

REQUEST FOR QUALIFICATIONS (RFQ)

**FOR THE DEVELOPMENT OF SENIOR AFFORDABLE HOUSING
THROUGH THE REHABILITATION AND ADAPTIVE RE-USE OF
EXISTING STRUCTURES**

**At 426 Piedmont Avenue & 507 Naranja Drive in Glendale,
California**

**Community Development
Glendale Housing Authority
141 N. Glendale Avenue, Suite 202
Glendale, CA 91206**

**Release Date:
May 5, 2023**

Deadline for Submission:

June 30, 2023

NOTICE REGARDING DISCLOSURE OF CONTENTS OF DOCUMENT

All responses to this Request for Qualifications (RFQ) accepted by the City of Glendale Housing Authority (Housing Authority) shall become the exclusive property of the Housing Authority. At such time as Housing Authority staff recommend a developer and such recommendation, with any recommended contract appears on the Housing Authority agenda, all qualifications accepted by the Housing Authority shall become a matter of public record and shall be regarded as public, with the exception of those elements of each qualification which are defined by the developer as business or trade secrets and plainly marked as "Trade Secret", "Confidential" or "Proprietary". Each element of a qualification which a developer desires not to be considered a public record must be clearly marked as set forth above, and any blanket statement (i.e. regarding entire pages, documents or other non-specific designations) shall not be sufficient and shall not bind the Housing Authority in any way whatsoever. If disclosure is required or permitted under the California Public Records Act or otherwise by law, the Housing Authority shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

REQUEST FOR QUALIFICATIONS FOR THE DEVELOPMENT OF SENIOR AFFORDABLE RENTAL HOUSING – 426 Piedmont Avenue & 507 Naranja Drive

I. INTRODUCTION

In an effort to promote additional affordable housing, the Housing Authority is soliciting qualifications from developers to develop and construct an affordable housing project on a Housing Authority-owned site. The goal of the Housing Authority is to develop a substantial number of rental units affordable to extremely low, very low- and low-income seniors. The Housing Authority intends to select a highly qualified and experienced developer that demonstrates the ability to develop a high-quality and cost-effective project reflective of the Housing Authority's vision for the site.

Qualifications are due **Friday, June 30, 2023** by 5:00 p.m. (local time) and shall be submitted in sealed packages. Submission requirements are detailed in a later section of this RFQ.

The Housing Authority is committed to non-discrimination and equal opportunity. No person will be discriminated against on the grounds of race, color, sex, religion, national origin, ancestry, age, marital status, physical or mental disability, or sexual orientation. Information about the Housing Authority can be found on the City's website at:

<https://www.glendaleca.gov/government/departments/community-development/housing>

II. BACKGROUND

City of Glendale

As the fourth largest city in Los Angeles County, Glendale is a thriving cosmopolitan city that is rich in history, culturally diverse, and offers limitless economic opportunities. Recognized as one of the safest cities in the United States and located strategically near major airports, major freeways and educational & research institutions, Glendale boasts more than 12,000 businesses, a diverse and growing population of 201,000+ and a white-collar workforce of over 76%. It is centrally located within minutes of Downtown Los Angeles, the Hollywood-Burbank Airport, and a short drive from several Southern California destinations.

Glendale is a full-service city offering first class amenities including its own police and fire departments, a wholly owned municipal utility company offering water and power, a complete public works department to maintain infrastructure, libraries to provide programs for lifelong

learning, and a variety of parks for quiet enjoyment, organized sports or open space adventure. Glendale also offers its own bus service, the Beeline, with twelve routes connecting customers to the Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale.

Glendale is home to many technology-based companies including Age of Learning, Evite, ServiceTitan, Beyond Limits, CISCO and many more and is quickly emerging as the next hub of innovation in the region. Home to two (2) start-up tech accelerators and countless co-working spaces, coupled with a growing arts and entertainment district, Glendale's entrepreneurial ecosystem continues to thrive.

Glendale's vibrant Arts & Entertainment District is home to places such as the Museum of Neon Art, the Brand Library and Art Center, the Alex Theatre and will also be the future home of the Armenian American Museum & Culture Center. The walkable district offers endless fine dining, amenities and shopping for residents and visitors alike to experience and enjoy. The Glendale Galleria and The Americana at Brand offer exciting regional shopping and entertainment options in the heart of Downtown Glendale.

Even with its bustling business culture, the City has retained its small-town appeal with quiet tree-lined neighborhoods, mountain ridges, wilderness reserves, and residential neighborhoods with distinctive and well-preserved period architecture.

Glendale is also home to Glendale Community College, a fully accredited institution which currently serves approximately 20,000 full-time and part-time students each semester, and others who participate in adult education and specialized training programs. Glendale's grade schools also have a long-standing reputation for excellence. Operating out of 32 schools and instructing approximately 25,000 culturally diverse children with innovative educational programs, the Glendale Unified School District is committed to achieving the highest standards on campuses. This is exemplified by the fact that 9 schools have earned the National Blue-Ribbon designation and 26 have earned the State Distinguished School Award, directly reflecting the schools' academic achievements, quality of instruction, leadership, parent involvement, and school-community partnerships.

Glendale's local economy is dominated by retail and service industries with emphasis on the entertainment field. Glendale also boasts a large health care presence with three hospitals, two being regional medical centers, within its borders.

City of Glendale Housing Authority

The Housing Authority is a seven-member board (consisting of the City Council and two tenant commissioners) responsible for the administration of the City's affordable housing programs. The Housing Authority utilizes former Redevelopment Set Aside funds, Federal Housing and Urban Development HOME funding and locally generated funds including Housing Asset Funds and funds generated through the City's newly adopted Inclusionary Housing Ordinance, Commercial Development Impact Fee and Measure S sales tax revenue.

Housing Plans

The Community Development Department implements the Housing Element on behalf of the

Housing Authority. The Department administers various resources, coordinating with other City departments and community partners (housing developers, property owners, lenders, other public agencies and private agencies), to achieve community-housing goals. The vision is to ensure that all neighborhoods are quality, livable places that are free of blight, where residents feel safe, and can access resources and services, which enhance their ability to support themselves and their families. Preserving and developing affordable housing is a key role of the Housing Authority in achieving this vision. Furthermore, key housing goals have been identified as crucial in City efforts to carry out this vision. These goals include:

- creation of a wide range of housing types;
- establishment of high quality residential neighborhoods;
- increased opportunities for home ownership;
- organization of housing services that address special housing needs;
- equitable housing opportunities; and
- continuation of housing that is livable, sustainable and well-designed.

These goals are consistent with the Housing Authority's current HUD Consolidated Plan and Implementation Plan. More information on the Housing Element in the City of Glendale can be found at the following link: <https://www.glendaleplan.com/housing-element-update>

Recent Housing Authority Activity

Since 2005, the Housing Authority has assisted with the development of 23 affordable housing projects totaling 1,114 units, with 507 of those units currently in construction. All projects are consistent with the City of Glendale's Housing Element with a special emphasis on "green development". A majority of the projects developed in the City are LEED Certified or are eligible for certification by the U.S. Green Building Council or Build it Green. For reference, the following is a summary of the recent activity by the Housing Authority to provide affordable housing including the type and size of projects and the populations served:

- 515 Pioneer – Linc Housing and National CORE
 - A new construction, 340-unit affordable housing, utilizing 4% Tax Credit and Federal HOME dollars, rental project for seniors and small families. The project is in construction and is expected to be completed by December 2025.
- Harrower Village – Abode Communities
 - A rehabilitation, adaptive re-use, and historical 40-unit affordable housing project for seniors, utilizing 9% and Historical Tax Credits and Federal HOME Funds. Formerly known as Tobinworld, and historically preserved as "Harrower Labs", this project also includes a new construction component to the scope of work. The project is in construction and is expected to be completed by December 2023.
- Citrus Crossing – Meta Housing Corporation
 - A new construction, 127-unit affordable housing rental project for seniors, utilizing 4% Tax Credit and Federal HOME dollars. The project is in construction and is expected to be completed by Spring 2024.

Housing Authority Programs

New Construction of Home Ownership Units: The goal of this program is to enable low-income households to purchase a new condominium or townhouse in Glendale by encouraging the development of affordable home ownership units. The program involves direct assistance from the Housing Authority to the developer to achieve project feasibility and direct financial

assistance to the homebuyer to achieve home ownership affordability. Assistance may consist of land write down and / or gap financing for development costs. The City of Glendale has partnered with Habitat for Humanity – San Gabriel Valley to develop nine affordable for sale projects over the years, and partnered with Heritage Housing Partners to develop Doran Gardens, a 57-unit ownership project for purchase by moderate income households.

New Construction of Rental Units: The goal of this program is to facilitate the development of affordable rental housing for lower income households by providing developers with direct and indirect incentives to minimize the financial detriment associated with developing income restricted units. The program involves assistance from the Housing Authority to achieve project feasibility and affordability through mechanisms such as land write down, rental subsidies, below market rate loans, or grants.

Acquisition/Substantial Rehabilitation of Rental Units: The goal of this program is to assist developers with the acquisition and rehabilitation of existing housing within the City of Glendale for the purpose of providing safe, sanitary housing at affordable rents to income qualifying households.

III. THE OPPORTUNITY

History of Site and Current Site Conditions

The property located at 426 Piedmont Avenue and 507 Naranja Drive (APNs 5645-007-021 and 5645-007-006) was originally developed in 1973 by the Berg family as a Senior Assisted Living facility called Parkview of Glendale. The property includes a Main Building and a smaller building known as the Annex, which was added in 1975. The property operated as a senior assisted living facility for many years until it became vacant in February 2021. In early 2019, a major rehabilitation project was initiated on the property, which was stopped with about 90% of the exterior work completed, including new stucco, windows, roof, and decorative details. The interior work was also halted, with about 95% of the 21 units in the Annex complete and little work done on the Main Building. Each building is equipped with an elevator lift, although the elevator in the Annex building is currently inoperable.

The project site is situated on the tree-lined Piedmont Avenue, near the end of the cul-de-sac, and across from Piedmont Mini-Park. The major cross street for the project is East Lexington Drive, and the location is ideal for a senior apartment community with other multi-family buildings in the surrounding residential neighborhood. The subterranean parking garage, with approximately 46 spaces, is accessible from Naranja Drive, which is located at the rear of the project. The project adjoins multiple residential apartment complexes located on the North (444 Piedmont Avenue and 509 Naranja Drive) and South (418 Piedmont Avenue and 415 Naranja Drive) side of the project.

The property consists of approximately 0.90 acres or 39,178 square feet, with a two-story building of 36,266 square feet developed at 426 Piedmont. The Annex is a three-story building attached to the northeast side of the property along Naranja Drive. Both buildings have elevator access to the subterranean garage, and the project includes an open-air courtyard and garden located in the center of the main building.

Prior to the acquisition of the site by the Glendale Housing Authority, a Phase I Environmental Site Assessment was conducted, which found no evidence of recognized environmental conditions, and further investigation was not recommended. The previous owner commissioned a lead and asbestos report and it is believed that where rehab work was done (primarily in the

Annex), lead and asbestos were abated.

Neighborhood

The site is located within the City Center / Citrus Grove residential neighborhood, located north of Colorado Street. The neighborhood encompasses the original town of Glendale Tract, and the project is located directly across from Piedmont Mini Park. Piedmont Mini Park is a staple amenity within the Citrus Grove neighborhood. It consists of beautiful landscaping, lawns, bench seating and a picnic table, in which residents can use for recreational uses and activities. It sits in the center of the cul-de-sac and is the pinnacle of the area.

Citrus Grove largely consists of medium and medium-high density apartments and condominiums and small single-family neighborhoods located adjacent to the 134 Freeway. Citrus Grove is a flourishing neighborhood that consists of many great amenities including shopping centers with national chain storefronts (Nordstrom Rack, TJ Maxx, Ross, Michaels, Petco) and grocery markets (Ralphs, Whole Foods and Vons) which are located along Glendale Avenue, while small family-owned businesses, along with Glendale High School, are located along Verdugo Road.

Please see the link below for additional information on the City Center / Citrus Grove community.

<https://www.glendaleca.gov/home/showdocument?id=32959>

Vision for the Site

The RFQ aims to convert the existing 112 bedrooms into 58-67 livable, rental apartment units for extremely low, very low- and low-income seniors. The exterior design and landscaping should follow what was previously approved and substantially undertaken prior to the Housing Authority acquisition. The interior of the Main Building will need a completely new floor plan to generate the rental units, eliminate or substantially reduce the common kitchen, and provide ample community spaces. The interior of the Annex has been largely rehabilitated already. These units are small, averaging less than 300 square feet. If respondents believe these units to be too small (ADA accessibility issue, funding sources, etc.), the RFQ response should propose a new floor plan for the Annex in addition to the Main Building. Responses may not include more than two competing floor plans.

The project can be entitled through the State Density Bonus Program to allow for smaller units and achieve the City's target unit count. The Subterranean parking garage has approximately 46 spaces, which are expected to accommodate the project's parking needs.

The City of Glendale is committed to sustainable living, having launched the Office of Sustainability and establishing the Sustainability Commission in 2020. As such, the new project should be developed with sustainability a top priority. If feasible, the project should be 100% electric, include purchased rooftop photovoltaic and electric car charging stations in the parking structure, and achieve a minimum of LEED Silver certification.

Zoning

The project is in a R-1650 zone, and with 90 feet frontage, the zoning for dwelling units is reduced to 1,320 square feet per dwelling unit. By right, the site is allowed to build 30 units. With a 50% density bonus the density increases to 45 units. The Housing Authority intends for this project to be a 100% affordable project and will consider a density bonus above 50% in order to achieve its

goal of 58-67 units on the site.

Income Limits

The income limit targets for the project (with the exception of the proposed manager's unit) should emphasize rents affordable to extremely low and very low-income seniors and households (30% to 40% AMI) with a limited number of units targeting AMI at or above 50%. A minimum of 15 units, or 25% of the total units (whichever is greater) is required to target 30% AMI. The average AMI target for the project should be calculated as part of the submittal.

Funding Availability

In addition to contributing the land through a long-term lease, the Housing Authority is prepared to invest additional funds as necessary to develop the project. HUD HOME ARP funds in the amount of \$4.3M - \$4.5M are anticipated to be available for funding of this project. These funds should primarily target seniors at-risk of homelessness and or at greatest risk of housing instability. An additional \$1.8M of regular HUD HOME dollars is also anticipated to be available for this project, if necessary.

Pre-Submittal Conference

A **pre-submittal conference** will be held on site at 426 Piedmont Avenue on **Wednesday, May 24th from 1:30 pm to 3:00pm**. Attendance of this pre-submittal conference is not mandatory but is highly encouraged. The pre-submittal conference is provided to allow for questions regarding the RFQ after a brief introduction and welcoming remarks. The site will be open for a walk through immediately following the Q&A session. Please confirm your desire to attend by emailing Aaron Brownell, Housing Analyst at ABrownell@glendaleca.gov. Parking for the pre-submittal conference will be available at 507 Naranja Drive at the rear of the project via the subterranean parking garage.

IV. REQUIREMENTS FOR RFQ

Interested applicants should submit 1 original and four copies of a response to this RFQ as well as **a flash drive with PDF and Excel files of the entire submittal**. The submittals should address the following:

- **Project Vision Statement:** A statement on the development that is being proposed and how it meets the vision outlined above. The statement should include the developer's vision of the property that is additive to the City's vision and proposed development, including indication of attention to design and sustainability, and should include statements addressing the following:
 - Target Population: A description of the households or population anticipated to benefit by the proposal including income ranges.
 - Architectural Program Inclusions: Type of use and anticipated number of units, amenities, support services or any other developer specific inclusions. Specific designs or design work is not required at this time, and a narrative will suffice. Unit square footages should be identified.
 - Design Quality and Construction: A description of the developer's strategy to maintaining high quality design and construction despite the region's high costs

of construction.

- Cut sheets detailing the proposed finishes including but not limited to flooring; cabinetry; counter tops; faucets and fixtures; appliances, etc. as well as details on any color schemes. The response should be clear where each of these finishes will be applied throughout the project.
- Sustainability Goals and Approaches: A description of the developer's goals and approach to sustainability beyond code mandated minimums.
- Additional Benefits: A description of the additional community benefits that an individual developer may bring based on its own mission and vision statements, and previous experience providing quality affordable housing projects and support programs for residents.

- **Experience and Professional Qualifications:**

- Description of the mission of the applicant's organization, how the qualification fits in with the organization's goals, and why the qualification is of interest to the organization.
- Description of the legal status of the applicant (non-profit, private, partnership, LLC, corporation, etc.).
- Description of the applicant's business and / or development experience, including any major projects in which the applicant has been involved.
- Description of the applicant's experience in adaptive re- use to affordable housing including specific reference to past projects. This may include any experience working with tax credit, senior, rental, or any other type of affordable housing.
- Description of key individuals on the development team (engineers, architects, project manager, economic advisor and others), their background experience and any other significant information the applicant would like to convey about the team.
- Description of applicant's experience working in the City of Glendale, if any.
- Applicant's references.

- **Sources and Uses:**

- **Initial Investment:** A preliminary Sources and Uses detailing the various funding sources through construction and at permanent financing, and a project budget equal in detail to Section IV of the TCAC 9% Tax Credit application must be provided.
- **Partnerships:** Description of any additional individuals or organizations that the applicant proposes to partner with to implement its proposal for the site.
- **Constraints and Assumptions:** A description of possible constraints (such as funding, scheduling, etc.), anticipated concerns regarding the project's goals, expectations or requirements, or assumptions being made for public agency

financing or other funding.

- **Additional Benefits:** A description of the additional potential community benefits offered by the proposal that the Housing Authority should be aware of. Additional benefits can include open space, sustainability, amenities and social services.
- **Timeline:** Describe the anticipated timeframe for the financing and proposed development of the site.
- **Conflict of Interest Declaration:** Developer must complete and submit a Conflict-of-Interest Declaration attached to the RFQ. The Conflict of Interest Declaration applies to all known organizations that make up the development team. The forms can be found in the Dropbox link found in the additional Information section of this report.
- **Contact with City Councilmembers or Housing Authority Members Prohibited:** During the period beginning on the date of the issuance of the RFQ and ending on the date of selection of the Proposer, no person (or entity) submitting a response to this RFQ, nor any officer, employee, representative, agent, or representative of such a person (or entity) shall, through any means, contact or engage in any discussion with any City Councilmember or Housing Authority Member (directly or through an intermediary) concerning this RFQ or award of a Contract. Any such contact shall be grounds for the disqualification of the proposal. During the period beginning on the date of the issuance of this RFQ and ending on the date of selection of the Proposer, each person or entity described in the previous paragraph shall only contact the City Authorized Contact pertaining to anything related to this RFQ, including written clarifications or addenda, process described in this RFQ, and interviews or discussions pursuant to evaluation and selection process described in this RFQ. Nothing herein prohibits a Proposer from submitting written comments to the Council and/or Housing Authority after the publication of an agenda and staff report regarding the decision to select a proposer, or from attending a Council/Housing Authority meeting to address same.

Confidentiality: Applicants may request that financial qualifications or financial statements be kept confidential. All confidential information shall be submitted under a separate cover and marked confidential. If a request is made by a member of the public to see such documents, the Housing Authority will notify the applicant and ask if such information may be released. If the applicant consents or does not reply to the request, the Housing Authority Executive Director may release the information. If the applicant requests that the information not be released, the applicant may be required to defend its position that the document should remain confidential in any legal action to which the Housing Authority may become a party. In any event, the following individuals will likely have access to the confidential information: the Housing Authority Board, Housing Authority executive Director, Glendale City Attorney, Glendale city employees, consultants employed by the City of Glendale, and other persons that may be requested to review such material by the Housing Authority Executive Director. Any applicant that responds to this RFQ accepts the risk that information marked confidential may be disclosed, and by submitting a proposal, agrees to indemnify and hold harmless the Housing Authority, the City of Glendale, its employees, contractors, public officials, or members of the Review Committee from any and all damages that may result from such disclosures.

V. REVIEW AND SELECTION PROCEDURE

Review Committee

A Review Committee consisting of representatives of the City of Glendale's Community Development Department will review all complete submittals received by the closing date in accordance with the criteria and procedures identified in this RFQ.

It is anticipated that the Review Committee staff will analyze the submittals and bring forward a recommendation to the Housing Authority in approximately 90 days following the RFQ submittal deadline with the goal of recommending one developer / developer team to develop the site per the vision presented in this RFQ. The Review Committee may, at its option, request additional information, clarification of information, or interviews with developers before final selection is determined.

Based on the evaluation criteria, it is anticipated that the Review Committee will present recommendations to the Housing Authority Board for review and approval in September / October, 2023.

Immediately after receiving authorization from the Housing Authority, City staff will notify the developer of their selection. The Housing Authority may select a developer at the conclusion of the RFQ process and enter into an Exclusive Negotiating Agreement (ENA). During the ENA period, City staff will negotiate the terms of a Letter of Loan Commitment with the developer. A summary of anticipated deadlines are as follows:

RFQ Issued	May 5, 2023
Pre-Submittal Conference	May 24, 2023 at 1:30 pm
RFQ submittal due (60 days)	June 30, 2023
Initial Screening Complete and Recommendation to Housing Authority Board of selected developers	September, 2023

Selection Criteria

The City developer selection will be based on the quality of the responses, including thoroughness and applicability to the requirements of this RFQ.

The following criteria will be used to assess Qualifications:

- **Development Experience**
 - Background knowledge and experience with adaptive re-use to affordable housing will be evaluated. References will also be a component upon evaluation of previous experience.
- **Development Team/Partnership**
 - Strength of development team with respect to expertise and experience as well as possible partnerships being utilized for projects.
- **Developer Vision**
 - Articulation of the vision for the property and its alignment with the vision set forth in this RFQ.

- **Sources and Uses**
 - Types of funding being utilized giving consideration to overall costs, Housing Authority assistance and possible revenues.
- **Housing Affordability**
 - An analysis of the affordability targeting for the proposal. The average AMI should be calculated as part of the submittal.
- **Sustainability**
 - Sustainability goals, objectives and methods.
- **Additional Benefits**
 - Beneficial elements of the proposed development to the community, target population, neighborhood, cityscape, environment, etc.
- **Project Timeline**
 - Feasibility of the development team's proposed time schedule for the proposed project.
- **Compliance to RFQ**
 - Compliance of RFQ submittal to RFQ requirements.

VI. WAIVER AND RIGHTS OF THE HOUSING AUTHORITY

The Housing Authority reserves the right, at its discretion, to pursue any or all of the following actions relating to this RFQ:

- Request clarification or additional information from developers.
- Invite one or more developers for interviews or presentations.
- Accept or reject, in whole or part, submittals received in response to this RFQ.
- Negotiate with any qualified source.
- Cancel in whole or in part this RFQ.
- Amend this RFQ by written addendum or notification. Such addendum would be made available to each person or organization which Housing Authority records show received RFQ.
- Waive any irregularities in any qualification.
- Issue subsequent RFQ's based on refinement of concepts proposed in response to RFQ.
- Negotiate an agreement based on original proposals or on the basis of additional information obtained.
- Negotiate modifications with any developer as necessary to serve the best interest of the project.

The Housing Authority will not be liable for any costs incurred by developers responding to this RFQ. The RFQ is not a contract or commitment of any kind. The Housing Authority reserves the right to reject any or all proposals, and not proceed with the development of the property.

It is the Housing Authority's policy to assure equal opportunity to all persons, in the award and performance of any contract, without regard to race, color, sex, religion, national origin, ancestry, age, marital status, physical or mental disability, or sexual orientation.

VII. PROPOSAL SUBMISSION AND CLOSING DATE

The qualifications shall be prepared in a simple and economical manner that provides concise description of capabilities to satisfy the requirements of this RFQ. Under this RFQ, Parties interested in responding are asked to submit one (1) original and four (4) copies of the application packet as well as **a flash drive with PDF and Excel files of the entire submittal** no later than **5:00 p.m. (local time) on Friday, June 30, 2023** to:

City of Glendale – Community Development
Michael Fortney, Principal Housing Project Manager
141 N. Glendale Avenue, Suite 202
Glendale, CA 91206

Qualifications that are incomplete, have other content errors or deficiencies will be rejected. Contextual changes and/or additions to the proposal after submission will not be accepted. However, the Housing Authority may require additional information for the determination of the applicant's qualifications. Facsimile (FAX) transmission copies will not be accepted. Questions related to the submission of your qualification, and/or questions regarding this RFQ and affordable housing developments should be directed to Michael Fortney, Principal Housing Project Manager ("City Authorized Contact") at (818) 548-3723 or at mfortney@glendaleca.gov. Only qualifications submitted in response to this RFQ will be considered.

Submission of a qualification shall constitute acknowledgement and acceptance of all terms and conditions stated herein. Lack of compliance with legal or administrative submission requirements may lead to disqualification. Qualifications that are disqualified will not be reviewed and rated.

ADDITIONAL INFORMATION

Please use the Dropbox link below to access the following:

- Previous Entitlement Set
- Original floor plans
- Drone footage
- Site Map / Assessor Map
- Conflict of Interest forms

https://www.dropbox.com/sh/lsf2xkfyjxx5ex/AACDm_k6_lsvDxDCvF5Og-nLa?dl=0

Community Plans and Housing Element

Glendale General Plan and Housing Element

<https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

South Glendale Community Plan

<https://www.glendaleca.gov/government/departments/community-development/planning/community-plans/south-glendale-community-plan>