

## **CITY OF GLENDALE**

### **NOTICE OF CITY COUNCIL ACTION INITIATING PROCEEDINGS BY WAY OF MOTION TO AMEND THE GLENDALE MUNICIPAL CODE, INCLUDING TO AMEND TITLE 30 (ZONING CODE), TO ADOPT A CITYWIDE INCLUSIONARY HOUSING ORDINANCE (IZO) AND TO PREPARE AN IN-LIEU FEE RESOLUTION, TO ADOPT A CITYWIDE COMMERCIAL DEVELOPMENT IMPACT/LINKAGE FEE FOR AFFORDABLE HOUSING, AND TO ADOPT AN ORDINANCE AMENDING THE AFFORDABLE HOUSING EXEMPTION IN THE PUBLIC USE FACILITIES DEVELOPMENT IMPACT FEE ORDINANCE (PARKS AND LIBRARIES)**

#### **LOCATION: CITYWIDE**

#### **DESCRIPTION OF COUNCIL ACTION:**

On Tuesday, November 13, 2018, the Glendale City Council initiated proceedings by way of motion to amend Title 30 (Zoning Code) and other sections of the Glendale Municipal Code. Specifically, the Glendale City Council adopted three motions initiating multiple amendments to the Glendale Municipal Code, including amendments to Title 30 (Zoning Code), as described below:

1. The Glendale City Council initiated preparation of amendments to Title 30 (Zoning Code) to adopt a Citywide Inclusionary Housing Ordinance (IZO) and the preparation of an In-Lieu Fee Resolution, as set forth in the Joint Reports to Council and Housing Authority dated August 14, 2018, September 18, 2018, and November 13, 2018, and per additional or further direction provided by Council at the joint meetings of the same date. Staff was further directed to submit the Ordinance and Resolution to the Planning Commission for review and recommendation and then to the Council for its consideration. The Glendale City Council initiated consideration of the following amendments to the Zoning Code regarding the IZO and the In-Lieu Fee Resolution:

- IZO will be applicable citywide;
- IZO will be applicable to both rental and ownership projects;
- IZO will be applicable only to projects with five (5) or more units;
- IZO will require fifteen percent (15%) of the total units in an otherwise market-rate rental project be affordable;
- IZO will require eleven percent (11%) of the total units in an otherwise market-rate ownership project be affordable;
- IZO will set the affordability level (the income level that households must earn in order to be eligible to live in the affordable unit) for rental projects at up to eighty percent (80%) of the Los Angeles County Area Median Income, as defined by HCD;
- IZO will set the affordability level (the income level that households must earn in order to be eligible to live in the affordable unit) for ownership projects at up to one hundred and twenty percent (120%) of the Los Angeles County Area Median Income, as defined by HCD;
- IZO will require the period during which both rental and ownership inclusionary units must be maintained as affordable, through deed restriction or affordability covenants, to be 55 years;
- IZO will require exact comparability with respect to size, bedroom count, design, quality, workmanship, and finishes between market-rate units and inclusionary units, except a developer may request and be granted the right to build smaller inclusionary units (either/both with respect to square footage and/or bedroom count), in which case the City will require a greater number of inclusionary units be built/provided;

- IZO will allow a developer of an ownership or rental project the option of providing the required number of inclusionary units off-site, within one (1) mile of the project, provided the off-site inclusionary units and the market-rate units are comparable with respect to size, bedroom count, design, quality, workmanship and finishes;
- IZO will allow a developer of a rental or ownership project the option of providing the required number of inclusionary units through the acquisition and rehabilitation of an existing residential building, provided the building to be acquired and rehabilitated must be cited for substantial building code violations; all of the units must have been vacant for 90 days or longer; and the rehabilitation of the building must be substantial, such that the after-rehab value must be at least twenty-five percent (25%) greater than the pre-rehab value of the building;
- IZO will not apply to rental or ownership projects that have obtained a validly-issued building permit prior to the adoption of the IZO; and
- The In-Lieu Fee will vary based on the number of units in an ownership or rental project, based on a dollar amount per gross buildable area, as set forth in the staff report dated November 13, 2018.

2. The Glendale City Council adopted a motion that initiated preparation of amendments to the Glendale Municipal Code to adopt a commercial development impact/linkage fee for affordable housing (the "Linkage Fee"), as set forth in the Joint Reports to the Council and Housing Authority dated August 14, 2018, September 18, 2018, and November 13, 2018, and per additional direction provided by the Council at the joint meetings of the same date. The Glendale City Council initiated consideration of the following with respect to the Linkage Fee:

- Payment of a Linkage Fee will be required for commercial development citywide;
- Commercial building(s) developed for use(s) as a hotel and/or auto dealer will be exempt from payment of a Linkage Fee;
- Commercial buildings(s) with total square footage of 1250 or less will be exempt from payment of a Linkage Fee;
- The Linkage Fee will be set at \$4 per square foot; and
- Commercial building(s) that have obtained a validly-issued building permit prior to the adoption of the Linkage Fee will be exempt from payment of such fee.

3. The Glendale City Council adopted a motion that initiates preparation of amendments to the Glendale Municipal Code to adopt an ordinance revising the affordable housing exemption for the Parks and Library Impact Fee, as set forth in the Joint Reports to the Council and Housing Authority dated August 14, 2018, September 18, 2018, and November 13, 2018, and per additional direction provided by the Council at the joint meetings of the same date.

The Council meetings of August 14, 2018, September 18, 2018 and November 13, 2018 are available for viewing on the City of Glendale's website at [www.Glendaleca.gov](http://www.Glendaleca.gov). To find archived meetings from the [www.Glendaleca.gov](http://www.Glendaleca.gov) home page follow the path Government>Boards and Commissions>Agendas and Minutes All Organizations>Available Archives City Council and click on the desired year and meeting in order to access videos of the meetings. Meeting materials (staff reports and related documents) can be accessed by opening the agenda, and clicking on the agenda item hyperlink.

Copies of the adopted motions for the above actions can be obtained from the Office of the City Clerk, 613 E. Broadway, Glendale, CA. For more information on the proposal presented to the City Council or

the actions taken by motion, please contact Mike Fortney in the Housing Division at [MFortney@glendaleca.gov](mailto:MFortney@glendaleca.gov).

Ardashes Kassakhian

City Clerk of the City of Glendale