

Glendale, CA

Affordable Housing Portfolio



October 2021

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City of Glendale, CA Workforce Housing Projects

City of Glendale, CA HDP Projects in Development



HARROWER VILLAGE

912-920 E. Broadway & 117 S. Belmont Street * Glendale, CA 91205



Project Type:	Historical Preservation and Adaptive Reuse — Rental	
Developer:	Abode Communities	
Property Management:	Abode Communities	
Website:	https://abodecommunities.org/	
Unit Distribution:	40 units consisting of 14 studio units, 25 one-bedroom units, and 1 manager unit.	
Population Served:	Extremely Low, Very Low, and Low Senior Citizens (age 62+) with incomes between 30%-60% of Area Median Income.	
Year Built:	TBD	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (Measure S, HOME, LMIHAF fund)	\$3,500,000
	- City of Glendale Housing Authority (Ground Lease)	\$6,050,000
	- Tax Credit Equity	\$14,414,411
	- Historic Tax Credit Equity	\$1,956,258
	- Permanent Loan	\$1,568,952
Benefits / Comments:	* Adaptive reuse of the historically landmarked Harrower Lab.	

CITRUS CROSSING

900 E. Broadway * Glendale, CA 91205



Project Type:	New Construction — Rental	
Developer:	Meta Housing Corporation	
Property Management:	WSH Management	
Website:	www.metahousing.com	
Unit Distribution:	127 units consisting of 87 studio units, 39 one-bedroom units, and 1 manager unit.	
Population Served:	Extremely Low, Very Low, and Low Senior Citizens (age 62+) with incomes between 20%-70% of Area Median Income.	
Year Built:	TBD	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (Measure S, HOME, LMIHAF fund)	\$9,000,000
	- City of Glendale Housing Authority (Ground Lease)	\$6,050,000
	- Tax Credit Equity	\$21,374,029
	- Permanent Loan	\$16,724,913
	- Parking (920 E. Broadway)	\$660,000
	- Deferred Developer Fee	\$3,392,848
Benefits / Comments:	* A public pedestrian paseo will be built which will be adjacent with Harrower Village.	

515 Pioneer Drive
515 Pioneer Drive * Glendale, CA 91203



Project Type:	New Construction — Rental	
Developer:	LINC Housing / National CORE	
Property Management:	National CORE	
Website:	https://nationalcore.org/ https://www.linchousing.org/	
Unit Distribution:	340 units consisting of 32 studio units, 260 one-bedroom units, 45 two-bedroom units, and 3 manager units.	
Population Served:	Extremely Low, Very Low, and Low Family and Senior Citizens (age 62+) with incomes between 30%-80% of Area Median Income.	
Year Built:	TBD	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (Development Loan)	\$10,000,000
	- City of Glendale Housing Authority (Land Loan)	\$12,400,000
	- Tax Credit Equity	\$74,460,695
	- Permanent Loan	\$35,230,013
	- Developer Fee Contribution	\$4,392,861
	- Deferred Developer Fee	\$4,917,492
Benefits / Comments:	* 92 units designated for Senior Housing and 245 units for familial housing. An additional three units will be reserved as manager units. *Improvements will be completed to the Fremont Park Tunnel and Kenilworth cul-de-sac.	

City of Glendale, CA Completed HDP Projects



HABITAT FOR HUMANITY– LOMITA

634-700 Lomita Avenue * Glendale, CA 91205 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	N/A	
Website:	www.sgvhabitat.org	
Unit Distribution:	6 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes 50%- 80% of Area Median Income.	
Year Built:	2019	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$1,405,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$1,712,663
	- CalHOME	\$240,000
	-AHP (WISH)	\$90,000
Benefits / Comments:	* Preference given to large households that live or work in Glendale.	

VISTA GRANDE COURT

1116 Sonora Avenue * Glendale , CA 91201 * (818) 484-5182



Project Type:	New Construction — RENTAL	
Developer:	LINC Housing / National CORE	
Property Management:	National CORE	
Website:	https://nationalcore.org/ https://www.linchousing.org/	
Unit Distribution:	65 units consisting of 57 units for seniors, 7 one-bedroom apartments for seniors with developmental disabilities, and 1 manager unit.	
Population Served:	Senior Living with an Area Median Income between 30%-60%.	
Year Built:	2019	
Term of Affordability:	55 Years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$1,814,056
	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$7,485,944
	- Tax Credit Equity	\$14,000,000
	- Permanent Loan	\$2,500,000
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Senior Living.	

ACE 121

121 N. Kenwood Street * Glendale, CA 91206 * (657) 223-2569



Project Type:	New Construction — RENTAL	
Developer:	Meta Housing Corporation	
Property Management:	WSH Management	
Website:	https://www.metahousing.com/	
Unit Distribution:	70 units consisting of 14 one-bedroom units, 33 two-bedroom units, 22 3-three bedroom units, and 1 manager unit.	
Population Served:	Artist households with an Area Median Income between 30%-60%.	
Year Built:	2017	
Term of Affordability:	55 Years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$6,100,000
	- Tax Credit Equity	\$22,660,302
	- Deferred Costs (Operating Reserve and Deferred Developer fee)	\$515,132
	Permanent Loan	\$3,004,000
Benefits / Comments:	<ul style="list-style-type: none">• Neighborhood Revitalization.• Serves as an artist colony, enhancing the YMCA campus, and nearby Arts and Entertainment District.	

VETERAN'S VILLAGE

327 Salem Street * Glendale, CA 91203* (818) 956-7970



Project Type:	New Construction — RENTAL	
Developer:	Thomas Safran and Associates	
Property Management:	Thomas Safran and Associates	
Website:	http://www.tsahousing.com	
Unit Distribution:	45 units consisting of 22 one-bedroom units, 9 two-bedroom units, 13 three-bedroom units, and 1 manager unit.	
Population Served:	Veteran households with an Area Median Income between 30%-60%.	
Year Built:	2016	
Term of Affordability:	75 Years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$1,100,000
	- City of Glendale Housing Authority (HOME fund)	\$4,200,000
	- Tax Credit Equity	\$13,107,653
	- Deferred Developer Fee	\$300,944
Benefits / Comments:	Permanent rental homes for veterans and their families.	

HABITAT FOR HUMANITY—CHESTNUT HOMES
806 E. Chestnut Street * Glendale, CA 91205 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	N/A	
Website:	www.sgvhabitat.org	
Unit Distribution:	3 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2014	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$690,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$791,490
	-CalHOME	\$180,000
	-AHP (WISH)	\$135,000
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Active support and participation in the project by Habitat for Humanity as well as selected households. * Active community involvement during construction. 	

CYPRESS SENIOR LIVING

311 E. Cypress Street * Glendale, CA 91205 * (818) 243-2030



Project Type:	Acquisition and Rehabilitation — RENTAL	
Developer:	Community Development Partners	
Property Management:	FPI Management	
Website:	https://www.communitydevpartners.com/	
Unit Distribution:	18 units consisting of 13 studio units, 4 one-bedroom units, and 1 manager's unit.	
Population Served:	Senior Citizens (age 62+) with incomes between 30%-60% of Area Median Income. Six units reserved for senior veterans.	
Year Built:	2014	
Term of Affordability:	55 Years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$1,450,000
	- Tax Credit Equity	\$2,759,406
	- Permanent Loan	\$500,000
	- Deferred Developer Fee	\$114,779
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Senior Living.	

HABITAT FOR HUMANITY—GENEVA HOMES
624 Geneva Street * Glendale, CA 91206 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	N/A	
Website:	www.sgvhabitat.org	
Unit Distribution:	5 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$2,564,838
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$1,151,840
	-CalHOME	\$200,000
	-AHP (WISH)	\$75,000
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Active support and participation in the project by Habitat for Humanity as well as selected households. * Active community involvement during construction. 	

DORAN GARDENS

331-343 W. Doran Street * Glendale, CA 91203 * (626) 403-4663



Project Type:	New Construction — Ownership	
Developer:	Heritage Housing Partners	
Property Management:	N/A	
Website:	www.heritagehousingpartners.org	
Unit Distribution:	57 new units consisting of one, two, three and four-bedrooms town-house style; and 3 Substantial rehabilitated homes.	
Population Served:	First Time Home Buyer Households with income between 80% -120% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$8,730,160
	-Residential Development Loan Program (RDLP)	\$4,560,000
	-BEGIN	\$5,266,475
Benefits / Comments:	* Neighborhood Revitalization.	

VASSAR CITY LIGHTS

1814 Vassar Avenue * Glendale , CA 91204 * (818) 242-3715



Project Type:	New Construction — Rental	
Developer:	1814 Vassar, LP	
Property Management:	Triumph Residential	
Website:	Triumphresidential.com	
Unit Distribution:	72 units consisting of 30 two-bedroom unit, 40 three-bedroom units, and 2 manager units.	
Population Served:	Households with income below 60% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	56 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$ 11,777,183
	- City of Glendale Housing Authority (HOME fund)	\$ 2,166,000
	- Tax Credit Investor Equity	\$ 5,377,824
	- Permanent Mortgage Financing	\$ 4,140,000
	- Deferred Developer Fee	\$ 2,000,000
	- Deferred General Contractor Fee	\$ 919,624
	- Tax Credit performance Refund	\$ 47,814
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Rental Housing.	

HABITAT FOR HUMANITY - KENWOOD HOMES

711-717 N. Kenwood Street * Glendale, CA 91206 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	11 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority	\$1,525,000
	(HOME fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$1,600,000
	- CalHOME	\$ 440,000
	- Habitat Capital Funds	\$ 266,000
	- AHP (WISH)	\$ 165,000
	- American Dream Down payment Initiative (ADDI)	\$ 106,907
	- Homebuyer Down payment	\$ 18,700
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Active support and participation in the project by habitat for Humanity as well as selected households. * Active community involvement during construction. 	

GARDENS ON GARFIELD

303 E. Garfield Avenue * Glendale, CA 91205 * (818) 243-3564



Project Type:	New Construction — Rental	
Developer:	Thomas Safran and Associates	
Property Management:	Thomas Safran and Associates	
Website:	www.tsahousing.com	
Unit Distribution:	30 units consisting of 8 one-bedroom units, 12 two-bedroom units, 9 three-bedroom units, and 1 manager unit.	
Population Served:	Households with income below 60% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	75 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$4,210,301
	- Tax Credit Equity	\$5,045,004
	- Mortgage Financing	\$1,500,000
	- Deferred Developer Fee	\$1,082,545
	- City of Industry	\$ 861,035
	- Federal Home Loan Bank (AHP Funds)	\$ 393,632
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Rental Housing.	

CHESTER VILLAGE

615 Chester Street * Glendale, CA 91203 * (818) 246-5586



Project Type:	New Construction — Rental	
Developer:	The Salvation Army	
Property Management:	The Salvation Army	
Website:	www.glendalecorps.org	
Unit Distribution:	4 units consisting of 4 two-bedroom townhome style units.	
Population Served:	Low income households with income below 50% Area Median Income. Formerly homeless families with housing and supportive services.	
Year Built:	2010	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$660,000
	- City of Glendale (Supportive Housing Program)	\$400,000
	- The Salvation Army Capital Contribution	\$130,900
	- Salvation Army Land Contribution	\$475,000
	- Community Development Commission of County of Los Angeles (Emergency Shelter fund)	\$227,000
	- Community Development Commission of County of Los Angeles (Homeless Service Center fund)	\$ 23,000
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Rental Housing.	

Casa de la Amistad

6200 San Fernando Road * Glendale, CA 91201 * (818) 782-2211



Project Type:	New Construction — Rental	
Developer:	United Cerebral Palsy	
Property Management:	United Cerebral Palsy	
Website:	www.ucpla.org	
Unit Distribution:	24 units consisting of 18 one-bedroom units, 5 two-bedroom units, and 1 manager unit.	
Population Served:	Developmentally disabled adults with income below 50% Area Median Income.	
Year Built:	2010	
Term of Affordability:	55 years	
Project Cost:	<ul style="list-style-type: none"> - City of Glendale Housing Authority \$4,464,666 <li style="padding-left: 20px;">(Redevelopment Set-Aside fund) - Department of Housing and Urban Development \$3,147,700 <li style="padding-left: 20px;">(HUD) - Multifamily Housing Program funds (MHP) \$2,653,006 - Federal Home Loan Bank (AHP) \$ 115,000 - United Cerebral Palsy of LA Capital Contribution \$ 287,753 	
Benefits / Comments:	<ul style="list-style-type: none"> * Neighborhood Revitalization. * Affordable Rental Housing. 	

GLENDALE CITY LIGHTS

3673 San Fernando Road * Glendale, CA 91204 * (818) 956-0196



Project Type:	New Construction — Rental	
Developer:	3673 San Fernando, LP	
Property Management:	Triumph Residential	
Website:	Triumphresidential.com	
Unit Distribution:	68 units consisting of 8 two-bedroom units, 59 three-bedroom units, and 1 manager unit.	
Population Served:	Households with income below 60% of Area Median Income.	
Year Built:	2010	
Term of Affordability:	56 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$ 8,420,489
	- City of Glendale Housing Authority (HOME fund)	\$ 1,400,000
	- Tax Credit Investor Equity	\$19,948,005
	- Permanent Mortgage Financing	\$ 4,319,446
	- Deferred Developer Fee	\$1,300,000
	- Deferred Contractor Fee	\$ 1,064,685
	- Tax Credit Performance Refund	\$52,530
Benefits / Comments:	* Neighborhood Revitalization. * Affordable Rental Housing.	

METRO LOMA

328 Mira Loma Avenue * Glendale , CA 91204 * (818) 241-2389



Project Type:	New Construction — Rental	
Developer:	Westlake Housing	
Property Management:	Westlake Housing	
Website:	Westlakehousing.com	
Unit Distribution:	44 units consisting of 1 one-bedroom unit, 29 two-bedroom units, 13 three-bedroom units, and 1 manager unit.	
Population Served:	Households with income below 60% of Area Median Income.	
Year Built:	2009	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority	\$ 2,578,000
	(Redevelopment Set-Aside fund)	
	- City of Glendale Housing Authority	\$ 1,800,000
	(HOME fund)	
	- Tax Credit Investor Equity	\$10,869,932
	- Permanent Mortgage Financing	\$ 2,059,000
	- City of Industry	\$ 1,318,710
	- Deferred Developer Fee	\$ 735,423
Benefits / Comments:	* Project serves as a transit village with its close proximity to the Glendale Train Station Affordable Rental Housing.	
	* Affordable Rental Housing.	

HABITAT FOR HUMANITY—PALMER HOMES

900-904 E Palmer Avenue & 1201 Cottage Grove * Glendale, CA 91204 * (626) 387-6899



Project Type:	New Construction — Rental	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	3 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2007	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$360,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$476,910
	- AHP (WISH)	\$ 45,000
	- ADDI	\$ 79,500
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Neighborhood revitalization project replacing blight in the project area. * Active support and participation in the project by Habitat for Humanity. 	

METROPOLITAN CITY LIGHTS

1760 Gardena Avenue * Glendale, CA 91204 * (818) 546-2945



Project Type:	New Construction — Rental	
Developer:	1760 Gardena, LP	
Property Management:	Triumph Residential	
Website:	Triumphresidential.com	
Unit Distribution:	65 units consisting of 16 two-bedroom units, 48 three-bedroom units, and 1 manager unit.	
Population Served:	Households with incomes below 50% of Area Median Income.	
Year Built:	2007	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$ 3,800,000
	- City of Glendale Housing Authority (HOME fund)	\$ 2,000,000
	- Tax Credit Investor Equity	\$12,975,820
	- City of Industry Housing Funds	\$ 1,544,000
	- Federal Home Loan Bank (AHP)	\$ 446,000
	- Deferred Developer Fee	\$ 2,908,780
	- GP Permanent Loan for Development	\$ 640,142
Benefits / Comments:	* Project serves as a transit village with its close proximity to the Glendale Train Station.	

ELK AVENUE TOWN HOMES

415-417 East Elk Avenue * Glendale, CA 91205



Project Type:	New Construction — Ownership	
Developer:	415-417 E. Elk Ave LLC	
Property Management:	Owner Occupied	
Website:	N/A	
Unit Distribution:	4 two-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 120% of Area Median Income.	
Year Built:	2005	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (provided by City of Glendale in the form of Land Write Down)	\$399,315
	- City of Glendale Housing (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$418,400
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to households that live or work in Glendale. * Home Buyer selection was through a lottery drawing of eligible applicants. * Development resulted in neighborhood revitalization through elimination of a blighted problem property in an area of significant public investment in neighborhood public works improvements. * Mixed income development (3 market rate units and 4 affordable units). 	

HABITAT FOR HUMANITY - VINE / PACIFIC

401-411 S. Pacific Avenue * Glendale, CA 91204 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	4 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2005	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$804,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$511,900
Benefits / Comments:	* Preference given to large households that live or work in Glendale. * Neighborhood revitalization project replacing blight in the Edison/Pacific project area. * Across the street from a new elementary school/branch library/ community center/neighborhood park complex. * Active support and participation in the project by Habitat for Humanity.	

HERITAGE PARK AT GLENDALE

420 E. Harvard Street * Glendale, CA 91205 * (818) 543-0515



Project Type:	New Construction — Rental	
Developer:	Glendale Heritage Park, L.P.	
Property Management:	USA Multifamily Management Inc.	
Website:	www.usapropfund.com	
Unit Distribution:	52 units consisting of 46 one-bedroom units, 5 two-bedroom units, and 1 manager unit.	
Population Served:	Senior Citizens (age 62+) with incomes below 60% of Area Median Income..	
Year Built:	2004	
Term of Affordability:	55 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$3,019,695
	-City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$2,202,489
	-Tax Exempt Bonds & 4% Low Income Housing Tax Credit	\$5,900,000
	-Credits	\$ 200,000
	-Developer Equity	
Benefits / Comments:	* Close proximity to downtown, transportation, and services. * Development of a long standing vacant and underutilized parcel.	

VINE STREET WALK
333-337 Vine Street * Glendale, CA 91204



Project Type:	New Construction —Ownership	
Developer:	Olson Urban Housing, LLC	
Property Management:	Owner Occupied	
Website:	www.theolsonco.com	
Unit Distribution:	3 three-bedroom detached townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 120% of Area Median Income.	
Year Built:	2003	
Term of Affordability:	45 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (provided by City of Glendale in the form of Land Write Down)	\$ 180,000
	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$ 190,000
	- Developer Equity	\$1,150,000
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Mixed income project (2 market rate units and 3 affordable units). * Project is complementary to other neighborhood revitalization efforts including a new elementary school, library, health center, and park. * Active neighborhood involvement in project design contributed to project's neighborhood compatibility. 	

HABITAT FOR HUMANITY - GARDENA AVENUE
1830 Gardena Avenue * Glendale, CA 81204 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	3 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 80% of Area Median Income.	
Year Built:	2001	
Term of Affordability:	20 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$195,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$105,000
	- Habitat for Humanity (1st Mortgages)	\$257,000
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Flexible mortgage financing (0% interest) from Habitat for Humanity. * Active support and participation in the project by Habitat for Humanity as well as selected households. * Active community involvement during construction. 	

HABITAT FOR HUMANITY - ORANGE STREET
1256 South Orange Street * Glendale, CA 91204 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	4 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 50% of Area Median Income.	
Year Built:	2001	
Term of Affordability:	20 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$200,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$400,000
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Flexible mortgage financing (0% interest) from Habitat for Humanity. * Active support and participation in the project by Habitat for Humanity as well as selected households. * Active community involvement during construction Reduced density development (4 units developed instead of the 5 units allowed by City code). 	

EUCLID VILLA

154 - 160 Euclid Avenue * Pasadena, CA 91101 * (626) 666-1338



Project Type:	Acquisition & Rehabilitation	
Developer:	Pacific Housing Alliance and Union Station Foundation	
Property Management:	John Stewart Company	
Website:	www.unionstationfoundation.org http://www.jisco.net	
Unit Distribution:	15 units consisting of 6 one-bedroom units, 3 two-bedroom units, 4 three-bedroom units, 1 four-bedroom unit, and 1 manager unit.	
Population Served:	Formerly homeless single-parent families with incomes below 50% of Area Median Income.	
Year Acquired & Rehabilitated:	2000	
Term of Affordability:	55 years	
Project Cost:	<ul style="list-style-type: none"> - City of Glendale Housing Authority \$658,500 <li style="padding-left: 20px;">(HOME fund) - Act City of Pasadena \$658,500 - HUD Supportive Housing Services Grant \$400,000 - CenFed Bank (Affordable Housing Program) \$ 75,000 - CalFed Bank (Affordable Housing Program) \$100,000 - CEF Equity (Low Income Housing Tax Credits) \$917,961 - General Partner Equity (including grants and donations) \$765,297 	
Benefits / Comments:	<ul style="list-style-type: none"> * Adaptive reuse of a former girls school. * Joint partnership between City of Pasadena and City of Glendale (project houses 7 Glendale households and 7 Pasadena households). * Leveraged funds through Low Income Housing Tax Credit program. 	

ORANGE GROVE APARTMENTS

700 E. Orange Grove Avenue * Glendale, CA 91205 * (818) 242-0753



Project Type:	New Construction — Rental	
Developer:	West Hollywood Community Housing Corporation	
Property Management:	Barker Management INC	
Website:	www.barkermgt.com	
Unit Distribution:	24 units consisting of 8 two-bedroom units, 15 three-bedroom units, and 1 manager unit.	
Population Served:	Households with incomes below 60% of Area Median Income.	
Year Built:	2000	
Term of Affordability:	55 years	
Project Cost:	* City of Glendale Housing Authority	\$ 658,500
	(HOME fund)	
	- Tax Exempt Bonds and 4% Low Income Housing Tax Credits	\$1,533,696
Benefits / Comments:	* Vacancies at the project are filled through the City of Glendale's Continuum of Care. * Leveraged funding with Bank of America bond proceeds, Low Income Housing Tax Credit equity, and deferred developer fees. * Project replaced a substandard 48-unit single room occupancy building. * Neighborhood participated throughout design process.	

OTTO GRUBER

143 S. Isabel Street * Glendale, CA 91205 * (818) 291-9060



Project Type:	New Construction — Rental	
Developer:	Human Good	
Property Management:	Human Good	
Website:	www.humangood.com	
Unit Distribution:	40 units consisting of 39 one-bedroom units and 1 manager unit.	
Population Served:	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.	
Year Built:	2000	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$1,055,770
	- Department of Housing and Urban Development (HUD Section 202)	\$3,199,200
Benefits / Comments:	* Close proximity to downtown, transportation, and services. * Leveraged funding with the Federal Department of Housing and Urban Development.	

DAVID GOGIAN HOUSE

1239 Alma Street * Glendale, CA 91202 * (818) 502-9901



Project Type:	Acquisition & Rehabilitation	
Developer:	The Campbell Center	
Property Management:	The Campbell Center	
Website:	N/A	
Unit Distribution:	4 bedroom single family house used as a group home for up to 6 developmentally disabled adults.	
Population Served:	Developmentally disabled adults with incomes below 60% of Area Median Income.	
Year Acquired and Rehabilitated:	1999	
Term of Affordability:	30 years	
Project Cost:	- City of Glendale Housing Authority (HOME fund)	\$137,337
	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$361,490
Benefits / Comments:	* Houses 6 developmentally disabled adults. * Handicapped accessible.	

SILVERCREST

323 W. Garfield Street * Glendale, CA 91206 * (818) 543-0211



Project Type:	New Construction — Rental	
Developer:	Salvation Army	
Property Management:	The Salvation Army Silvercrest Management	
Website:	www.salvationarmy-socal.org/site_pages/index.shtml	
Unit Distribution:	75 units consisting of 73 one-bedroom units and 2 manager units.	
Population Served:	Senior Citizens (age 62+) with incomes below 80% of Area Median Income.	
Year Built:	1999	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$2,000,000
	- City of Glendale Housing Authority (Federal Community Development Block)	\$ 200,000
	- Department of Housing and Urban Development (HUD Section 202)	\$5,266,414
Benefits / Comments:	* Leveraged funding with the Federal Department of Housing and Urban Development.	

HABITAT FOR HUMANITY - ALLEN AVENUE

531-533 1/2 Allen Avenue * Glendale, CA 91201 * (626) 387-6899



Project Type:	New Construction — Ownership	
Developer:	San Gabriel Valley Habitat for Humanity	
Property Management:	Owner Occupied	
Website:	www.sgvhabitat.org	
Unit Distribution:	4 three-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 50% of Area Median Income.	
Year Built:	1995	
Term of Affordability:	20 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$259,000
	- Habitat for Humanity donations, sweat equity and volunteer labor	\$309,375
Benefits / Comments:	<ul style="list-style-type: none"> * Preference given to large households that live or work in Glendale. * Flexible mortgage financing (0% interest) from Habitat for Humanity. * Active support and participation in the project by Habitat for Humanity. * Active community involvement during construction. 	

IVY GLEN APARTMENTS / GOODE HOUSE

113 N. Cedar Street * Glendale, CA 91205 * (818) 241-3888



Project Type:	New Construction — Rental	
Developer:	BlueGreen Preservation and Development	
Property Management:	The Monfric Group	
Website:	www.themonfricgroup.com	
Unit Distribution:	25 units consisting of 21 one-bedroom units, 3 two-bedroom units, and 1 manager unit.	
Population Served:	Physically and developmentally disabled adults with incomes below 50% of Area Median Income.	
Year Built:	1995	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$2,200,000
	- Department of Housing and Urban Development (HUD Section 811)	\$2,300,000
Benefits / Comments:	<ul style="list-style-type: none"> * The rental project surrounds the historic Goode House, used as a community room. * Adaptive reuse of an existing substandard structure/historic preservation, used as a focal point for neighborhood revitalization. * Handicapped accessible. * Received awards for Design and Adaptive Reuse from the National Association of Housing and Redevelopment Officials (NAHRO), the Los Angeles Chapter of the American Planning Association (LAAPA), and the California Redevelopment Association (CRA). The project was also awarded the NAHRO Award of Excellence for Housing Development. 	

THE GARDENS

333 E. Monterey Road * Glendale, CA 91206 * (818) 551-9052



Project Type:	New Construction — Rental	
Developer:	Human Good	
Property Management:	Human Good	
Website:	www.humangood.com	
Unit Distribution:	75 units consisting of 74 one-bedroom units and 1 manager unit.	
Population Served:	Senior Citizens (age 62+) with incomes below 30% of Area Median Income.	
Year Built:	1994	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$1,300,000
	- Department of Housing and Urban Development (HUD Section 202)	\$6,200,000
Benefits / Comments:	<ul style="list-style-type: none">* Development of a unique, irregular parcel.* Close proximity to transportation and services.* Land belonged to City to be used for public purpose.* Used federal Department of Housing and Urban Development land reimbursement to pay City for property.* Partnership with service organization and non-profit housing developer.	

DORAN VILLAS
423-427 W. Doran Street * Glendale, CA 91203



Project Type:	New Construction — Ownership	
Developer:	Sarlot & Rhein	
Property Management:	Owner Occupied	
Website:	N/A	
Unit Distribution:	14 two-bedroom townhome style units.	
Population Served:	First Time Home Buyer households with incomes below 120% of Area Median Income.	
Year Built:	1994	
Term of Affordability:	20 years	
Project Cost:	- City of Glendale Housing Authority (Redevelopment Set-Aside fund) (converted to City of Glendale First Time Home Buyer 2nd Mortgages)	\$ 552,000
	- Private Mortgage Financing	\$1,776,600
	- Developer Equity	\$ 126,000
	- Buyer Equity	\$ 197,400
Benefits / Comments:	* Developers received variance for one additional unit and parking.	

910 E. WILSON AVE

910 E. Wilson Avenue * Glendale, CA 91203 * (818) 956-5045



Project Type:	New Construction — Rental
Developer:	Robert Brinkman
Property Management:	IPS Realty Management
Website:	N/A
Unit Distribution:	6 units consisting of 6 two-bedroom units. (2 of which are income restricted, affordable units)
Population Served:	The 2 restricted units are for households with incomes below 80% of Area Median Income.
Year Built:	1994
Term of Affordability:	In perpetuity
Project Cost:	City of Glendale provided unit density bonus
Benefits / Comments:	* Developers received unit density bonus. * City of Glendale retains first right of refusal to refer eligible tenants to the income-restricted units.

MONTE VISTA APARTMENTS

714 E. Elk Avenue * Glendale, CA 91205 * (818) 957-1156



Project Type:	New Construction — Rental		
Developer:	Monte Vista Housing Foundation		
Property Management:	Deep Green Property Management Co.		
Website:	www.deepgreengreenhousing.org		
Unit Distribution:	10 units consisting of 9 one-bedroom units and 1 three-bedroom unit.		
Population Served:	Senior Citizens (age 62+) with incomes below 80% of Area Median Income.		
Year Built:	1992; rehabilitated in 1996		
Term of Affordability:	55 years		
Project Cost:	<u>1992</u>	- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$300,000
		Owner Equity	\$370,000
		Low Income Housing Tax Credits	\$330,000
	<u>1996</u>	- City of Glendale Housing Authority (HOME fund)	\$ 30,000
Benefits / Comments:	* Developers received variance for one additional unit and parking.		

PALMER HOUSE

555 E. Palmer Avenue * Glendale, CA 91205 * (818) 551-1330



Project Type:	New Construction — Rental		
Developer:	Human Good		
Property Management:	Human Good		
Website:	www.humangood.com		
Unit Distribution:	22 units consisting of 21 one-bedroom units and 1 manager unit.		
Population Served:	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.		
Year Built:	1992; rehabilitated in 2005		
Term of Affordability:	55 years		
Project Cost:	<u>1992</u>	Low Income Housing Tax Credits	\$900,000
		- City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$764,998
	<u>2005</u>	City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$ 37,161
	<u>2010</u>	City of Glendale Housing Authority (Redevelopment Set-Aside fund)	\$200,000
Benefits / Comments:	* Adjacent to Palmer Park.		

FAIRMONT APARTMENTS

700-720 Fairmont Avenue * Glendale, CA 91203 * (818) 548-1153



Project Type:	New Construction — Rental
Developer:	MZL Properties, Inc.
Property Management:	MZL Properties, Inc.
Website:	www.mzlproperties.com
Unit Distribution:	39 units consisting of 38 one-bedroom units and 1 manager unit.
Population Served:	Senior Citizens with incomes below 120% of Area Median Income. At least one tenant per unit must be 65 years old. Additional tenants must be at least 62 years old.
Year Built:	1990
Term of Affordability:	In perpetuity
Project Cost:	- City of Glendale provided unit density bonus
Benefits / Comments:	* Developers received density bonus. * Glendale Unified School District exempted school facilities fees.

MONTROSE LP
(formerly HONOLULU MANOR)
2500 Honolulu Avenue * Montrose, CA 91214 * (818) 541-1440



Project Type:	New Construction — Rental
Developer:	2500 Honolulu, Limited
Property Management:	Califco LLC
Website:	N/A
Unit Distribution:	85 units consisting of one-bedroom units. (22 of which are income restricted, affordable units)
Population Served:	The 22 restricted units are for Senior Citizens with incomes below 120% of Area Median Income. At least one tenant per unit must be 65 years old. The others must be at least 62 years old.
Year Built:	1988
Term of Affordability:	In perpetuity
Project Cost:	- City of Glendale provided unit density bonus
Benefits / Comments:	* Developers received density bonus. * Glendale Unified School District exempted school facilities fees.

TWIN OAKS SENIOR APARTMENTS

2840 Honolulu Avenue * Verdugo City, CA 91046 * (818) 957-7637



Project Type:	New Construction – Rental
Developer:	2800 Honolulu, Limited
Property Management:	Charles Dunn Real Estate Services
Website:	www.charlesdunn.com
Unit Distribution:	100 units consisting of one-bedroom units. (25 of which are income restricted, affordable units)
Population Served:	The 25 restricted units are for Senior Citizens with incomes below 120% of Area Median Income. At least one tenant per unit must be 65 years old. The others must be at least 62 years old.
Year Built:	1988
Term of Affordability:	In perpetuity
Project Cost:	- City of Glendale provided unit density bonus
Benefits / Comments:	* Developers received density bonus. * Glendale Unified School District exempted school facilities fees.

PARK PASEO

123 S. Isabel Street * Glendale, CA 91205 * (818) 502-1771



Project Type:	New Construction — Rental	
Developer:	Human Good	
Property Management:	Human Good	
Website:	www.humangood.com	
Unit Distribution:	98 units consisting of 23 studio units, 73 one-bedroom, units and 1 manager unit.	
Population Served:	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.	
Year Built:	1984	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority	\$1,199,000
	(Federal Community Development Block Grant)	
	- Department of Housing and Urban Development	\$6,181,700
	(HUD Section 202)	
Benefits / Comments:	* Close proximity to downtown, transportation, and services. * Leveraged funding with the federal Department of Housing and Urban Development.	

MAPLE PARK APARTMENTS

711 E. Maple Street * Glendale, CA 91205 * (818) 507-1969



Project Type:	New Construction — Rental	
Developer:	Blue Green Preservation and Development	
Property Management:	The Monfric Group	
Website:	www.themonfricgroup.com	
Unit Distribution:	25 units consisting of 24 one-bedroom units and 1 manager unit.	
Population Served:	Physically and developmentally disabled adults with incomes below 50% of Area Median Income.	
Year Built:	1984	
Term of Affordability:	40 years	
Project Cost:	- City of Glendale Housing Authority (Federal Community Development Block Grant)	\$540,638
	- Department of Housing and Urban Development (HUD Section 811)	\$1,277,000
Benefits / Comments:	<ul style="list-style-type: none"> * Leveraged funding with the federal Department of Housing and Urban Development. * Handicapped accessible. * Adjacent to Maple Park. 	

City of Glendale, CA Workforce Housing Projects



Next on Lex

275 W. Lexington Drive * Glendale, CA 91203 * (818) 924-3875



Project Type:	New Construction — Rental
Developer:	Century West Partners
Property Management:	Greystar
Website:	www.greystar.com
Unit Distribution:	494 units consisting of 62 studio units, 353 one-bedroom units, 74 2-bedroom units, and 5 three-bedroom units.
Population Served:	Workforce housing earning 80%-120% AMI. 70 units are reserved for very low and low income households earning between 50-80% Area Median Income.
Year Built:	2019
Term of Affordability:	30 years
Purchase Price:	\$290,000,000
Benefits / Comments:	* Workforce Housing - Transitioned from market rate rental to affordable rental housing in 2021.

The Link

3901 San Fernando Road * Glendale, CA 91203 * (818) 243-6971



Project Type:	New Construction — Rental
Developer:	Kareco
Property Management:	AMC LLC
Website:	www.amcllc.net
Unit Distribution:	143 units consisting of 106 one-bedroom units and 37 2-bedroom units.
Population Served:	Workforce housing earning 80%-120% AMI. 12 units reserved for 50% Area Median Income.
Year Built:	2019
Term of Affordability:	30 years
Purchase Price:	\$81,000,000
Benefits / Comments:	<ul style="list-style-type: none">* Workforce Housing - Transitioned from market rate rental to affordable rental housing in 2021.* 12 units reserved for 50% AMI. Part of 2019 Multi-project Housing Lottery.

Altana

633 N. Central Avenue * Glendale, CA 91203 * (818) 243-6971



Project Type:	New Construction — Rental
Developer:	Greystar
Property Management:	Greystar
Website:	www.greystar.com
Unit Distribution:	507 units consisting of 329 one-bedroom units, 155 two-bedroom units, and 23 three-bedroom units.
Population Served:	Workforce housing earning 80%-120% Area Median Income.
Year Built:	2016
Term of Affordability:	30 years
Purchase Price:	\$300,000,000
Benefits / Comments:	Workforce Housing - Transitioned from market rate rental to affordable rental housing in 2021.

BRIO APARTMENTS

546 W. Colorado Street * Glendale, CA 91204 * (818) 962-0260



Project Type: New Construction — Rental

Developer:

Property Management: Greystar

Website: www.greystar.com

Unit Distribution: 205 units consisting of 62 studio units, 77 one-bedroom units, and 66 2-bedroom units.

Population Served: Workforce housing earning 80%-120% Area Median Income. 70 units are reserved for very low and low income households earning between 50-80% Area Media Income.

Year Built : 2013

Term of Affordability: 30 years

Purchase Price: \$111,190,500

Benefits / Comments: Workforce Housing - Transitioned from market rate rental to affordable rental housing in 2021.

Rental Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Total Units	Contact #
910 E. Wilson Ave.	910 E. Wilson Ave.	2 restricted units are for households with incomes below 80% of Area Median Income.	6	(818) 956-5045
Ace 121	121 N. Kenwood St.	Artist households with an Area Median Income between 30%-60%.	70	(657) 223-2569
Casa de la Amistad	6200 San Fernando Rd.	Developmentally disabled adults with incomes below 50 % of Area Median Income.	24	(818)782-2211
Chester Village	615 Chester St.	Low income with incomes below 50% Area Median Income formerly homeless families with supportive services.	4	(818)246-5586
Cypress Senior Living	311 E Cypress St.	Senior Citizens (age 62+) with incomes between 30%-60% of Area Median Income.	18	(818) 243-2030
David Gogian House	1239 Alma St.	Developmentally disabled adults with incomes below 60% of Area Median Income.	1	(818) 502-9901
Euclid Villa	154-160 Euclid Ave.	Formerly homeless single-parent families with incomes below 50% of Area Median Income . 7 Units reserved for Glendale.	15	(626) 666-1338
Fairmont Apartments	700-720 Fairmont Ave.	Senior Citizens with incomes below 120% of Area Median Income.	39	(818) 548-1153
Gardens on Garfield	303 E. Garfield Ave.	Households with income below 60% of Area Median Income	30	(818) 243-3544
Glendale City Lights	3673 San Fernando Rd.	Households with incomes below 60% of Area Median Income.	68	(818) 956-0196
Heritage Park at Glendale	420 E. Harvard St.	Senior Citizens (age 62+) with incomes below 60% of Area Median Income.	52	(818) 543-0515
Ivy Glen Apartments / Goode House	119 N. Cedar St.	Physically and developmentally disabled adults with incomes below 50% of Area Median Income.	25	(818) 241-3888
Maple Park Apartments	711 E. Maple St.	Physically and developmentally disabled adults with incomes below 50% of Area Median Income.	25	(818) 507-1969

Rental Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Total Units	Contact #
Metro Loma	328 Mira Loma Ave.	Households with incomes below 50% of Area Median Income.	44	(818) 241-2389
Metropolitan City Lights	1760 Gardena Ave.	Households with incomes below 50% of Area Median Income.	65	(818) 546-2945
Monte Vista Apartments	714 E. Elk Ave.	Senior Citizens (age 62+) with incomes below 80% of Area Median Income.	10	(818) 957-1156
Montrose LP (formerly Honolulu Manor)	2500 Honolulu Ave.	Senior Citizens with incomes below 120% of Area Median Income. 22 units reserved for affordable housing.	85	(818) 541-1440
Orange Grove Apartments	700 E. Orange Grove Ave.	Households with incomes below 60% of Area Median Income.	24	(818) 242-0753
Otto Gruber	143 S. Isabel St.	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.	40	(818) 291-9060
Palmer House	555 E. Palmer Ave.	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.	22	(818) 551-1330
Park Paseo	123 S. Isabel St.	Senior Citizens (age 62+) with incomes below 50% of Area Median Income.	97	(818) 502-1771
Silvercrest	311 W. Garfield Ave.	Senior Citizens (age 62+) with incomes below 80% of Area Median Income.	75	(818) 543-0211
The Gardens	333 E. Monterey Rd.	Senior Citizens (age 62+) with incomes below 30% of Area Median Income.	75	(818) 551-9052
Twin Oaks Senior Apartments	2840 Honolulu Ave.	The 25 restricted units are for Senior Citizens with incomes below 120% of Area Median Income.	100	(818) 957-7637
Vassar City Lights	1814 Vassar Ave.	Households with income below 60% of Area Median Income.	72	(818) 507-8597
Veteran's Village	331 Salem St.	Veteran households with an Area Median Income between 30%-60%.	44	(818) 956-7970

Rental Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Total Units	Contact #
Vista Grande Court	1116 Sonora Ave.	Senior Living with an Area Median Income between 30%-60%.	65	(818) 484-5182

Total Rental Units: 1,197

Ownership Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Assisted Units	Contact #
Doran Gardens	331-343 W. Doran St.	First Time Home Buyer Households with income between 80% -120% of Area Median Income.	57 new units consisting of one, two, three and four-bedrooms townhouse style; and 3 Substantial rehabilitated homes.	(626) 403-4663
Doran Villas	423-427 W. Doran St.	First Time Home Buyer households with incomes below 120% of Area Median Income.	14 two-bedroom condominiums.	n/a
Elk Avenue Town Homes	415-417 E. Elk Ave.	First Time Home Buyer households with incomes below 120% of Area Median Income.	4 two-bedroom town home style condominiums.	n/a
Habitat for Humanity - Allen Ave.	531-533 1/2 Allen Ave.	First Time Home Buyer households with incomes below 50% of Area Median Income.	4 three-bedroom town home style condominiums.	(626) 387-6899
Habitat for Humanity - Chestnut St.	806 E. Chestnut St.	First Time Home Buyer households with incomes below 80% of Area Median Income.	3 three-bedroom townhome style units.	(626) 387-6899
Habitat for Humanity - Gardena Ave.	1830 Gardena Ave.	First Time Home Buyer households with incomes below 80% of Area Median Income.	3 three-bedroom town homes.	(626) 387-6899
Habitat for Humanity - Geneva St.	624 Geneva St.	First Time Home Buyer households with incomes below 80% of Area Median Income.	5 three-bedroom townhome style units.	(626) 387-6899
Habitat for Humanity - Lomita St.	700 E. Lomita St.	First Time Home Buyer households with incomes below 80% of Area Median Income.	6 three-bedroom town homes.	(626) 387-6899
Habitat for Humanity - Kenwood St.	711-717 N. Kenwood St.	First Time Home Buyer households with incomes below 80% of Area Median Income.	11 three-bedroom town homes.	(626) 387-6899

Ownership Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Assisted Units	Contact #
Habitat for Humanity - Orange St.	1256 S. Orange St.	First Time Home Buyer households with incomes below 50% of Area Median Income.	4 three-bedroom condominiums.	(626) 387-6899
Habitat for Humanity - Palmer Homes	900-904 E. Palmer Ave. & 1201 Cottage Grove	First Time Home Buyer households with incomes below 80% of Area Median Income.	3 three-bedroom town homes.	(626) 387-6899
Habitat for Humanity - Vine/Pacific	401-411 S. Pacific Ave.	First Time Home Buyer households with incomes below 80% of Area Median Income.	4 three-bedroom town homes.	(626) 387-6899
Vine Street Walk	333-337 Vine St.	First Time Home Buyer households with incomes below 120% of Area Median Income.	3 three-bedroom detached condominiums.	n/a
Total Ownership Homes: 121				

Workforce Housing Summary (in alphabetical order)

Development Name	Address	Population Served	Total Units	Contact #
Altana	633 N. Central Ave.	Workforce housing earning 80%-120% Area Median Income.	507	(818) 243-6971
Brio Apartments	546 W. Colorado St.	Workforce housing earning 80%-120% Area Median Income. 70 units are reserved for very low and low income households earning between 50-80% Area Median Income.	205	(818) 962-0260
The Link	3903 San Fernando Rd.	Workforce housing earning 80%-120% Area Median Income. 12 units reserved for 50% Area Median Income.	143	(818) 243-6971
Next on Lex	275 W. Lexington Dr.	Workforce housing earning 80%-120% AMI. 70 units are reserved for very low and low income households earning between 50-80%.	494	(818) 924-3875
Total Workforce Housing Units:			1,349	