

# Community Meeting

1762 Dale Road

October 9, 2023

[CityOfGlendora.org](https://www.CityOfGlendora.org)



## Purpose of Today's Meeting

- 1762 Dale Road
- Former Senior Assisted Living Facility
- Seller approached the City regarding closure.
- Opportunity to address affordability and homelessness.
- 2022 Community Survey
  - Most Common Response to Needed Improvement:
    - Addressing Homeless Issues/Poverty
- City Acquired Property July 2023

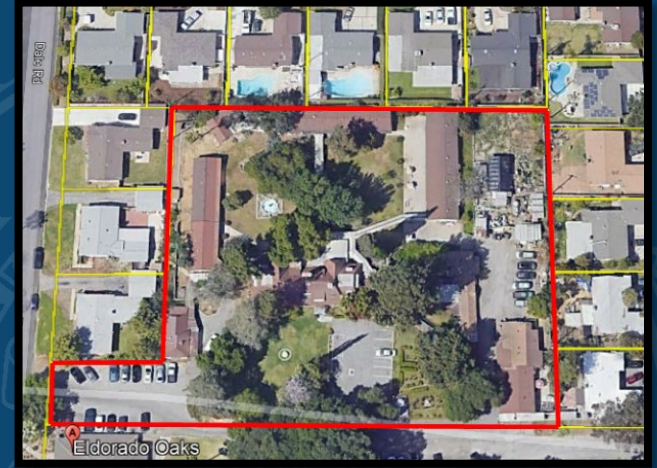


## Existing Development Standards

### Subject Property is 2.17 Acres

- **Current Zoning: Residential**
  - 20 Units per Acre / 44 Units Possible
- **State Density Bonus\***
  - Density Bonus is a Sliding Scale
    - 20% - 80% depending on affordability
  - 100% Affordable = 80% Density Bonus (maximum)
  - 36 Units per Acre / 79 Units Possible

\*Any development is eligible for a density bonus, per State law. As the property owner, City will ultimately determine the scope of any future development.



## Affordable Housing Developments In Glendora

- **Glendora Gardens (Senior)**
  - 340 N. Wabash Ave.
  - 105 Units / 105 Affordable
  - Density (34 units/acre)
- **Heritage Oaks (Senior)**
  - 1000 S. Glendora Ave.
  - 157 Units / 52 Affordable
  - Density (16 units/acre)
- **Elwood Apartments (Family)**
  - 635 S. Elwood Ave.
  - 87 Units / 87 Affordable
  - Density (34 units/acre)
- **Habitat for Humanity**
  - 200 S. block San Jose Ave.
  - Single Family Home



# Affordable Housing Developments In Glendora



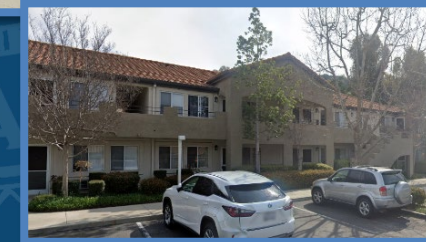
**Glendora Gardens**  
34 units/acre



**Habitat for Humanity**  
Single Family



**Elwood Family Apt.**  
34 units/acre



**Heritage Oaks**  
16 units/acre

# Who Qualifies for Affordable Housing

## Los Angeles County Income Limits

HH:	1	2	3	4	5	6
Very Low	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150
Low	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050

## Sample Households

**Recent Graduate (HH=1)**  
Works as a Staff Accountant  
Annual Income: \$65,000

**Couple with 2 Children (HH=4)**  
Works as a Cashier and Dental Assistant  
Annual Income: \$99,000

**Single Parent with 1 Child (HH=2)**  
Works as a Teacher  
Annual Income: \$78,000

**Couple with three kids (HH=5)**  
Work as Bank Teller and Forklift Operator  
Annual Income: \$108,000

## Theoretical Timeline

Task	Status	Time*
Site Acquisition	Complete <input checked="" type="checkbox"/>	-
Secure Site	Complete <input checked="" type="checkbox"/>	-
Demolition	In Process	Six months
Community Engagement	In Process	Ongoing
Policy Discussion: Final Scope of Project	In Process	Ongoing
Request for Proposal, Selection of Developer	-	Twenty-Four To Thirty-Six Months (2 to 3 years).
Secure Construction/Operations Financing	-	
Planning, Entitlements	-	
Building Permits and Construction	-	
Occupancy	-	

\*Estimated times are best case scenario.

## Contact Information

### City Council Representatives:

Mayor Gary Boyer  
gboyer@cityofglendora.org

Councilmember Michael Allawos  
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### Economic Development and Housing Division:

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Economic Development and Housing Manager  
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Report Suspicious Activity to:  
Glendora Police Department  
(626) 914-8297



## Stay Informed

For more information and to sign up  
for community meeting updates,  
please visit the City website at:  
[CityofGlendora.org/DaleRoad](http://CityofGlendora.org/DaleRoad)

