be entitled and developed at this site during the course of the Implementation Period, 2010-2014.

VIII. PUBLIC IMPROVEMENT PROJECTS

The Agency has the ability to build community projects and public improvement projects. The construction of public facilities such as public buildings, street improvements, sidewalks, sewers, storm drains, water systems and street lights all contribute to the general economic revitalization of an area, making it more attractive for additional investors. These revitalization efforts have positive effects that spill over the project area boundaries and improve the entire community.

The following is a list of public improvement projects that the Agency is participating in and around the Central Glendale and San Fernando Road Corridor Project Areas for the period of 2010-2014:

DOWNTOWN CIVIC ANCHORS

The concept of a "Town Center" in Glendale has been synonymous with a district anchoring southern downtown that would bring together a mix of uses, including retail, entertainment, housing, civic and urban open space elements. The master plan for the Town Center as drafted in the 1996 Greater Downtown Strategic Plan, identified a mixed-use development west of Brand Blvd. that served as a transition from that signature boulevard to the Galleria on the west and a series of civic-focused improvements on the east, centered around the Central Library, Central Park and the Adult Recreation Center. The public-private partnership for the Americana at Brand has accomplished the objectives for the block west of Brand Blvd. The vision for the blocks east of Brand Blvd. include a new ARC, improved Central Library, renovated Central Park, a potential civic use, that are linked to Brand Blvd. at mid-block through an active pedestrian paseo. Each of the three projects is described in detail:

Brand Pedestrian Paseo to Central Park

Central Park and the open space at the Americana at Brand together form two of the more critical urban open space components in our downtown. In anticipation of strengthening the connection of these two important assets, the Agency acquired two mid-block properties on the east side of Brand Boulevard across from the Americana. These properties were purchased with the ultimate goal of creating a paseo generally aligned with Caruso Avenue in order to create a visual and physical pedestrian connection between the civic uses on the east (Central Library, Central Park and Adult Recreation Center) and the Americana on the west.

The Agency has earmarked up to $4.5 Million in funding for this project. Staff expects to complete a conceptual plan in 2009 with a goal of completing construction of the passageway in 2010.

Adult Recreation Center Improvements

The Adult Recreation Center (ARC) is located on the grounds of Central Park, which is approximately 6.6 acres in size. The new 18,400 SF community center will replace the existing facility on the site to meet the needs of Glendale's aging population. The total project budget is $10 Million with the Agency contributing approximately $7 Million towards the project. Construction is currently underway with a grand opening expected in November 2010. The Adult Recreation Center is an important venue for Glendale residents. Glendale has a large number of seniors who will frequent this center especially those who live in the Central Glendale Project Area, many of whom can walk to the facility, given its close proximity.

Central Library Expansion Project

A master plan is underway guided by a vision to enhance the accessibility of the Central Library in the downtown area through exterior and interior design elements that build on the library's relationship to the Americana, Central Park, the new Adult Recreation Center and future development north of the library. The Central Library project would move the entrance from the east to both the north and south sides, execute an interior remodel of the main floor/reading area, and a new HVAC system that would allow the relocation of the building that currently houses the HVAC system to accommodate the planned pass-through from the Americana to Central Park. This project would better position the library as a vibrant hub of information and technology, as well as a civic center and gathering place for the community. The Library would serve the Central Glendale Project Area residents and visitors and would act as the main civic presence in the downtown. The total project budget is $10 Million. The project is proposed to be funded by the Agency with bond proceeds.

PARK AND RECREATION FACILITY IMPROVEMENTS

Riverwalk Project

The City is partnering with Los Angeles County to build the Riverwalk Project. As part of an agreement between DreamWorks and the City/Agency, DreamWorks has provided an easement to create a pedestrian/bike path adjacent to the Los Angeles River. The Walt Disney Company is also participating in the design of the Riverwalk as it is adjacent to the KABC 7 Studios.

The Riverwalk will be located on the north bank of the Los Angeles River on the side opposite Griffith Park. It will include half a mile of recreational trail for bicyclists and pedestrians. There will be a small area at the west end of the project that will provide minimal parking spaces. This park will serve as a staging area for hiking groups or classes taking advantage of the project's educational and interpretive elements. An equestrian facility will provide a staging area for riders from the adjacent residential area, which is zoned for stabling of horses. A small rest area for hikers and bicyclists will be at the east end of the trail.

The project will be landscaped primarily with native California plants, and will contain interpretive displays with information about the native vegetation of the Glendale Narrows area as well as the history, hydrology, and urban infrastructure of the area. It will include two environmental art displays and habitat improvement of the vegetated area in the adjacent river channel. The project will significantly improve the character and appearance of the riverbank area that lies along the border of the San Fernando Road Corridor Redevelopment Project. It will provide improved access for bicyclists and hikers to Betty Davis and Griffith Parks, and scenic views across the river into Griffith Park.

Griffith Manor Park Improvements

The 3-acre Griffith Manor Park is located at 1551 East Flower Street and is the only park located in the San Fernando Road Corridor Project Area. The park is one of the City's oldest being acquired by the City in 1937. The last major renovation took place in the early 1970s. The Agency is providing $3 Million in funds to assist in the renovation project which will include new community building, new restroom facilities, new lighting, irrigation systems, basketball court, benches and picnic pavilions, a new "splash pad" children's water play area and an expanded parking lot and playground. The building will be designed to look like an old-fashioned airport hangar to be reflective of the area during the 1920s when it hosted the Glendale Grand Central Airport. This park will serve an unmet need for all the families that live in this neighborhood because it will be the only open space available in the densely populated neighborhood. Construction is expected to begin in Fall 2009 and be completed by Spring 2010.

Columbus Elementary School Soccer Field

The Agency is contributing funds for the development of a high school regulation sized artificial turf soccer field at the Columbus Elementary School campus, once the school district completes its campus improvements in late 2009. Construction is expected to be completed in 2010. The soccer field project will include a new restroom and equipment storage structure. At the initial design stage, the total development cost is estimated to be $3.4 Million. There are a large number of children, teens and adults who enjoy playing soccer in Glendale which contributes to a shortage of soccer fields for these groups. Glendale also has a large AYSO (American Youth Soccer Organization) with many organized clubs who require a large block of time with practice and competitive games. The Columbus Elementary School Soccer Field will benefit a large number of Glendale residents, including children, teens and adults who live in the Central Glendale Project Area and play soccer regularly.

TRANSIT AND TRANSPORTATION IMPROVEMENTS

Colorado Street Improvements

Colorado Street, between Glendale and Brand Boulevard, will be improved to provide street improvements. The Agency is providing up to $850,000 in funding for streetscape and landscape improvements. The south side of Colorado Street between Brand Boulevard and Central Avenue will also be included as part of this project. This project will enhance this key downtown arterial which acts as a major entry-point into the Central Glendale project area and help improve traffic flow. It is anticipated that the proposed improvements will be completed by the end of 2009.

Improvements at SR 134 Central Avenue Off-ramp

This project involves the widening of the eastbound off-ramp at SR-134 and Central Avenue to incorporate a new dedicated right turn lane improving traffic flow from the freeway to Glendale streets. The design of this project is complete and an encroachment permit from the California Department of Transportation (Caltrans) is currently being negotiated. Once this permit is obtained, the project will take five months to implement. The Agency has already committed $1.5 Million towards the cost of the project which should take place in FY 2009-10.

Central Avenue Improvements

Central Avenue, one of the City's major thoroughfares, is scheduled to be rebuilt. The project includes the repaving of the westerly portion of the street between Colorado Street and Glenoaks Blvd. The rebuilding between Broadway and Sanchez Street will include new curb, gutter, sidewalk, and driveway aprons and planting of street trees. Lastly, Central Avenue between Sanchez and Glenoaks will be repaved. The Agency has already committed $12 Million towards the cost of the project and construction is anticipated to begin in Summer 2011.

Railroad Crossing Projects

As part of the Regional Transportation Improvement Plan, a list of focused regional improvements was approved in 2000. Three improvements (rail crossing upgrades) are currently being undertaken by the City and Agency. All of these improvements are consistent with Metrolink's Sealed Corridor Project which represents a comprehensive strategy to enhance the safety of trains, passengers, motorists, pedestrians, and neighboring land uses within and along railroad corridors in the region, including Glendale, by using appropriate safety measures to systematically reduce the frequency of accidents at grade crossings.

These projects will build at-grade rail crossings with state-of-the-art rail safety enhancements such as signal pre-emption, electronic signage, quad gate arms and raised median islands. The crossings will improve access to the Grand Central Creative Campus, Dream Works Animation Studios, KABC 7 Television Studio and improve traffic flow on San Fernando Road north of the SR 134 Freeway. The projects also include the demolition of existing improvements and the construction of new curb, gutter, sidewalk and roadway pavement, traffic signals and street lights. The three projects will cost $9 Million and are planned for:

1. San Fernando Road/Flower Street (East/West): This crossing is located at the existing intersection of San Fernando and Pelanconi Street. This project was completed in March 2009.

2. San Fernando Road/Sonora Avenue Intersection: This crossing is located at the intersection of San Fernando Road and Sonora Avenue. Construction for the project will begin in mid 2009.

3. San Fernando Road/Grandview Avenue Intersection: This crossing is located at the intersection of San Fernando Road and Grandview Avenue. Construction for the project will begin in mid 2009.

In addition, the City and the California Department of Transportation (CalTrans) are building the Fairmont Avenue Extension Project ("Flyover"), a major component of the SR-134/San Fernando Road Access and Safety Improvement Program. This project is the largest public transportation project in the history of the Glendale's Public Works Department. The project includes construction of a bridge structure on Fairmont Avenue, which will extend Fairmont Avenue to the west over San Fernando Road, the Los Angeles County Metropolitan Transportation Authority's railroad tracks, and the Verdugo Wash to join with the southerly extension of Flower Street. The project is nearly halfway into construction, scheduled for completion in late 2010.

The $44 Million project will extend the Fairmont Avenue exit off the Ventura (134) Freeway via an overpass bridge over San Fernando Road and the Verdugo Wash before coming to rest at the south extension of Flower Street. The project will also widen Fairmont Avenue and provide more direct access to and overhaul the traffic structure around the DreamWorks Animation Studios and Walt Disney Co. Grand Central Creative Campus, which continues to expand. While there is no direct Agency financial participation in the project, it is an integral element to the overall regional traffic improvement network and key component to the managing of growth in the area. For that reason, it is included in the Plan.

IX. ECONOMIC DEVELOPMENT

Introduction

The Economic Development program provides activities and projects aimed at creating an environment promoting the success of the Glendale business community. Economic development efforts focus on business retention and attraction, business expansion, assistance with city processes, and assistance to neighborhood business districts with the aim of achieving the primary redevelopment goal of blight elimination. Benefits of the overall economic development programs are not limited to just the project areas; however, they are a proactive form of blight prevention by supporting a vibrant and healthy economic base. For this reason, the economic development programs are mentioned in the Plan and include façade improvement grants, business assistance and attraction efforts, auto dealer assistance and expansion, and neighborhood business district outreach efforts.

BUSINESS ASSISTANCE

Business attraction and retention are fundamental to any city's economic development efforts. By some estimates, there are between 5,000 and 8,000 businesses operating throughout the city, concentrated in eight key sectors – healthcare, retail, manufacturing, professional services, finance & insurance, education, entertainment, and construction trades.

The Agency makes every effort to engage with businesses both large and small, globally known and locally owned. Programs are initiated in conjunction with regional partners who have economic development goals and/or objectives in an effort to leverage the City's resources. Strong relationships and partnerships have been formed with our local business chambers, Los Angeles County Economic Development Corporation, San Fernando Valley Economic Alliance, California Manufacturing Technology Consulting, Small Business Administration (SCORE), and Valley Economic Development Center.

As part of the Agency's business assistance program, entitlement and permit procurement assistance is provided to all new businesses. Typically the Agency shepherds their applications and coordinates with pertinent departments towards retaining all necessary approvals. The following retailers have just been added to the greater downtown's mix of diverse businesses:

142 S. Brand Blvd. Shoe Megashop by Marshalls / HomeGoods

TJX Companies, the parent company which owns and operates Shoe Megashop by Marshalls and HomeGoods stores leased two locations in downtown Glendale. Shoe Megashop by Marshalls is the second store to open in the country, and the first on the west coast. Homegoods is a home furnishings store which is expanding throughout the country. Both are considered flagship stores and are anticipated to be top sales producers in the region. Both retailers opened in Fall 2008.

201 N. Brand Blvd. – Former F. W. Woolworth Building

This property is known as the former F.W. Woolworth Building, which was placed on the Glendale Register of Historic Resources in 1999. The structure was built in the 1920s and remodeled in the late Moderne style when it became Woolworth's in 1942. A new concept, boutique Staples store occupied the prominent corner of the building in Spring 2009.

300 N. Brand Blvd. - Panera Bread

Panera Bread recently opened a new 5,800 SF bakery/café at the corner of Brand Blvd. and California Ave. The new store design includes a hand painted mural on California Avenue. Panera Bread, established in 1981, is widely known for making specialty breads. Panera officially opened in July 2009 and provides eight permanent jobs.

Façade Improvement Program

As an incentive to property owners and tenants located in the project areas, the Agency provides a grant of up to $40,000 which can be used to renovate storefronts. The grant program includes a 25% participation requirement from the applicant. Eligible improvements include, but are not limited to, storefront renovations, signage, door and window modifications, lighting, trash enclosures, and decorative treatments. This program is designed as an incentive tool to assist in the revitalization of the downtown as a vibrant commercial district since renovated storefronts contribute to a healthy economic environment encouraging pedestrian foot traffic. In the San Fernando Road Corridor Project Area, the program serves as an incentive tool to assist in the revitalization of San Fernando Road as a vibrant commercial/industrial corridor. Business and property owners have taken advantage of the program to increase their presence on a very active thoroughfare that has distinct characteristics through its long stretch in the project area. Furthermore, the program provides permanent enhancements to the physical environment which are not lost when tenants transition.

Central Glendale: Since 2005, four projects have been completed, one project is under construction and another two are currently being evaluated. It is anticipated that for the period of 2010-2014, approximately two projects will be completed annually.

San Fernando Road Corridor: Since 2005, 13 projects have been completed, two projects are under construction and another two are currently being evaluated. For the period of 2010-2014, staff anticipates processing two projects per year.

Project Area	Project Address	Status
Central Glendale	108 N. Brand Blvd.	completed
Central Glendale	315 N. Brand Blvd.	completed
Central Glendale	226 N. Central Ave.	completed
Central Glendale	210 S. Brand Blvd.	completed
Central Glendale	300 N. Brand Blvd.	under construction
Central Glendale	212 N. Orange St.	under review
Central Glendale	204 N. Brand Blvd.	under review
San Fernando Road Corridor	412-420 W. Colorado St.	completed
San Fernando Road Corridor	427 W. Colorado St.	completed
San Fernando Road Corridor	520 W. Colorado St.	completed
San Fernando Road Corridor	432-442 W. Broadway	completed
San Fernando Road Corridor	769 W. California Ave.	completed
San Fernando Road Corridor	3720 San Fernando Rd.	completed
San Fernando Road Corridor	*4019 San Fernando Rd.	completed
San Fernando Road Corridor	4116 San Fernando Rd.	completed
San Fernando Road Corridor	5720 San Fernando Rd.	completed
San Fernando Road Corridor	6640 San Fernando Rd.	completed

San Fernando Road Corridor	6720 San Fernando Rd.	completed
San Fernando Road Corridor	6725-35 San Fernando Rd.	completed
San Fernando Road Corridor	6800 San Fernando Rd.	completed
San Fernando Road Corridor	6635 San Fernando Rd.	under construction
San Fernando Road Corridor	6644 San Fernando Rd.	under construction
San Fernando Road Corridor	1248-1252 Los Angeles St.	under review
San Fernando Road Corridor	4563 San Fernando Rd.	under review

<u>Building Conservation Façade Grant Program</u>

The Agency offers a separate program for buildings that are eligible for the local historic register. The program provides grants of up to $50,000 to improve eligible properties located in the project area. To qualify for a conservation grant, the property must meet the City standards for listing on the local register of historic places and the owner must enter an agreement to officially list their property.

***4019 San Fernando Rd. – King Furniture**

Before façade grant improvement

After façade grant improvement

AUTO DEALERS – BRAND BLVD. OF CARS

An important focus of Economic Development is the retention and expansion of auto dealers in the City. Auto dealers generate a considerable amount of sales tax revenues and provide a high number of skilled jobs (approximately 1,600) to the community. Recognizing the importance of the auto dealers to the economic well-being of the community, the Agency has been proactive in working with the auto dealers to ensure their long-term viability in Glendale. The Brand Boulevard of Cars serves as an important anchor for South Brand Blvd. in addition to the Americana at Brand.

800 S. Brand Blvd. - Pacific BMW

Pacific BMW completed its state-of-the-art, 4-story showroom and parking structure in early 2008. This facility is approximately 226,000 SF and is one of the largest BMW dealerships in the United States. Total project cost was $23 Million.

1308 S. Brand Blvd. - Subaru

Subaru America is in the process of joining the Brand Boulevard of Cars. The company plans include a 3,400 SF expansion to an existing 8,400 SF facility (previously Sierra Leasing). The project will include adding an additional story to the facility for service bays and car storage and a complete façade remodel. The company made a conscious decision to develop and grow their Southern California market and found Brand Boulevard to be an excellent location.

700 S. Brand Blvd. - Calstar Motors - Mercedes Benz

Calstar Motors Mercedes Benz will begin a three phase development of a state-of-the-art showroom, service facility, and parking structure. This facility will comprise more than 96,000 SF and will create approximately 146 jobs. The project is anticipated to begin in mid 2009.

NEIGHBORHOOD BUSINESS DISTRICTS

The Agency provides staff support and funding to the City's five neighborhood business districts. These unique districts provide the Glendale community with variety, convenience, and excellent services in a relaxed and welcoming environment. These districts not only offer excellent goods and services, they also host family oriented special events throughout the year, such as carnivals, car shows, and themed parades.

Within these districts are very active merchants associations. These associations are instrumental in coordinating beautification efforts, special events, and acting as a communication link between the member businesses and with the City. The goal of the business and property owners of these merchants associations is to improve their district and make the businesses more financial viable for the betterment of the area. The districts include the following:

- Adams Square
- Downtown Glendale
- Kenneth Village
- Montrose Shopping Park
- Sparr Heights Business District

X. HOUSING IMPLEMENTATION PLAN

Introduction

California Redevelopment Law requires that 20% of all property tax-increment generated by community redevelopment agencies be “set-aside” and expended on “increasing, improving, and preserving” the community’s supply of affordable housing for very low, low, and moderate-income households.

Redevelopment Set-Aside funds are placed in the Low and Moderate Income Housing Fund and may be used for affordable housing activities within or outside of redevelopment project areas. Affordable housing activities that are eligible for funding using Redevelopment Set Aside funds include the following:

- Acquisition of real property or building sites;
- New construction or rehabilitation of buildings or structures;
- Provision of subsidies to, or for the benefit of, income eligible households to obtain housing at affordable costs in the private marketplace (i.e. rental subsidies or first time home buyer loans); and
- Satisfaction of replacement requirements for housing displaced by redevelopment activity.

In 1989, the Glendale Redevelopment Agency (Agency) adopted a strategy for redevelopment tax increment set-aside funds for housing and authorized the Housing Authority of the City of Glendale (Authority) to administer it on behalf of the Agency.

In addition to administering Redevelopment Set-Aside funds, the Authority administers federal Housing and Urban Development (HUD) Section 8 Rental Housing Choice Vouchers, and HUD HOME funds. The Authority also applies for State funds for housing development on a competitive basis when such funds are available and suitable for projects in development in Glendale.

The housing portion of the 2010-2014 Implementation Plan is organized in the following manner:

<u>Section 1</u> - Housing Fund Obligations for the Housing Implementation Plan period from January 1, 2002 through December 31, 2014

Requirements include:

- A statement of the current fund balance;
- A description of annual funding and expenditure obligations;
- A statement of actual and a projection of anticipated Housing Fund expenditures and revenues; and
- A description of expenditures with targeting requirements by affordability and by household age restrictions.

<u>Section 2</u> - Inclusionary and Replacement Housing Obligations for the Housing Implementation Plan period from January 1, 2002 through December 31, 2014

- Housing production required to meet projected inclusionary housing obligations in the San Fernando Road Corridor Redevelopment Project Area (SFRCRPA).
- Housing production required to meet projected replacement housing obligations when an affordable housing unit is lost or demolished by the Agency/Authority/City.

Section 3 – Summary of the Eight Year Housing Production Plan (2006-2014)

The Redevelopment Implementation Plan covers the period 2010-2014. A different period of time was selected for the Housing Production Plan component of the Housing Implementation Plan in order to be consistent with the City's recently adopted 2006-2014 Housing Element. These two plans have been on different planning cycles. With this adjustment they will now be synchronized.

Within the Housing Element the Eight Year Housing Production Plan (2006-2014) describes planned affordable housing programs, service levels, and projected funding to implement the Plan. These are also required components of the Redevelopment Set Aside Fund Housing Production Plan. Therefore, a summary of the Eight Year Housing Production Plan from the Housing Element, with some minor additions required for California Redevelopment law, is included within this document.

Section 4 – Review of the Previous Five Year Housing Production Plan (2005-2009).

Section 1. Housing Fund Obligations

California Redevelopment Law requires the Glendale Redevelopment Agency to include the current status of the Low Moderate Income Housing Fund (LMIHF), as well as deposits and expenditures of the Fund for a 10 year plan period known as the Housing Implementation Plan period.

The 10 year plan period was extended by law for an additional 2 years to help agencies with pre-1994 redevelopment plans synchronize their targeting requirement compliance period and housing production requirement compliance period. As a result the Housing Implementation Plan period for meeting certain Housing Fund obligations for Glendale runs from January 1, 2002 through December 31, 2014.

This section of the Housing Implementation Plan describes Housing Fund requirements based upon the Agency fiscal years from 2002-03 through 2013-14, as these years most closely coincide with state law requirements.

1. Current Housing Fund Balance:

The audited fund balance for the LMIHF as of June 30, 2008 is shown below and is described in the 2007-08 Consolidated Annual Financial Report for the Glendale Redevelopment Agency.

Available fund balance end of year June 30, 2008		**$ 6,727,347**
Add unavailable funds – end of year:		
Land Held for Resale	$ 4,801,683	
Encumbrances	$ 5,170,447	
Total unavailable funds	$ 9,972,130	
Computed Ending Fund Balance	**$16,699,477**	

2. Annual Funding and Expenditures Obligations

a. Deposit Obligations for Housing Fund:

The Agency has met its obligation to deposit 20% of property tax increment for the two redevelopment project areas, as well as any Redevelopment Set Aside program income, into the LMIHF. As a result, the Agency is not required to prepare a “deficit deposit plan” in this Housing Implementation Plan. The actual and projected deposits of property tax increment and program income for the two redevelopment plan project areas for the 2002-2014 Housing Implementation Plan period are shown below in Table 1.

The Agency obtained a loan in 2007-08 from Union Bank of California for the purpose of providing financing for Vassar City Lights, a 72 unit affordable family rental development. The deposit of these funds and the anticipated repayment schedule (with interest) are also shown in Table 1.

b. Excess Surplus Plan Obligation for Housing Fund:

The Agency is not required to prepare an "excess surplus plan" in this Housing Implementation Plan as it has expended sufficient funds on an annual basis to meet the requirements of state law.

3. Actual and Projected Deposits and Expenditures during the 2002-2014 Housing Implementation Plan Period:

The table below shows property tax increment and program income deposits into the LMIHF. It projects future property tax increment income and program income. As of March 2009 revenue projections are based upon an anticipated 2% increase annually from the 2009-10 projected tax increment in the Central Project Area and the SFRCRPA and the projected $250,000 in program income. As the plan period proceeds and financial conditions become more stable these projections will become more certain and will be refined.

Table 1
LMIHF Deposits and Expenditures
by Fiscal Year
July 1, 2002 through June 30, 2014

Fiscal Year	LMIHF Deposits	Loan Fund Deposits	Total Deposits		Total Expenditures	Loan Costs & Repayments	Remaining Program Expenditures
Actual							
2002-03	$ 6,126,727		$ 6,126,727		$ 4,480,490		
2003-04	$ 6,033,387		$ 6,033,387		$ 4,095,287		
2004-05	$ 8,084,730		$ 8,084,730	*	$ 11,273,619		
2005-06	$ 11,819,960		$ 11,819,960		$ 10,638,340		
2006-07	$ 7,873,879		$ 7,873,879		$ 4,777,250		
2007-08	$ 8,560,582		$ 8,560,582	*	$ 13,767,146		
Subtotal	**$ 48,499,265**		**$ 48,499,265**		**$ 49,032,132**		
Projected							
2008-09	$ 7,286,000	$ 14,000,000	$ 22,286,000	*	$ 24,484,430	$ (764,030)	$ 23,720,400
2009-10	$ 7,190,000		$ 7,190,000	*	$ 8,127,780	$ (3,040,120)	$ 5,087,660
2010-11	$ 7,583,800		$ 7,583,800		$ 7,583,800	$ (3,040,120)	$ 4,543,680
2011-12	$ 7,730,500		$ 7,730,500		$ 7,730,500	$ (3,040,120)	$ 4,690,380
2012-13	$ 7,880,100		$ 7,880,100		$ 7,880,100	$ (3,040,120)	$ 4,839,980
2013-14	$ 8,032,700		$ 8,032,700		$ 8,032,700	$ (2,292,090)	$ 5,740,610
Subtotal	**$ 45,703,100**	**$ 14,000,000**	**$ 59,703,100**		**$ 63,839,310**	**$(15,216,600)**	**$48,622,710**
Grand Total	**$ 94,202,365**	**$ 14,000,000**	**$ 108,202,365**		**$112,871,442**	**$(15,216,600)**	**$97,654,842**

Historic Deposits and Future Year Revenue Projections, February 2009, Glendale Finance Dept.

* Note: Due to carryover funds from prior years, some years show greater expenditures than revenues.

4. Targeting of Expenditures.

a. Affordability Target:

One targeting requirement described in state law is the obligation of the Agency to expend Housing Funds according to the Low and Moderate Income affordability needs described in the Regional Housing Needs Assessment (RHNA). The RHNA was updated in 2006 by the Southern California Association of Governments and quantifies the need for housing in a community according certain affordable housing categories. Agencies must use the regional fare share allocation to its community as the benchmark for targeting Housing Funds. Agencies are to assist housing affordable to persons of very low, low and moderate income in the same proportion that the housing need has been identified for those groups.

State law permits the Agency to include the expenditure of HOME funds, in addition to Set Aside funds, in its effort to meet this obligation. Table 2 below shows the RHNA affordable housing targets for Glendale. It also shows the actual and projected expenditure of Glendale affordable housing funds (LMIHF and select HOME funds) during the 2002-2014 Housing Implementation Plan period.

Only those expenditures that assist specific affordable housing units or low/moderate income households are covered by this requirement. Affordable housing programs covered under this obligation include the new construction of affordable ownership and rental units, rehabilitation of homes and apartments for low/moderate income residents, and special rental assistance programs for low/moderate income households.

The table below shows current expenditures by affordability and projects future expenditures by affordability as well. This table shows the Agency is expected to exceed the Very Low target, meet the Moderate target, and to come within 2% of meeting the Low affordability target. This pattern of expenditures will be monitored regularly in order to meet the targets over time.

Table 2
Expenditures by Affordable Housing Cost
Compared to Expenditures Target
2002 - 2014

	Affordability Target			
	Very Low	Low	Moderate	Total
Number of Housing Units Needed	767	491	534	1,792
Time Period Target	**43%**	**27%**	**30%**	**100%**
Actual 2002-03 through 2007-08	43%	28%	29%	100%
Total Projected Plan Period 2002-03 through 2013-14	44%	25%	31%	100%

Source of RHNA Targets: SCAG 2007

b. Household Age Restriction Target:

Agencies are also required to spend their Set Aside Funds during the Housing Implementation Plan period to assist housing available to non-senior households in at least the same proportion as those low income households exist in the community. Specifically, the percentage target is determined based upon the number of low-income households with a member under age 65 years as compared to the total number of low income households of the community as reported in the most recent US Census.

Table 3 below shows that 30% of Glendale low income households are senior households and 70% are not. So it is the obligation of Glendale to spend no less than 70% of its Housing Funds on housing restricted to non-senior citizen households during the Housing Implementation Plan period. This table shows actual expenditures of Glendale affordable housing funds (LMIHF and select HOME funds) and projects future expenditures during the entire 2002-2014 Housing Implementation Plan period.

Only those funds that assist specific affordable housing units or low/moderate income households are included in this requirement. Authority affordable housing programs covered under this obligation include the new construction of affordable ownership and rental units, rehabilitation of homes and apartments for low and moderate income residents, and special rental assistance programs for low/moderate income households

Table 3
Expenditures by Age Group Served
Compared to Minimum Non-Senior Expenditures Target
2002-2014

	Age Group Target		
	Non Senior Households	Senior Households	Total
Time Period Target	**70%**	**30%**	**100%**
Actual 2002-03 through 2007-08	83%	17%	100%
Total Projected Plan Period 2002-03 through 2013-14	85%	15%	100%

Source of Non Senior/Senior Targets: 2000 Census, HUD SOCDS CHAS Data

Section 2. Housing Fund - Inclusionary and Replacement Obligations

1. Inclusionary Obligations

The Authority is required to ensure that specified percentages of new and substantially rehabilitated housing in redevelopment project areas are available at affordable housing cost to very low, low and moderate income households. This requirement applies only to project areas adopted after January 1, 1976; therefore, only the SFRCRPA, is subject to this requirement. The Central Project area is exempt.

State requirements specify that fifteen percent of the *total* units developed by private developers in the SFRCRPA must be affordable to very low, low, or moderate income households. Of that 15%, at least 6% must be affordable to very low income households and 9% low/moderate income households.

Historically the SFRCRPA has not included the development or substantial rehabilitation of housing since the area was initially zoned for commercial and industrial uses. Thus, no housing activity occurred during the 2000-2004 Five Year Implementation Plan period. However, the Glendale City Council approved a series of substantive zoning changes in late 2005 and early 2006 including residential, mixed use, and flexible development standards that has facilitated housing development during the previous 2005-2009 Five Year Implementation Plan period.

Anticipating these zoning changes, changes to the zoning code and implementation policies for meeting the state-mandated inclusionary affordable housing requirements in the SFRCRPA were approved by the City Council, the Agency and the Authority in December 2004. The approved project-by-project basis for meeting the production requirement requires developers to use one of four alternatives for developing affordable housing units in conjunction with their residential developments:

1. On site;
2. Off site and inside the SFRCRPA;
3. Off site and outside the SFRCRPA; or
4. By paying a fee in lieu of building the units.

The in lieu fee was set at $17/SF for both ownership and rental developments. This fee has been reviewed recently, but has not been changed since it was adopted. Any in lieu fees collected by the City of Glendale are to be deposited into an Inclusionary Housing Trust Fund and used to build the required inclusionary units. This set of policies and zoning requirements will ensure that the SFRCRPA inclusionary requirement can be satisfied by December 31, 2014.

To date, there are 10 development projects that have been completed or are in predevelopment and in process to obtain land use entitlements in the SFRCRPA area that include residential housing. Only residential projects are subject to the inclusionary requirement.

Several market rate residential developments anticipated by the Update to the 2005-2009 Five Year Implementation Plan have been cancelled, delayed or converted to office/commercial projects due to current negative market conditions for ownership housing and the tight credit/financing situation.

The status and inclusionary obligation of the 10 projects (5 affordable and 5 market rate) is described in Table 4 below. The market rate projects in the predevelopment stage have advised in their Inclusionary Housing Plans that they will meet their obligation through payment of an in-lieu fee. The Authority will use these funds to assist in the development of sufficient affordable units to meet the SFRCRPA inclusionary obligation.

Five of the developments are affordable projects, and will meet their inclusionary obligation on site within the project itself and will also provide additional affordable units for future obligations. The affordable units are restricted at a range of affordability levels including very low, low, and moderate income units.

In addition to the inclusionary obligation, there is also a replacement obligation for one of the affordable projects listed above - 6200 San Fernando Road. This project resulted in the removal of 27 affordable units, which must be replaced.

The location of inclusionary and replacement units is tracked in the Glendale "Housing Inclusionary and Replacement Bank" spreadsheet. "The Bank" is described more completely later in this section. Affordable housing developments outside the SFRCRPA also qualify to provide inclusionary units at ½ value per unit. There are several development projects tracked in "the Bank" that have assist in meeting these obligations over time.

At this time there are sufficient very low income and low/moderate income units developed within the SFRCRPA to satisfy the anticipated inclusionary obligation described below during the 2002 – 2014 Housing Implementation Plan period.

Table 4
New Residential Units Completed or Proposed in the SFRCRPA
January 1, 2002 through December 31, 2014

Project Type	Address	Units	Inclusionary Requirement 15% of Units		Project Status	IZ Choice
			Very Low – 6%	Low/Mod – 15%		
Market Dorn Platz on Doran	730 Doran	20	1.2	1.8	Complete	Bank*
Affordable Metro City Lights	1760 Gardena	65	3.9	5.9	Complete	Onsite
Affordable Metro Loma	328 Mira Loma	44	2.6	4.0	Complete	Onsite
Affordable Glendale Housing Corp.	6200 San Fernando	24	1.4	2.2	Under Construction	Onsite
Affordable Glendale City Lights	3673 San Fernando	68	4.1	6.1	Under Construction	Onsite
Affordable Vassar City Lights	1814 Vassar	72	4.3	6.5	Under Construction	Onsite
Market Seeley Bldg.	1800 S. Brand	3	0.2	0.3	Predevelopment - Entitled	In Lieu Fee/Bank
Market 1838 S Brand	1838 S Brand	48	2.9	4.3	Predevelopment	In-Lieu Fee/Bank
Market Triangle Project	3900 San Fernando	218	13.1	19.6	Predevelopment	In Lieu Fee/Bank
Market ICIS Project	524/550 W. Colorado and 544-552 W Elk	200	12	18	Predevelopment	In Lieu Fee/Bank
Total Units		**762**	**45.7**	**68.7**		

*Note: Developed prior to adoption of Inclusionary Housing Program.

2. <u>The Housing Inclusionary and Replacement Bank</u>

The City and Housing Authority/Redevelopment Agency must provide and track replacement units for different purposes. A tracking worksheet kept updated by Community Development and Housing staff, known as the Housing Inclusionary and Replacement Bank (the Bank), provides this information on a project by project basis.

The first purpose for replacement housing is to replace lost affordable housing units as a result of federal or state funded housing and community development activities. Projects such as the Pacific Park Community Center and Library, which were funded in part by Community Development Block Grant funds, as well as the type of housing activities described above, may result in demolition of affordable housing units. Replacement units are required for both of these types of projects.

The second purpose for replacement housing is to provide units to meet the inclusionary requirement within the SFRCRPA.

Housing units in the Bank may only be counted once, as either replacement for specific lost units or as inclusionary units for SFRCRPA housing project inclusionary obligations. Therefore housing units in the Bank are a limited and valuable resource.

3. Replacement Housing Obligations

There are 6 affordable housing developments that were initiated or completed since the current Housing Implementation Plan period began in January 1, 2002 that have required or may require replacement of low and moderate income housing units. They are shown in the table below: Habitat Vine and Pacific homeownership project, Elk Avenue Town Homes homeownership project, Garfield Gardens apartments, Doran Gardens homeownership project, 6200 San Fernando – Glendale Housing Corporation special needs apartments, the 624 Geneva project (potential homeownership project), and the 615 Chester – Salvation Army special needs apartments.

Table 5
Replacement Unit and Bedroom Requirement by Project
January 1, 2002 through June 30, 2008

Project	**Status of Plan**	**Units**	**Bedrooms**
Adams Square Mini Park	Complete 2005	2	3
Habitat Vine & Pacific Homes	Complete 2005	9	14
Elk Avenue Town Homes	Complete 2005	4	6
East Garfield Neigh. Revitalization	Complete 2005	14	20
6200 San Fernando Apartments	Complete 2007	27	37
615 Chester – Salvation Army Apartments	Complete 2007	1	1
Doran Gardens Apartments	Complete 2007	3	6
Fifth & Sonora Project	To Be Determined	n/a	n/a
TOTAL REPLACEMENT REQUIRED		**60**	**87**

Replacement plans were written and approved for several projects since January 1, 2002 as shown above. These projects were funded with CDBG, HOME and Redevelopment Set Aside funds. Regulatory requirements on replacement varied slightly, depending upon whether the project was subject to federal or state replacement regulations. Despite variations in requirements to replace these units (including determining replacement based on the tenant's income or the rental rate and based upon the number of units or number of bedrooms lost), all regulations require one for one replacement of affordable housing units lost or demolished within a set length of time.

The Authority has met the obligation for replacement of the units demolished to date. The location, income/rent requirements, and number of bedrooms of these units are being tracked in "the Bank" described above.

Sources of replacement units include several Glendale affordable housing developments including the Habitat-Orange Grove project, Orange Grove Apartments, Heritage Park Senior Apartments, and Metro City Lights apartments, as well as onsite the demolished project itself, if the new units were constructed within the required time frame. The replacement units all were constructed within the time period required by either federal or state regulations.

It is possible that a replacement plan (and corresponding replacement units) will need to be developed for the Fifth and Sonora development by the end of the Housing Implementation Plan period in December 2014.

Replacement plans will be developed and brought to the Housing Authority for approval prior to approval of a DDA/AHA with the developer. Typically, sites that are subject to replacement and/or relocation requirements have been owned by the Authority and developers have been sought out for these projects.

Funding for replacement is part of the predevelopment process. Replacement costs, as well as any related relocation costs for current tenants, is included as part of the project development financing package. For Glendale, HOME funds and Redevelopment Set Aside funds have been the major source of funding for replacement/relocation activities. These funding sources are used to leverage other private funds and to create high quality developable sites from initially blighted conditions.

Section 3. Housing Production Plan

The City of Glendale 2006-2014 Housing Element was approved and adopted by the City Council and the Authority on January 27, 2009. It was certified by the California Housing and Community Development Department on February 24, 2009.

The Housing Element includes a housing needs assessment, a resource inventory, identifies constraints on housing, identifies available sites for future development or more intense development, and outlines goals and policies for the Eight Year Housing Plan – 2006 through 2014 as required by California Government Code.

State law also requires community Redevelopment Plans and Housing Elements to be consistent and encourages the development of joint and concurrent documents, whenever possible. In order to accomplish that recommendation, the Housing Production Plan component of the 2010-2014 Five Year Implementation Plan will simply restate the Housing Element Eight Year Plan, albeit in a briefer format and with some additional information as required by California Redevelopment Law.

1. Housing Needs Analysis Found in 2006-2014 Housing Element

The 2006-2014 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 unmet needs and underserved populations that are identified in the Housing Element have determined and defined the policies and programs of the housing production plan described later in this report.

2. Housing Plan – Goals and Objectives Found in 2006-2014 Housing Element

There are 6 goals listed within the Housing Element. The goals are intended to present a visionary statement; it is a statement identifying where the City should be in the future. Each goal has several implementing policies. The policies set forth a variety of directions to achieve the stated goals and are described in the Housing Element as well. In order to keep this Housing Implementation Plan brief, only the goals are listed below. The goals are as follows:

1. A city with a wide range of housing types to meet the needs of current and future residents.
2. A city with high quality residential neighborhoods that are attractive and well designed.
3. A city with increased opportunities for home ownership.
4. A city with housing services that address groups with special housing needs.
5. A city with equal housing opportunities for all persons
6. A city with housing that is livable and sustainable.

3. Housing Plan Programs, Production, and Estimated Expenditures

The goals and policies within the Housing Element are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. There are six comprehensive program strategies for the future that include programs currently in use in the City and additional programs needed to provide the opportunity to adequately address the City's housing needs:

The Housing Element provides a description of each housing program and future program goals. The Eight Year Action Plan table below summarizes the objectives of each program, the eight year projections, funding sources(s), responsible agency, and implementation time frame. Again, for brevity, only the summary table is provided in this document. This Housing Plan was written in June 2008. As community needs, financial conditions and the housing market change over time, these projections may be revised.

Table 6
8 Year Housing Plan Summary
2006-2014

Program Strategy 1. Preservation and Enhancement of Existing Housing Stock	
1a. Rehabilitation Loans and Grants	
Project Objective	Maintain quality of housing, particularly for very low and low income households
Number of Assisted Units – 8 year total	• 320 single-family rehab loans/grants
	• 40 apartment units
Funding Sources	HUD-HOME; Redevelopment Set-Aside
Responsible Agency	Community Development and Housing Dept.

1b. Handicapped Grants	
Project Objective	Provide funds to modify housing units for improved accessibility for persons with disabilities.
Number of Assisted Units – 8 year total	• 16 units
Funding Sources	HUD-HOME; Redevelopment Set-Aside
Responsible Agency	Community Development and Housing Dept.

1c. GWP Public Benefit Programs	
Project Objective	Conserve energy and lessen home energy costs for low-income households
Number of Assisted Units – per year total	Program service based upon demand. Maintain capability to provide Smart Home Energy and Water Savings Surveys/Rebates: Anticipate
	• 1300 surveys per year
	• 5,200 rebates per year
Funding Sources	Public Benefit Charge (earmarked on electric bills)
Responsible Agency	Glendale Water and Power Dept.

1d. Code Enforcement	
Project Objective	Improve the quality of existing housing, correct City code violations.
Number of Assisted Units – per year total	Have the capability to perform 1,400 inspections annually; achieve 100% residential compliance
Funding Source(s)	HUD-CDBG; Redevelopment Set-Aside; City General Fund
Responsible Agency	Community Development and Housing Dept.

1e. Neighborhood “Target Areas”	
Project Objective	Improve at least one new target neighborhood in southern or western Glendale; complete the Adams Square and East Garfield Neighborhood Projects
Number of Assisted Units – 8 year total	Not applicable
Funding Source(s)	HUD-CDBG and HOME; Redevelopment Set-Aside; City General
Responsible Agency	Community Development and Housing Dept.

1f. Conservation of Existing and Future Affordable Housing	
Project Objective	Provide for the continued affordability of the City's low and moderate income housing stock.
Number of Assisted Units – 8 year total	Not applicable (at risk affordable units)
Funding Source(s)	Redevelopment Set-Aside as necessary and available
Responsible Agency	Community Development and Housing Dept.

1g. Multi-family Design Guidelines	
Project Objective	Create design guidelines for multi-family housing
Number of Assisted Units – 8 year total	Not applicable (at risk affordable units)
Funding Source(s)	None necessary
Responsible Agencies	Planning Department
Time Frame	Begin by 2009. Adoption by December 2010.

Program Strategy 2. Production of Affordable Housing	
2a. Density Bonus Program	
Project Objective	Encourage development of housing for senior and low-income housing through promotion of use of density bonuses.
Number of Assisted Units – 8 year total	• 16 units total - affordable to low income
	• 1 project per year
Funding Source(s)	None necessary
Responsible Agencies	Community Development and Housing and Planning Depts.
Time Frame	• Website, brochure, GTV6 by July 2009
	• Community meeting by July 2009

2b. Direct City Financial Assistance (including land assemblage and write down, below market interest loans, grants, etc.)	
Project Objective	• 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;
	• Provide funds for off-site improvements, city fees, and certain amenities to encourage development of affordable housing.
Number of Assisted Units – 8 year total	• 345 rental units
	• 106 ownership units
Funding Source(s)	HUD-HOME; Redevelopment Set Aside; BEGIN, RDLP and other State competitive funding programs.
Responsible Agencies	Community Development and Housing Dept.

2c. Inclusionary Zoning	
Project Objective	Implement zoning to require developers of housing in the SFRCRPA to meet a housing project's inclusionary obligation.
Number of Assisted Units – 8 year total	Unknown, 15% requirement based upon housing units constructed in SFRCRPA.
Funding Source(s)	Redevelopment Set-Aside, In-lieu fees
Responsible Agency	Community Development and Housing Dept.

2d. Community Housing Development Organizations and Other Nonprofit Housing Organizations	
Project Objective	Coordinate with local nonprofit groups to facilitate affordable housing development and improvements.
Number of Assisted Units – 8 year total	Unknown
Funding Source(s)	HUD-HOME; Redevelopment Set-Aside as necessary
Responsible Agency	Community Development and Housing Dept.

2e. Residential Mixed Use	
Project Objective	Encourage the development of housing coincident with commercial uses in downtown, SFRCRPA, and other areas where appropriate.
Number of Assisted Units – 8 year total	Unknown, dependent on developer interest
Funding Source(s)	None
Responsible Agency	Planning Department, Redevelopment Agency

Program Strategy 3. Rental Assistance	
3a. Section 8 Housing Choice Voucher Program	
Project Objective	Continue rental subsidies to very low-income families and elderly.
Number of Assisted Units – 8 year total	Continued subsidy to 1,600 Glendale and 1,300 other community (portable voucher) households.
Funding Source(s)	HUD Section 8 Vouchers
Responsible Agency	Community Development and Housing Dept.

3b. Short Term Rental Assistance for Special Needs Households	
Project Objective	Provide short term rental assistance through several programs serving special needs households including: Section 8 Moving Assistance Grant, Section 8 Dwelling Repair Grant, LIFERAP, and ERAP
Number of Assisted Units – 8 year total	220 households
Funding Source(s)	Redevelopment Set Aside
Responsible Agency	Community Development and Housing Dept.

Program Strategy 4. Increase Homeownership Opportunities	
4a. First Time Home Buyer (FTHB) Mortgage Assistance	
Project Objective	Provide 45-year second trust deed loans to low and moderate income households for both resale home purchase and for purchase of affordable new construction units.
Number of Assisted Units – 8 year total	• Resale home purchase units unknown (depends upon housing market conditions). • 106 new home construction units (see 2b)
Funding Source(s)	HUD-HOME and ADDI, Redevelopment Set-Aside; BEGIN, RDLP and other State competitive funding programs.
Responsible Agency	Community Development and Housing Dept.

4b. Homeownership Education, Counseling and Marketing	
Project Objective	Continue program for Glendale residents. Partner with lenders, nonprofit organizations and credit organizations.
Number of Assisted Units – 8 year total	Provide 48 classes, including foreign language classes, for 1,520 people.
Funding Source(s)	HUD-HOME; Redevelopment Set Aside
Responsible Agency	Community Development and Housing Dept.

4c. Condominium Conversion FTHB Mortgage Assistance	
Project Objective	Provide FTHB mortgage assistance to renters wishing to purchase the unit they occupy or who must relocate because of conversion.
Number of Assisted Units – 8 year total	Unknown
Funding Source(s)	Redevelopment Set Aside
Responsible Agency	Community Development and Housing Dept.

4d. Condominium Conversion of Over-Density Buildings	
Project Objective	Study existing Code standard that requires conversions to be consistent with current General Plan density to seek opportunities for increasing availability of more affordable for-purchase units.
Number of Assisted Units – 8 year total	Unknown
Funding Source(s)	None
Responsible Agency	Planning Department

Program Strategy 5. Housing Services	
5a. Care Management Services	
Project Objective	Continue to provide referral assistance to senior citizens to link them with services, enabling them to remain in their homes.
Number of Assisted Units – annual total	Provide case management assistance to 200 individuals annually.
Funding Source(s)	Los Angeles County; HUD-CDBG
Responsible Agency	Parks, Recreation and Community Services Dept.

5b. Homeless Services	
Project Objective	Provide services in the following areas on an ongoing basis:
	• Emergency shelter – 2160 persons
	• Transitional shelter – 976 persons
Number of Assisted Units – 8 year total	• Permanent supportive housing – 240 persons (43 households with disabilities)
	• Case management and supportive services – 8,320 persons
	• Homeless prevention services – 1,600 persons
	• Street outreach – unknown
	• Domestic violence programs – 2,160 persons
	• Supportive services - unknown
Funding Source(s)	HUD-HOME and Supportive Housing Program and Shelter Plus Care and Emergency Shelter Grant; Redevelopment Set Aside; Other private and agency resources.
Responsible Agency	Community Development and Housing Dept.

5c. Reasonable Accommodation Procedures	
Project Objective	Provide written reasonable accommodation procedures to permit minor changes in Zoning standards where necessary to allow persons with disabilities to continue to use their existing units and make new development feasible – both economically and physically.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	Planning Department
Responsible Agency	Planning Department
Time Frame	Adoption of written policy and post online by December 2009.

5d. Water and Sewer Service Priority for Housing Affordable to Lower Income Households	
Project Objective	Adopt a policy that grants priorities for service allocations to proposed developments that include housing units affordable to lower-income households as required by state law.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	Unidentified; established when process adopted.
Responsible Agency	Planning Department; Glendale Water and Power
Time Frame	Adoption of policy in April 2009

5e. Zoning Compliance with California Welfare and Institutions Code Section 5120	
Project Objective	Adopt zoning in accordance with California W&I Section 5120 – to ensure that in any zone in which hospitals or nursing homes are permitted – mental health treatment programs will also be permitted.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	n/a
Responsible Agency	Planning Department
Time Frame	Adoption of policy in December 2010

5f. Zoning Compliance with SB2	
Project Objective	Adopt zoning for compliance with SB2 to ensure that transitional or supportive hosing provisions of the law are adequately addressed. (Emergency shelters already addressed.)
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	n/a
Responsible Agency	Planning Department
Time Frame	Adoption of Policy in December 2010

5g. Consistent Definitions for Residential and Institutional Uses Related to Housing	
Project Objective	Clarify zoning definitions for residential and institutional uses related to housing to remove ambiguity and provide predictability in zoning interpretation.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	n/a
Responsible Agency	Planning Department
Time Frame	Adoption of Policy in December 2010.

Program Strategy 6. Fair Housing	
6a. Fair Housing Plan	
Project Objective	Continue to promote and update a Fair Housing Strategy consistent with State and Federal law.
Number of Assisted Units – 8 year total	Continue to contract with a fair housing provider to meet annual goals for
	• Education
	• Tenant/landlord services
	• Discrimination services.
	Review and update the Analysis of Impediments (AI) as needed, beginning in 2010. Implement the recommendations of the AI.
Funding Source(s)	HUD-CDBG
Responsible Agency	Community Development and Housing Department

6b. Constraints on Housing Persons with Disabilities	
Project Objective	Identify zoning code constraints to ensure standards and policies do not violate federal and state fair housing laws or violate state privacy rights with regard to housing for persons with disabilities. Adopt zoning code amendments, procedural changes or other action as appropriate.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	n/a
Responsible Agency	Planning Department
Time Frame	December 2010

Program Strategy 7. Sustainability	
7a. Compliance with AB32 (Greenhouse Gas Reduction)	
Project Objective	Comply with State requirements for reduction of greenhouse gases. Monitor state required implementation programs.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	Unknown
Responsible Agency	City-wide
Time Frame	Ongoing

7b. Review Housing Standards for Multi-modal Transportation Options	
Project Objective	Study housing location and design that supports multi-modal transportation options.
Number of Assisted Units – 8 year total	n/a
Funding Source(s)	Unknown
Responsible Agency	Planning Department
Time Frame	Implement study by 2010.

4. Fiscal Analysis – Funds Available

The most stable source of affordable housing funds for the Authority are Redevelopment Set Aside funds and HUD HOME entitlement funds.

In Table 1 above anticipated revenues for Redevelopment Set Aside funds were shown. Table 7 below shows anticipated program expenditures of Redevelopment Set Aside funds to be spent to implement the housing production component of the 8 Year Housing Plan.

Table 7
Actual and Projected Expenditure of Set Aside Funds by Program Strategy
2006-2014

Year	1. Preservation of Housing	2. Production of Housing	3. Rental Assistance	4. Increased Home Ownership	5. Housing Services	6. Fair Housing	Total Year
2006-07	1,628,000	1,455,000	624,500	78,000	51,300	-	**3,836,800**
2007-08	1,602,000	10,231,000	582,800	-	40,900	-	**12,456,700**
2008-09	2,003,100	19,933,200	142,000	150,000	28,300	-	**22,256,600**
2009-10	1,846,800	566,000	962,100	225,000	-	-	**3,599,900**
2010-11	1,880,800	16,900	837,400	225,000	50,000	-	**3,010,100**
2011-12	1,951,800	83,000	837,500	225,000	50,000	-	**3,147,300**
2012-13	1,951,800	149,600	837,500	225,000	50,000	-	**3,213,900**
2013-14	1,989,000	980,800	837,500	225,000	50,000	-	**4,082,300**
Total Program	**14,853,300**	**33,415,500**	**5,661,300**	**1,353,000**	**320,500**	**-**	**55,603,600**

There are other funding sources that provide resources to the City and the Authority in support of the Program Strategies listed above. For instance:

Program Strategy 1 – Preservation of Housing: It is expected that CDBG funds will be available for Neighborhood Target Area activities and Code Enforcement Activities in future years as in the past. Specific amounts are unknown at this time.

Program Strategy 2 – Production of Affordable Housing: HOME and committed State funds (not shown above) are projected for future projects. The amounts expected are:

- HOME funds of approximately $1.19 Million annually in carryover funds for 2009-10 and $1.89 Million for 2006-07 through 2013-14
- $5.2 Million in State BEGIN downpayment assistance grant funds and $4.6 Million in State Residential Development Loan funds for a low cost construction loan for the Doran Gardens project, when it starts construction.

Program Strategy 3 - Rental Assistance: Section 8 Housing Choice Voucher program funds in the amount of approximately $13.9 Million in annual Housing Assistance Payments and an additional amount of “portable voucher” rental assistance from other housing authorities for Glendale residents are projected for future years as it was in the past.

Program Strategy 4 – Increase Homeownership Opportunities: HUD-HOME American Dream Downpayment assistance grant funds (ADDI) have been received in the past. It is not clear if the program will continue in the future.

Program Strategy 5 – Housing Services: It is expected that additional federal Emergency Shelter Grant (ESG) and Supportive Housing (SHP) funds will be available for Continuum of Care homeless prevention and supportive services activities will be available for future years (2009-10 through 2013-14). Emergency Shelter Grant entitlement funds are currently projected at $145,000 annually. Supportive Services funds received through a competitive application in the amount of approximately $2 Million dollars are projected to serve the Glendale community in 2009-10.

Program Strategy 6 – Fair Housing: Fair Housing services have historically been funded through CDBG and Section 8 Housing Choice Voucher administrative funds. In 2009-10 the amount anticipated to be used for these activities is $15,000.

5. Description of New Construction Projects in Development:

Shown below are descriptions of New Construction Ownership and Renter projects now in development that are projected to be completed by 2014.

Projects currently in development*:*

1. CHESTER STREET PROJECT	
Location:	619 Chester Street
Unit Distribution:	4 Unit Multifamily Rental Housing for Low Income Formerly Homeless Families with Supportive Services
Authority's Investment:	HOME $660,000; SHP $400,000
Completion Date:	December 2009

2. KENWOOD PROJECT - HABITAT FOR HUMANITY PROJECT	
Location:	711-717 N. Kenwood Street
Unit Distribution:	11 Town homes for Low Income First Time Home Buyers
Authority's Investment:	HOME $1,525,000; ADDI $124,800
Anticipated Completion Date:	December 2009

3. GARDENS ON GARFIELD	
Location:	295-307 E. Garfield Avenue
Unit Distribution:	30 Unit Multifamily Rental Housing for Very Low, Low and Moderate Income Households
Authority's Investment:	HOME $ 3,690,000; LMIHF $522,400
Completion Date:	January 2010

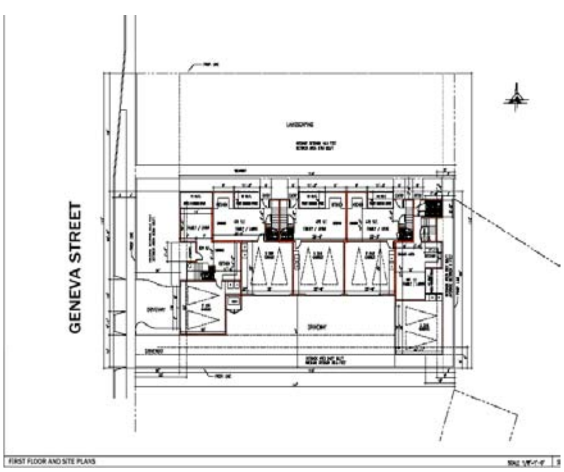
4. GLENDALE CITY LIGHTS	
Location:	3673 San Fernando Road
Unit Distribution:	68 Unit Multifamily Rental Housing for Very Low, Low and Moderate Income Households
Authority's Investment:	HOME $1,400,000; LMIHF $8,394,000
Completion Date:	January 2010

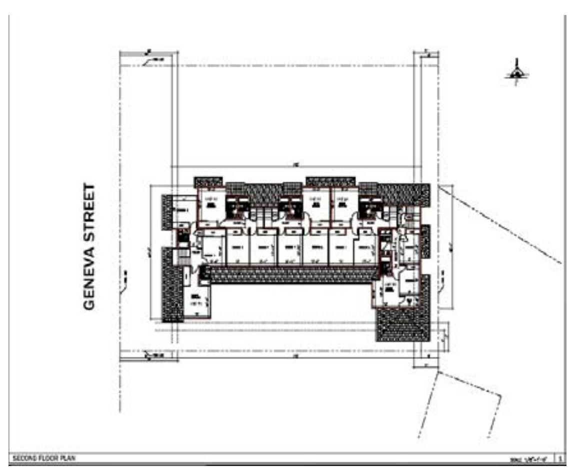
5. GLENDALE HOUSING CORPORATION	
Location:	6200 San Fernando Road
Unit Distribution:	24 Unit Multifamily Rental Housing for Developmentally Disabled Households
Authority's Investment:	HOME $3,200,000; LMIHF $1,300,000
Completion Date:	December 2009

6. VASSAR CITY LIGHTS	
Location:	3685 San Fernando Road
Unit Distribution:	72 Unit Multifamily Rental Housing for Very Low, Low and Moderate Income Households
Authority's Investment:	HOME $2,170,000; LMIHF $11,800,000
Completion Date:	December 2010

7. DORAN STREET HOUSING HHP	
Location:	339-343 W. Doran Street
Unit Distribution:	57 Town homes/Condominiums for Low & Moderate Income First Time Home Buyers
Authority's Investment:	LMIHF $8,810,000; BEGIN $5,200,000 RDLP $4,600,000 (predevelopment/construction loan)
Completion Date:	January 2011

8. GENEVA STREET PROJECT – To be determined	
Location:	624-630 Geneva Street
Unit Distribution:	5 Town homes for Low Income First Time Home Buyers
Authority's Investment:	LMIHF $2,550,000
Completion Date:	To be determined





9. FIFTH & SONORA PROJECT	
Location:	Fifth & Sonora Streets
Unit Distribution:	To be determined
Authority's Investment:	LMIHF $6,100,000
Completion Date:	To be determined

Section 4. Review of the previous Five Year Housing Plan 2005-2009

Since 2004, when the 2005-09 Implementation Plan was written, the cost of construction and the cost of housing increased markedly beyond anticipated levels. During the Plan period, construction costs increased due to competition for raw materials and finished building materials from international sources, natural disasters, and due to increased fuel and insurance costs. Median home sales prices in Glendale peaked in 2006 with a median single family detached home sales price of $810,000 at a level 55% above prices only a few years earlier in September 2003. Rent costs, including utilities, increased significantly during this period as well, and still remain high. Many young families could no longer afford to live in Glendale and the school district population decreased during the Plan period as some families left to find more affordable family housing. The trend toward larger households described in the Housing Element is most likely the result of extended families remaining together and adult children remaining in the household longer in the face of higher housing costs.

The impact of these construction and demographic trends on Authority housing programs was to shift efforts and expenditures toward new construction of family rental units and toward specialized rental assistance programs which emphasize family self sufficiency or increase the effectiveness of the Authority's largest housing program, the Section 8 Housing Choice Voucher program. These rental assistance programs serve very low income and elderly households, who appear to be struggling the most in the current housing market.

1. Comparison of 2005-09 Production Estimates with Actual Production:

As shown in the table below, new construction renter units exceeded production goals in approximately the same number that new construction owner/FTHB fell below their set goal. First time home buyer mortgage assistance programs and new construction owner programs became infeasible in the face of ever larger gaps between market rate sales prices and the ability of low and moderate income families to qualify for reasonable home mortgages. The exception to this was found in Habitat for Humanity home ownership new construction programs in which exceptional levels of subsidy and family support were provided.

One program, the Palmer House Rental Assistance program, experienced problems seen nationwide in many of the original federal tax credit investment rental projects which date from the 1970's. Operating and maintenance costs for these projects generally exceeded the original financing structure projections. As a result, in Glendale the Authority annual rental subsidy to the development (and the corresponding land lease payment to the Authority) was suspended midway through the period in order to improve cash flow for the development. Instead of providing ongoing rental assistance, the Authority is restructuring support of the 22 unit low income senior citizen apartment unit most likely by converting the Authority loan to the development into a residual receipts note, which will only require annual payments out of operating income if there is excess revenue beyond the required maintenance costs and operating reserves.

Housing rehabilitation programs fell below anticipated levels in the Plan. The next Housing Production Plan for 2006-2014 anticipates a lower level of single family rehab loan projects per year and providing rental rehabilitation loans to nonprofit rental property owners only. Some reasons for this difference include: increased construction costs making small rehab loans less effective and less appealing to borrowers; the increasing gap between rental rehab regulated rent levels and market rents; easy access by homeowners to home equity loans that far outpaced more conservative and limited Authority home improvement loans with a limited purpose; and occasional staff vacancies due to extended leave/turnover.

Table 8

Comparison of Housing Production Plan 2005-2009

Projected and Final Anticipated Production

Housing Activity	2005-09 Plan Original Estimates	2005-08 Actual	Projected Final Totals (includes 2008-09 not yet completed)
Single Family Rehab	200 units	128 units	148 units
Multi Family Rehab	50 units	31 units	31 units
Low Income Family Employment Rental Assistance Program	50 households	212 households	224 households
Emergency Rental Assistance Program	30 households	20 households	21 households
Palmer House Rental Assistance	110 households	44 households	44 households
Moving Assistance Grants (Sect 8)	6 households	14 households	16 households
Dwelling Repair Grants (Sect 8)	54 households	97 households	99 households
Emergency Shelter - Nonprofit	1,000 people	917 households	1,117 households
FTHB	See below. (included with New Construction Owner category)	3 households	5 households
New Construction Owner	90 units	8 units	8 units
New Construction Renter	52 units	115 units	158 units

2. Description of New Construction Projects Completed During the 2005-09 Plan Period:

Shown below are descriptions of New Construction Ownership and Renter projects completed in the 2005-2009 Implementation Plan period.

Developed Projects

1. HERITAGE PARK GLENDALE SENIOR APARTMENTS	
Location:	420 E. Harvard Street
Units Completed:	52 Unit Multi-family Development for Very Low and Low Income Senior Citizen Households
Authority's Investment:	HOME $2,100,000 ; LMIHF $3,2000,000
Completion Date:	December 2004

2. VINE & PACIFIC HABITAT FOR HUMANITY PROJECT	
Location:	501 – 511 S. Pacific Street
Units Completed:	4 Town homes for Low Income First Time Home Buyers
Authority's Investment:	LMIHF $804,000; ADDI $49,200
Completion Date:	December 2005

3. ELK AVENUE TOWNHOMES PROJECT	
Location:	415 & 417 East Elk Avenue
Units Completed:	4 Town homes for Moderate Income First Time Home Buyers
Authority's Investment:	LMIHF $818,300
Completion Date:	March 2006

4. METROPOLITAN CITY LIGHTS	
Location:	1760 Gardena Avenue
Units Completed:	65 Unit Multifamily Rental Housing for Very Low, Low and Moderate Income Households
Authority's Investment:	HOME $3,700,00; LMIHF $2,100,000
Completion Date:	January 2007

5. PALMER AVENUE - HABITAT FOR HUMANITY PROJECT	
Location:	900 – 910 E. Palmer
Units Completed:	3 Town homes for Low Income First Time Home Buyers
Authority's Investment:	LMIHF $372,300; ADDI $79,515
Completion Date:	September 2007

6. METRO LOMA PROJECT	
Location:	328 Mira Loma Avenue
Units Completed:	44 Unit Multifamily Rental Housing for Very Low, Low and Moderate Income Households
Authority's Investment:	HOME $1,800,000; LMIHF $3,200,000
Completion Date:	January 2009

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Exhibit 1 - Map of Central Glendale Project Area

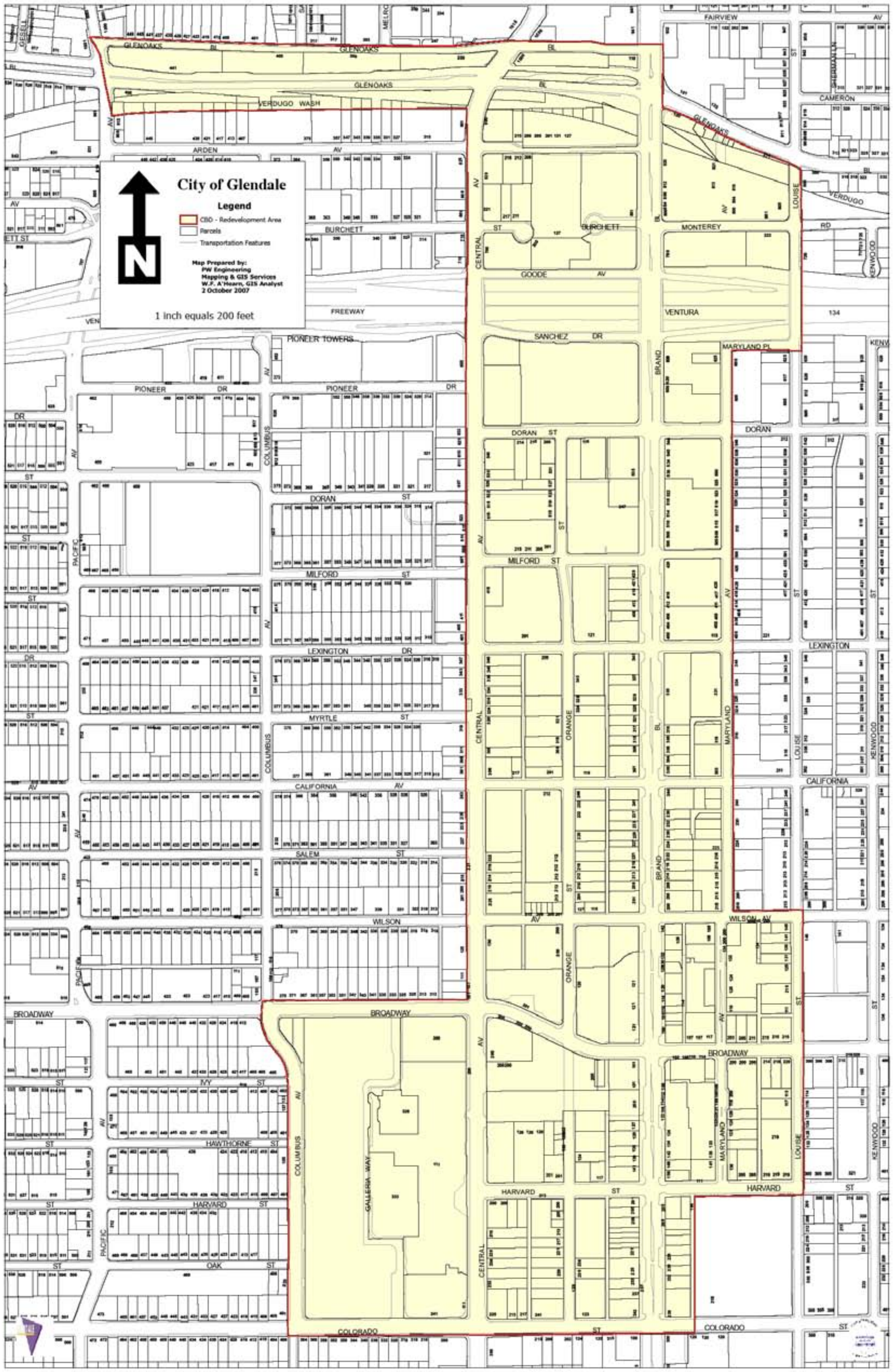

Exhibit 2 – Map of San Fernando Road Corridor Project Area

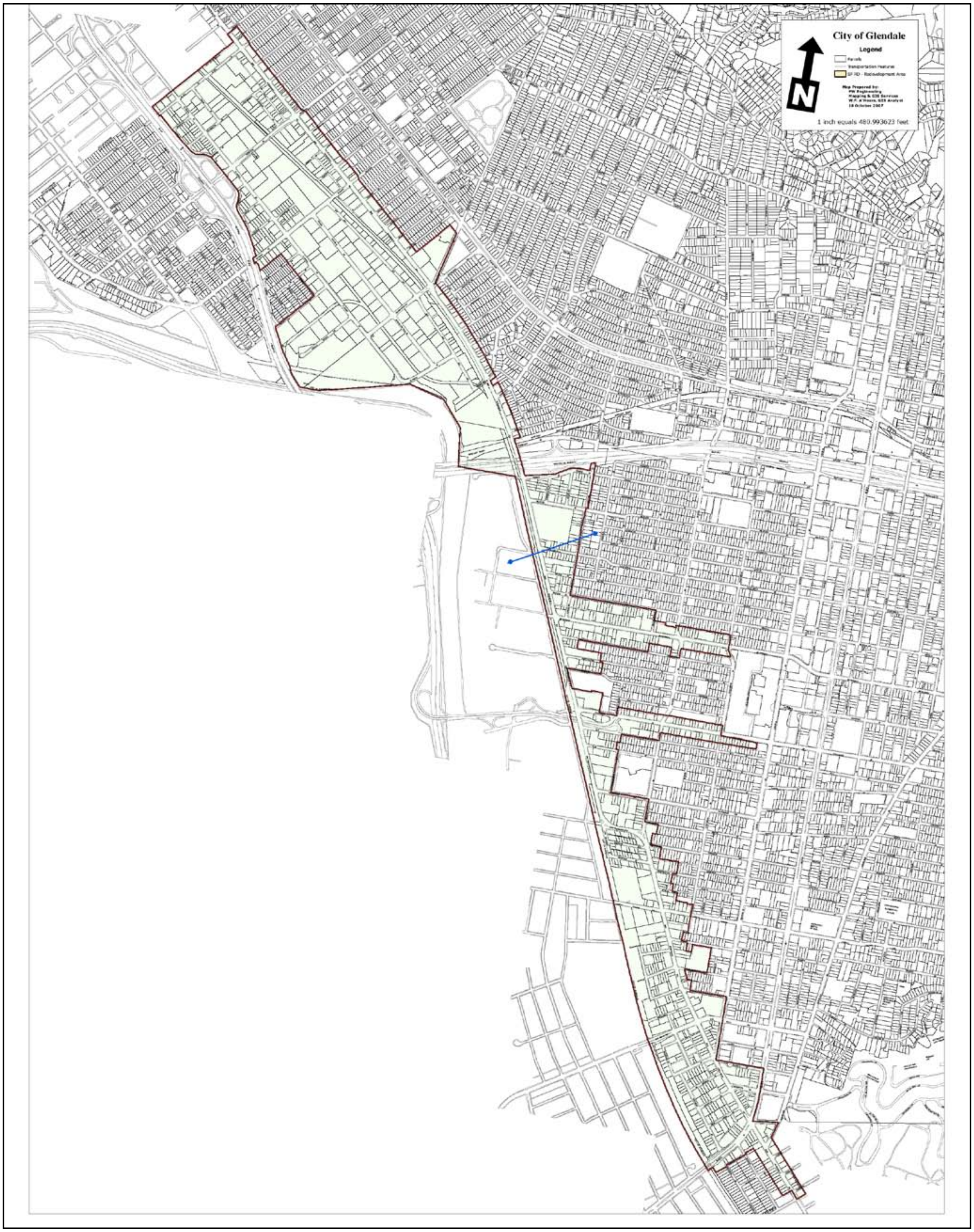

Exhibit 3 - Central Glendale Project Area Estimated Revenues and Expenditures

(000's Omitted)

Plan Year:	38 2010-11	39 2011-12	40 2012-13	41 2013-14	42 2014-15	TOTAL
Ongoing Resources:						
Tax Increment After ERAF	20,554	23,458	23,949	24,448	24,959	117,368
Other Income	776	806	826	848	879	4,135
Total Annual Resources	*21,330*	*24,264*	*24,775*	*25,296*	*25,838*	*121,503*
Ongoing Expenditures:						
2003 TA Bond Debt Service	4,841	4,843	4,845	4,840	4,727	24,096
2002 TA Bond Debt Service	3,806	3,806	3,797	3,799	3,797	19,006
Tax-Sharing Payments	2,670	2,871	2,993	3,117	3,332	14,983
Repayment to City	3,165	3,208	3,252	3,297	3,343	16,265
Administration (4% annual growth)	2,847	2,961	3,079	3,202	3,330	15,419
County Admin Fee	424	438	446	455	464	2,226
Total Annual Expenditures	*17,753*	*18,127*	*18,413*	*18,710*	*18,993*	*91,995*
Net Annual Revenue	2,801	5,331	5,536	5,738	5,966	25,373
Budgeted Projects						
Alex Theatre	2,595	765	545	635	590	5,130
Central Avenue Widening	4,400	4,400	0	0	0	8,800
Economic Development	300	300	300	300	300	1,500
Total Budgeted Projects	*7,295*	*5,465*	*845*	*935*	*890*	*15,430*

Exhibit 4 – San Fernando Road Project Area Estimated Revenues and Expenditures

(000's Omitted)

Plan Year:	18 2010-11	19 2011-12	20 2012-13	21 2013-14	22 2014-15	TOTAL
Ongoing Resources:						
Tax Increment After ERAF	9,669	10,154	10,681	10,984	11,293	52,780
County Rebate of 60% CTE Share	2,511	2,585	2,719	2,796	2,875	13,485
Other Income	0	0	0	0	0	0
Total Annual Resources	*9,669*	*10,154*	*10,681*	*10,984*	*11,293*	*52,780*
Ongoing Expenditures:						
Tax-Sharing Payments	4,973	5,120	5,385	5,538	5,694	26,709
Administration (4% annual growth)	638	664	690	718	746	3,456
County Admin Fee	121	125	131	135	139	652
Total Annual Expenditures	*5,732*	*5,908*	*6,207*	*6,391*	*6,579*	*30,817*
Net Annual Revenue	3,937	4,246	4,474	4,593	4,713	21,963
Budgeted Projects						
KABC 7	99	102	104	106	106	517
GC3	605	983	984	1,006	1,006	4,584
Total Budgeted Projects	*704*	*1,085*	*1,088*	*1,112*	*1,112*	*5,101*

Exhibit 5 – Economic Benefits of Agency Projects

Projects	Tax Increment Generated	Permanent Jobs Created	Short term Jobs Created	Other Project Benefits
Americana at Brand - 889 Americana Way	$3,100,000	1,500	2,700	$1,600,000 sales tax annually
Embassy Suites - 800 N. Central Ave.	$600,000	180	136	$300,000 hotel tax annually
Maguire Office Building - 207 W. Goode	$360,000	832	175	n/a
Hyatt Place Glendale - 225 W. Wilson Ave.	$400,000	40	1,000	$850,000 hotel tax annually
DPSS Site - 225 E. Broadway	$120,000	190	293	n/a
ASLA - 117 S. Louise St.	$0 (non-profit)	54	100	n/a
City Center II - 141 N. Brand Blvd.	$1,600,000	150	250	$1,000,000 hotel tax annually
The Alexander - 137 N. Orange St.	$1,400,000	8	70	n/a
Verdugo Gardens - 610 N. Central Ave.	$1,800,000	11	245	n/a
Milford/Orange Residential Project - 420 N. Orange St.	$850,000	n/a	n/a	n/a
Disney GC3 - Phase I only	$400,000	1,100	n/a	see page 34 for full benefits
DreamWorks Expansion -1000 Flower Street	$410,000	1,500	140	n/a
ICIS - 524-550 W. Colorado St. & 544-552 W. Elk Ave.	$1,300,000	26	n/a	n/a
Triangle Project - 3900 San Fernando Road	$1,100,000	100	300	n/a
Mitaa Plaza - 435 Los Feliz Road	$330,000	n/a	n/a	n/a
TOTAL	**$13,770,000**	**5,691**	**5,409**	**$1,600,000 sales tax** **$2,150,000 hotel tax**