

# **2023-2028 Consolidated Plan**

(July 1, 2023 through June 30, 2028)

## **City of Glendora**

May 2023

City of Glendora  
**Planning Department**  
116 E. Foothill Boulevard  
Glendora, CA 91741

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an entitlement jurisdiction for Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD), the City must submit a Consolidated Plan (Con Plan) every three to five years, due no less than 45 days prior to the start of the grantee's program year start date. The City of Glendora has chosen to submit a Five-Year Con Plan to HUD on or before May 15, 2023, which covers the period of July 1, 2023 through June 30, 2028.

Each year, the City of Glendora participates in the Community Development Block Grant (CDBG) program. The CDBG program is administered by the Department of Housing and Urban Development (HUD), and provides funding for a variety of different projects, with eligibility based on meeting one of the following national objectives:

- Benefitting low and moderate income persons
- Eliminating slum and blight
- Meeting a particularly urgent community need

The Con Plan establishes the goals and objectives of the City's CDBG program. The Con Plan includes a Needs Assessment, Strategic Plan, and the first year Annual Action Plan. During development of the 2023-2028 Consolidated Plan, the following priority needs were established:

- **Infrastructure and Public Facilities:** Improve and expand infrastructure and public facilities that benefit low and moderate income neighborhoods and residents.
- **Economic and Human Development:** Provide for the economic development needs of low and moderate income persons and neighborhood target areas.
- **Public Services:** Provide supportive services for the City's low and moderate income residents and persons with special needs.
- **Fair Housing:** Promote fair and equal housing choice for all persons.
- **Administration and Planning:** Provide for administration and planning activities to carry out actions that address identified needs in the Consolidated Plan.

These priority needs form the basis for allocating investments geographically within the jurisdiction during the next five-year period. They are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process.



## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

### Overview

The City has incorporated the following Performance Measure Objectives/Outcomes to be associated with each activity:

General Objective Categories- Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO)

Outcome Categories- Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

Specifically, within each established Con Plan Priority, the City will meet the following Objectives and Outcomes:

- **Infrastructure and Public Facilities:** Improve and expand infrastructure and public facilities that benefit low and moderate income neighborhoods and residents. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1), with a goal of assisting five public facilities/infrastructure projects (one annually).
- **Economic and Human Development:** Provide for the economic development needs of low and moderate income persons. The Objective/Outcome categories will be Economic Opportunity/Availability/Accessibility (EO-1), with a goal of assisting one business over five years.
- **Public Service:** Provide supportive services for the City's low and moderate income residents and persons with special needs. The Objective/Outcome categories will be public service activities other than low-/moderate-income housing benefit with the goal of assisting 50 persons.
- **Fair Housing:** Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws. The Objective/Outcome categories will be Decent Housing/Availability/Accessibility (DH-1), with a goal of assisting 175 low/mod households (35 annually).
- **Administration and Planning:** Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1), with a goal of successfully administering the CDBG program per HUD regulations.

Given the limited CDBG funding allocation, affordable housing has not been identified as a priority for the use of CDBG funds in the 2023-2028 Con Plan. The City will continue to support affordable housing through planning tools such as density bonus incentives and zoning provisions for accessory dwellings and supportive/transitional housing, and Housing Choice Vouchers (Section 8) and through other programs and activities.

### **3. Evaluation of past performance**

During the prior five years, the City was allocated CDBG Entitlement funds annually and CDBG-CV funds in FY 2020. During the five-year Con Plan for both CDBG Entitlement and CDBG-CV, that City met or exceeded most of the goals and objective as noted below. All accomplishments reported below are through the end of the second quarter of 2022-2023.

#### **CDBG Entitlement**

**Affordable and Fair Housing:** In the first two quarters of FY 2022-2023, the Los Angeles County Development Authority (LACDA) there were 54 Housing Choice Vouchers being used in the City of Glendora. Among those using Vouchers, 39 were White, 11 were Black/African American, two were Native Hawaiian/Other Pacific Islander, one was Asian, and one was American Indian/Alaska Native. Also, in the first two quarters of FY 2022-2023, a total of 8 people were assisted with fair housing issues through a CDBG-funded contract with the Housing Rights Center. Of those served, seven were extremely low income and one was very low income.

**Economic Development:** No businesses were assisted during the Con Plan period.

**Public Facilities and Infrastructure Improvements:** Six street improvement projects were completed:

- Nine Streets South of Juanita – 2021
- Mountain View Avenue with Alley – 2021
- Dawson, Pennsylvania, and Washington Avenues - 2021
- Three Cul-de-sacs North of Colorado – 2019
- Bonita and Dale Road - 2019
- Laxford Street and Vecino Avenue - 2018

**Planning and Administration:** CDBG program funds were used to cover costs for salaries, services, supplies, and general overhead expended on administration over the last four years.

#### **CDBG-CV**

**Fair Housing:** The City used CDBG-CV funds for an Emergency Rental Assistance Program that assisted 47 families impacted by the pandemic.

**Economic Development:** One small business was assisted using CDBG-CV funds. The Red Lounge was behind on rent due to the mandatory shut-downs during the pandemic. The low/mod business owner and was assisted with a \$14,862 loan.

**Planning and Administration:** CDBG-CV program funds were used to cover costs for salaries, services, supplies, and general overhead expended on administration over the last four and ½ years.

#### **4. Summary of citizen participation process and consultation process**

The City of Glendora's Planning Department serves as the lead agency in administering the Community Development Block Grant (CDBG) program and coordinating the consolidated planning and submission process.

The citizen participation process and consultation process undertaken by the City to solicit input in the development of the Five-Year Consolidated Plan (CP) for 2018-2023 and accompanying Annual Action Plan for FY 2023-2024 consisted of the following:

- **Community Outreach Events:** The City held two pop-up events to solicit input on needs during the development of this CP and priority for expenditures as shown below. Approximately 150 people attended each event and provided feedback on community needs.
  - October 15, 2022 at Heritage Park as part of the Community Pumpkin Festival
  - November 5, 2022 at the La Fetra Center as part of the Holiday Boutique
- **Public Hearings:** A public hearing before the City Council to discuss the CDBG program and to receive input on community development needs was held on March 14, 2023. Agencies and organizations that serve the low-moderate income persons and those with special needs, as well as agencies that address broadband services and hazard mitigations were invited to attend the hearing. Another public hearing before the City Council will be held on May 9, 2023 to adopt the Consolidated Plan and Action Plan.
- **Public Notices:** Public Notices for the hearings were published in the San Gabriel Valley Examiner. Proof of publication for all public hearings, meetings, and general outreach efforts are attached. Direct notification was sent to agencies and organizations that serve the low-moderate income persons and those with special needs, as well as agencies that address broadband services and hazard mitigations.
- **Access to Meetings and Information:** The City of Glendora ensures adequate notification of public hearings/meetings related to the Consolidated Plan through advance notice of public hearings printed in newspapers of general circulation at least ten days prior to the meeting date (typically in the San Gabriel Valley Examiner).
- **A 30-day public review:** was held from March 22, 2023 through May 9, 2023. Copies of the draft Consolidated Plan and Action Plan were available for the public to read on the City website, at the Planning Department Counter, and at the City Clerk's Office. Additionally, the City ensures reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG by posting all documents on its website and maintaining related files and reports for five years at City Hall. Copies are available for review by requesting in person or by telephone, fax, or e-mail.

- **Consultation:** The City of Glendora consulted with key City departments in the development of the 2023-2028 Consolidated Plan including: City Manager; Planning; and Public Works. Information was also collected from other public and quasi-public agencies, including: the Los Angeles County Development Authority (LACDA Los Angeles County Department of Public Health, HIV/AIDS Epidemiology Program, County of Los Angeles Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP), Los Angeles Homeless Services Agency (LAHSA), California Association of Realtors (CAR), the California State Community Care Licensing Division. In preparing the needs assessment, service providers were contacted to compile information on community needs.

Agencies representing persons with HIV/AIDS, homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems were invited to participate in the Community Workshop and Housing and Community Development Needs Survey. Specifically, the following agencies were contacted via telephone calls and emails: East San Gabriel Coalition for the Homeless, the Housing Rights Center, the Glendora Public Library, Shepherd’s Pantry, YWCA San Gabriel Valley (Wings Domestic Violence Program and Meals on Wheels), San Gabriel Valley Habitat for Humanity, La Fetra Senior Center and the Glendora Welfare Association.

The City also sent out 120 postcards notifying local agencies and other stakeholders about the public hearing on March 14, 2023.

## **5. Summary of public comments**

The following comments were received during the Consolidated Planning Process:

- Street improvements to sidewalks and installation of disabled accessibility ramps were identified most frequently as the most important need.
- Community services to assist seniors were a particular need identified.
- Residents commented on needed improvements to park facilities.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments that were not accepted, as the City responds and includes all citizen input.

## **7. Summary**

The City of Glendora expects to receive an allocation of approximately \$289,933 annually in CDBG entitlement funds from HUD to spend on housing and community development activities that address the priority needs and goals established in the Consolidated Plan. In addition, the City will allocate any program income received to Infrastructure and Public Facilities projects. As such the City anticipates funding the following projects and to meet the priorities and corresponding goals during the five year period (four of which were determined to be a High Priority needs level):

**1) Infrastructure and Public Facilities:** The City will provide funding for ADA improvements to public facilities, including restroom accessibility at parks and the installation of accessible ramps at intersections and sidewalks. Public facilities may also include non-profit owned facility improvements that serve primarily low and moderate-income persons and special needs groups, should funding requests be received and funds become available. The City will also fund Street Improvements such as sidewalk repairs, drainage improvements, and traffic improvements. The intended outcome will be the provision of a Suitable Living Environment (SL) and Availability/Accessibility (1). The quantifiable five- year goal is to undertake five public facility and infrastructure improvement projects to benefit low and moderate income residents in the eligible areas.

**3) Public Services:** Provide supportive services for the City’s low and moderate income residents and persons with special needs. The intended outcome will be provision of Suitable Living Environment (SL) and Availability/Accessibility (1). The goal is to assist 50 persons in need over five years.

**4) Fair Housing:** The City will provide funding to the Housing Rights Center to administer a fair housing complaint intake, enforcement, education, and outreach program annually. The intended outcome will be the provision of Decent Housing (DH) Availability/Accessibility (1). The quantifiable five- year goal is to assist 180 persons (35 persons annually).

**5) Administration and Planning:** The City will reserve no more than 20 percent of its annual allocation to provide for administration and planning activities. The intended outcome will be the provision of a Suitable Living Environment (SL) and Availability/Accessibility (1).

Given the limited CDBG funding allocation, affordable housing is not identified as a priority for CDBG funds. The City will be supporting affordable housing through other programs and activities, including planning tools such as density bonus incentives and zoning provisions for accessory dwellings and supportive/transitional housing, and Housing Choice Vouchers (Section 8). Annually about 54 households receive Housing Choice Voucher assistance from the County.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GLENDORA CITY	
CDBG Administrator	GLENDORA CITY	Planning Department

Table 1 – Responsible Agencies

### Narrative

The City of Glendora, through its Planning Department, serves as the lead agency in coordinating the consolidated planning and submission process. The City’s Planning Department oversees and is responsible for administering the Community Development Block Grant (CDBG) program, which includes preparation of the Five-Year Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance Evaluation and Review (CAPER).

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Glendora consulted with key City departments in the development of the 2023-2028 Consolidated Plan including: Planning; City Manager; Community Services; and Public Works. Information contained in the needs assessment was collected in consultation with public and quasi-public agencies and public service organizations detailed below. These agencies represented a wide range of needs including: persons with HIV/AIDS, homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City sought to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by compiling information which will be used to update the City's webpage pertaining to services. The City continues to work closely with the private and government health, mental health, and service agencies below:

- University of Southern California Street Medical Team
- Angeles County Department of Mental Health
- The Glendora Police Department
- Shepard’s Pantry
- Los Angeles County Food Bank

The City also attends a variety of meetings throughout the year that brings these types of agencies together.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness included: reviewing data provided by the Los Angeles Homeless Services Authority (LAHSA) and consultations with the Elwood Family Apartments and the Glendora Public Library. The East San Gabriel Valley Coalition for the Homeless, the Housing Rights Center, Shepherd’s Pantry, YWCA San Gabriel Valley (Wings Domestic Violence Program and Meals on Wheels), San Gabriel Valley Habitat for Humanity, La Fetra Senior Center, and the Glendora Welfare Association were also contacted and invited to provide input.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

While the City does not administer an Emergency Shelter Grant (ESG) program, coordination with LAHSA and East San Gabriel Valley Coalition for the Homeless that serve Glendora, helps these agencies in developing performance standards and evaluating outcomes, and developing funding, policies and procedures for the administration of HMIS.



**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
HOUSING RIGHTS CENTER	Housing Service-Fair Housing	Housing Need Assessment Fair Housing Needs	Provided a review of Landlord/Tenant issues, top discrimination biases reported from the City and projected needs during the next five years.
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES	Housing PHA Other government - County	Housing Need Assessment Public Housing Needs	Provided data pertaining to the Housing Choice Voucher Program and statistics of Glendora residents utilizing the program.
Elwood Family Apartments	Housing	Housing Need Assessment Fair Housing Needs	Provided comments on affordable housing and need for fair housing education, services for low-income households, persons with disabilities, and victims of domestic violence.
LA FETRA SENIOR CENTER AND INTERVAL SENIOR SERVICES	Services-Elderly Persons Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs	La Fetra Senior Center staff was contacted for data pertaining to senior needs.
YWCA OF SAN GABRIEL VALLEY	Services-Elderly Persons Services-Victims of Domestic Violence Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs	YWCA of San Gabriel Valley was contacted for data pertaining to senior needs and the needs of domestic violence victims.
Glendora Public Library	Services-Education Services-Employment Other government - Local	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy	Glendora Public Library was contacted for data pertaining to special needs groups.
East San Gabriel Coalition for the Homeless	Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children	East San Gabriel Coalition for the Homeless was contacted for data pertaining to homeless needs.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
San Gabriel Valley Habitat for Humanity	Housing Services - Housing	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	San Gabriel Valley Habitat for Humanity was contacted for input pertaining to housing needs.
GLENDDORA WELFARE ASSOCIATION	Housing Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Glendora Welfare Association was contacted for data pertaining to homeless needs and those at risk of homelessness.
Shepherd's Pantry	Housing Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Shepherd's Pantry was contacted for data pertaining to homeless needs and those at risk of homelessness.
GLENDDORA CITY	Housing Services-Education Other government - Local	Housing Need Assessment Lead-based Paint Strategy Economic Development	The City of Glendora Economic Development, Planning Department, Department of Public Works, and Building and Safety Department were contacted for data pertaining to economic

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Los Angeles County Department of Public Health	Housing Services-Persons with HIV/AIDS Health Agency Other government - County	Anti-poverty Strategy Community Development Needs  Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs	development, housing, lead-based paint and community development needs.  The City of Glendora consulted with the Los Angeles County Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP) to obtain statistics on the number of children testing positive for elevated blood levels signaling lead poisoning as related to the Lead-based Paint Strategy. The City also consulted with the Los Angeles County Department of Public Health HIV/AIDS Epidemiology Department to obtain data on the number of people living with HIV/AIDS and their housing needs.

**Table 2– Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting.**

For the 2023-2028 Consolidated Plan, the City did not consult with any outside agencies regarding economic development, because a follow-up comprehensive economic development study was conducted in FY 2015-2016 that included extensive outreach and surveys to businesses in the community to analyze needs in this area. Given the amount of time needed to consult additional agencies and organizations and the limited amount of staff and resources available, several agencies may not have been consulted that would have provided valuable information; however, the number and types of agencies contacted represent a relevant spectrum of detail related to the City's needs. Moreover, the City provides several opportunities for consultation throughout each fiscal year that would allow for any additional needs to be identified and incorporated through the substantial amendment process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Glendora has a very small homeless population. The City recognizes that many agencies in the County provide services to homeless persons in the San Gabriel Valley. The City's strategy is to focus resources on infrastructure, economic development, public services, and fair housing needs.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

City staff attend various meetings and workshops with other agencies throughout each fiscal year. The City also coordinates with State and adjacent government in other areas such as transportation, economic development, housing, public works projects, and environmental issues.

Homelessness is a regional issue and the City coordinates with adjacent units of local government in the provision of shelter for the homeless. Given that the number of homeless within the City is so low, collaboration with other agencies is the most effective way to ensure services are readily available. This allows Glendora to spend its limited resources in other areas. Cooperation and coordination with other public entities included phone consultation and data review of the adjacent units of general local government in the implementation of the Consolidated Plan.

**Narrative (optional)**

See narrative above.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting.**

The citizen participation process undertaken by the City to solicit input in the development of the Five-Year Consolidated Plan for 2023-2028 and accompanying Annual Action Plan for FY 2023-2024 included:

- The City of Glendora held two pop-up events for residents on October 15, 2022 at the local Pumpkin Festival held in Heritage Park, and on November 5, 2022 at the community Holiday Boutique, at the La Fetra Center.
- A public hearing before the City Council to discuss community needs will be held on March 14, 2023. Another public hearing before the City Council will be held on May 9, 2023 to adopt the Consolidated Plan and Action Plan.
- Public notices for the hearings were published in the San Gabriel Valley Examiner, were posted at City Hall, and were posted on the City's Website. Proof of publication for all public hearings, meetings, and general outreach efforts can be found in Appendix A.
- A 30-day public review will be held from March 25, 2023 through May 9, 2023. Copies of the draft Consolidated Plan and Action Plan will be available for the public on the City website and at City Hall (Planning Department and Office of the City Clerk). Copies will also be available for review by requesting in person or by telephone, fax, or e-mail. City staff ensure adequate notification of public hearings.
- Advance notice of public hearings is printed in newspapers of general circulation at least ten days prior to the meeting date and translation services are always available upon request for non-English speaking residents. Additionally, the City ensures reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG. The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall.

In preparing the needs assessment, a wide range of service providers were invited to provide information on community needs. Agencies representing persons with HIV/AIDS, homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems were contacted. Specifically, consultation efforts by the City of Glendora included the following agencies: Elwood Family Apartments; East San Gabriel Valley Coalition for the Homeless; Glendora Welfare Association; Los Angeles County Department of Public Health; Los Angeles Homeless Services Authority; Housing Authority Los Angeles County; Housing Rights Center; Shepherd's Pantry; YWCA San Gabriel Valley- WINGS Domestic Violence and Meals on Wheels Programs; La Fetra Senior Center; and the Glendale Public Library.

The City also sent out 120 postcards notifying local agencies and other stakeholders about the public hearing on March 14, 2023.

## Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Community Pop-up Events	Non-targeted/ broad community	The City of Glendora held two pop-up events on October 15 and November 5, 2022. Over 300 residents and those in the surrounding areas who utilize City services and facilities provided input and priority on housing and community development needs.	See Appendix A.	There were no comments that were not accepted.	
Newspaper Ad	Non-targeted/ broad community			There were no comments that were not accepted.	
Public Meeting	Non-targeted/ broad community	The Glendora City Council held a public hearing in the City Council Chambers of City Hall, 116 E. Foothill Boulevard, Glendora, California, on March 14 at 7:00 p.m. to receive and consider public input on needs and resources relative to the 2023-2028 Five-Year Consolidated Plan and One-Year Action Plan for Fiscal Year 2023-2024 prior to its adoption.		There were no comments that were not accepted.	
Public Meeting	Non-targeted/ broad community	The Glendora City Council held a public hearing in the City Council Chambers of City Hall, 116 E. Foothill Boulevard, Glendora, California, on May 9 at 7:00 p.m. to receive and consider public input on needs and resources relative to the 2018-2023 Five-Year Consolidated Plan and One-Year Action Plan for Fiscal Year 2018-2019 prior to its adoption.		There were no comments that were not accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Needs Assessment of the Consolidated Plan, in conjunction with the information gathered through consultations and the citizen participation process, provides the basis for determining needs and their relative priority level in the City of Glendora's five-year Consolidated Plan.

**Outreach Results:** During the development of the CP, residents were asked to prioritize housing and community development needs through a dot voting activity. A total of 701 responses were received and the following topics were identified as top ranking needs in the City:

- Public Infrastructure/Street Improvements
- Public Facilities
- Public Services

The Needs Assessment analyzes affordable housing, community development, and homelessness. From this Needs Assessment, Glendora has identified those needs with the highest priority, which will form the basis for the Strategic Plan and allocations to the programs and projects to be administered during the next five years. Only those needs determined to be of High Priority will receive funding from the City's annual CDBG grant allocation during fiscal years 2023-3027.

### Data Sources

The eCon Planning Suite mandated by HUD for preparation of the Consolidated Plan provides default data based on the 2013-2017 American Community Survey (ACS) for the analysis of demographic, economic, and housing market conditions. As needed, 2020 Census data and other data sources are used to supplement the ACS data.

CHAS data is based on the ACS sample surveys. Sample data is extrapolated to represent the entire population using weighting methods. Depending on the variables (i.e., tables) in question, different weighting methods may be used and often do not extrapolate to the exact total figures. When interpreting CHAS or ACS data, the reader is advised to focus on the relative magnitude of change or proportion rather than on the precise figures.

The CP focuses primarily on lower and moderate income households and those with special needs by specifically analyzing and addressing the housing and community development needs of these income groups:

- Extremely Low Income (0-30 percent Area Median Income or AMI)
- Low Income (31-50 percent AMI)
- Moderate Income (51-80 percent AMI)

Another group, households making between 81 and 100 percent AMI), hereby referred to as the “Middle” Income group, are included in some of the HUD-provided tables. However, HUD programs do not extend benefits to this income group.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The following section describes the estimated housing needs projected for the next five-year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families). To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, an assessment of that specific need is completed. Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is **at least ten percentage points higher** than the percentage of persons in the category as a whole.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	49,451	51,890	5%
Households	16,438	17,080	4%
Median Income	\$75,328.00	\$86,442.00	15%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

### Demographics

According to the 2013-2017 ACS, the population of Glendora is estimated 51,890, which is approximately a five-percent increase from the 2009 Base Year. While the population of Glendora increased slightly, the number of households decreased.

Glendora's housing needs are determined largely by the age characteristics of residents. For instance, each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the changing age characteristics of a community is an important factor in addressing future housing needs of residents.

As of 2018, Middle-Aged Adults (45-64 years old) and Young Adults (24-44 years old) make up about a third of the City's residents (29 percent and 25 percent, respectively). School age children (5-17 years old) and seniors make up the third and fourth largest groups in the population, 17 percent and 16 percent.

Middle-aged adults typically prefer larger homes as they form families and raise children while young adults typically occupy rental units, condominiums, or smaller and more affordable single-family homes.

Between 2010 and 2018, the share of Senior Adults increased by the highest percentage of all group, increasing by 18 percent. In terms of housing need, Senior Adults typically live in single-family homes, but may begin to consider trading-down their larger homes for more affordable housing such as smaller homes and condominiums. In that same time frame, largest discernible changes in the City's age profile have been the decrease in the proportion of College Age individual (a20 percent decrease) and the increase in the proportion of Preschool children (-+16 percent). These shifts were notable, but not substantial, and could have been caused by younger families moving into the City. Glendora does have a significant older adult and senior population, however, and the City's proportion of Middle-Aged and Senior Adults has increased since 2000 and 2010. As the City's population continues to age, there may be less pressure on the housing market for larger homes and greater need for smaller, more affordable homes.

Understanding changes in race/ethnicity provides a basis for addressing housing needs. As of 2018, White residents continued to make up the largest racial/ethnic group of the population (49 percent), followed closely by Hispanic residents (34 percent). Asian-American residents account for 10 percent of the population and African Americans account for two percent. The White population in Glendora was the only racial/ethnic group to experience a decrease (of about 11 percent) since 2010. The number of Black residents in the City has climbed steadily over the years, but the proportion of Black residents has remained fairly steady.

Education and employment have an important impact upon housing needs to the extent that housing affordability is tied to household income. According to the 2018 American Community Survey, an estimated total of 26,308 Glendora residents were in the labor force, with approximately 1,801 residents unemployed. Glendora's unemployment rate (4.3 percent) was lower than the overall unemployment rate for Los Angeles County (6.8 percent). Income is the most important factor in determining whether a household or family is able to balance housing costs with basic necessities of life while avoiding housing problems such as cost burden and overcrowding.

Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others. The Census data also shows that the median income increased significantly by 15 percent (\$75,328 in 2009 compared to \$86,442 in 2017). Glendora has a significantly higher median income than the County of Los Angeles, which the 2017 ACS reported at \$61,015.

### **Household Income Characteristics**

Income is the most important factor in determining whether a household or family is able to balance housing costs with basic necessities of life while avoiding housing problems such as cost burden and overcrowding. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others. To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income- less than 30 percent of the AMI
- Very Low Income- between 31 and 50 percent of the AMI
- Low Income- between 51 and 80 percent of the AMI
- Moderate Income- between 81 and 120 percent of the AMI
- Above Moderate Income- greater than 120 percent of the AMI

Collectively, extremely low, very low-, and low-income households are referred to as lower income households (up to 80 percent AMI). As shown in Table 6, between 2013 and 2017, approximately 6,210 of the City’s households earned lower incomes. Of these, 2,365 (38 percent) were small families, 575 were large families (nine percent), 1,510 were seniors between 62 and 74 years old (24 percent), 1,360 were seniors over the age of 75 (22 percent), and 1,053 had one or more children under six years old (17 percent). Collectively, senior households over the age of 62 make up the largest share of lower income households (46 percent).

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	1,740	1,900	2,570	1,545	9,320
Small Family Households	550	725	1,090	830	5,410
Large Family Households	120	175	280	190	1,060
Household contains at least one person 62-74 years of age	315	525	670	395	2,285
Household contains at least one person aged 75 or older	495	400	465	135	770
Households with one or more children 6 years old or younger	225	364	464	225	605

**Table 6 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Housing Needs/Problems

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

According to the CHAS data in Table 7, a total of 70 households experienced substandard housing (lacking complete plumbing or kitchen facilities) affecting only renters. Approximately 64 households experienced severe overcrowding, with renters slightly less impacted. An additional 275 households experienced general overcrowding (1.0-1.5 persons per room) which impacted owners significantly more than renters. In terms of overpayment, 2,329 households were impacted by severe housing cost burden of greater than 50 percent of income and owners were significantly more impacted than renters. Approximately 2,170 households experience cost burden of 30 percent of income, which impacted a similar number of owners and renter households.

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	20	10	0	70	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	10	0	0	25	0	4	35	0	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	115	0	45	200	0	20	35	20	75

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	540	315	35	4	894	615	415	340	65	1,435
Housing cost burden greater than 30% of income (and none of the above problems)	80	195	685	90	1,050	90	145	530	355	1,120
Zero/negative Income (and none of the above problems)	20	0	0	0	20	60	0	0	0	60

**Table 7 – Housing Problems Table**

Data Source: 2013-2017 CHAS

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

As shown in Table 8, low and moderate income households (<80 percent AMI) are more likely to experience housing problems than those with above moderate-income. Moreover, owner-households are more impacted than renter-households, with 1,195 renters having one or more housing problems compared to 1,550 owners having one or more housing problems.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	635	460	45	55	1,195	615	440	410	85	1,550
Having none of four housing problems	215	305	930	535	1,985	200	695	1,180	870	2,945
Household has negative income, but none of the other housing problems	20	0	0	0	20	60	0	0	0	60

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

### 3. Cost Burden > 30%

As shown in Table 9, overpayment or cost burden of greater than 30 percent of a household's income is affecting 4,275 low and moderate income households in Glendora. Of these lower income households, 2,085 are renters and 2,190 are owners. The types of households affected the most appear to be small family renters, small family owners, and elderly owners.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	250	285	475	1,010	255	275	330	860
Large Related	60	115	75	250	50	25	155	230
Elderly	220	135	100	455	345	215	290	850
Other	175	120	75	370	55	55	140	250
Total need by income	705	655	725	2,085	705	570	915	2,190

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

#### 4. Cost Burden > 50%

As shown in Table 10, severe overpayment or cost burden of greater than 50 percent of a household's income is affecting 2,425 low and moderate income households in Glendora. Of these lower income households, 1,050 are renters and 1,375 are owners. The types of households affected the most appear to be small family renters, small family owners, and elderly owners.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	240	180	10	430	195	225	140	560
Large Related	60	50	10	120	50	25	35	110
Elderly	150	80	0	230	315	125	95	535
Other	175	75	20	270	55	45	70	170
Total need by income	625	385	40	1,050	615	420	340	1,375

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

#### 5. Crowding (More than one person per room)

As shown in Table 11, overcrowding of more than one person per room is affecting 349 households of which 185 are low and moderate income renter households and 99 are low and moderate income owners in Glendora. It also appears that a significant amount of low and moderate households experiencing overcrowding (50 households) are multiple, unrelated owner households experience overcrowding (17 percent). This may be the result of the highly priced real estate market and increased rates of adjustable mortgages forcing owners to get roommates to cover the mortgage note. It is also interesting to note that single family renter experienced overcrowding at vastly greater rates than single family owners (205 households compared to 60 households, respectively).

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	120	0	30	205	0	14	55	0	69
Multiple, unrelated family households	0	10	0	15	25	0	10	20	20	50
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	55	130	0	45	230	0	24	75	20	119

**Table 11 – Crowding Information – 1/2**

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 12 – Crowding Information – 2/2**

**Analysis**

**Describe the number and type of single person households in need of housing assistance.**

In Table 9 and Table 10 shown above, single-person households are included in the “Other” category. A total of 370 “Other” low and moderate income renters experience, a cost burden, meaning they spend more than 30 percent of their income in housing cost. Meanwhile, a total of 250 low and moderate income “Other” owner households also experience a cost burden. Most of the “Other” rental households with cost burdens are extremely-low income (175 households) or low-income (120 households), while the “Other” owner households with cost burdens were mostly moderate income (140 households, 50-80 percent AMI). Of the “Other” rental households, 270 had a severe housing problem where more than 50 percent of their income is used for housing, compared to 70 owner households experienced severe cost burdens. Single-person households with severe cost burdens are at high risk of homelessness if there is any disruption in income.



**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2022 Greater Los Angeles Homeless Count counted, 4,661 homeless individuals in County's Service Planning Area 3 (SPA 3) - San Gabriel Valley Area (includes the City of Glendora) during their one night point-in-time count. The 2022 count reports a homeless population of 84 in Glendora, representing about 1.8 percent of the region's homeless.

In the overall SPA 3, a total of 1,732 individuals identified themselves as victims of domestic/intimate partner violence. Specific information is not available for Glendora; based on a proportional share, an estimated 31 victims of domestic violence may be located in the City.

**What are the most common housing problems?**

According to the Census data analysis above, the most common housing problems is overpayment followed by overcrowding, with some households experiencing substandard housing (Lacking complete plumbing or kitchen facilities). The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. According to the City's 2021-2029 Housing Element and the Housing Market Analysis of this document, ownership housing in Glendora appears to be beyond the financial reach of lower-income households. Larger moderate-income households may be able to afford a home, but finding adequately sized affordable housing still poses a challenge for these households. Many lower-income families cannot afford to rent in Glendora either.

**Are any populations/household types more affected than others by these problems?**

Elderly renters and owners appear to experience more housing problems than the other household types, though small related households also represented a fair share of those experiencing problems. Though given the fixed incomes of many elderly and increased health care costs generally affecting these types of households, the impact is severe for this group.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the most at-risk groups facing poverty and would be at imminent risk of either residing in shelters or becoming unsheltered. Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2017-2021 ACS identified 7.6

percent of all Glendora residents as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services. According to the 2017-2021 ACS, 3,871 female-headed households, approximately 23 percent of total households, were residing in Glendora. Of these female headed households, 14 percent (505 households) have children, representing approximately three percent of all households in the City. Female-headed households with children in particular, tend to have lower incomes, thus limiting housing availability for this group. Approximately 639 (five percent) of all families in Glendora were living below the poverty level between 2017 and 2021. By comparison, 13 percent of all female-headed families were living below the poverty level. For female-headed families with children, about one-third (27 percent) were living below the poverty level.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Many extremely low and low income households are considered at risk of becoming homeless because they often overpay for housing and would likely lose their homes if they were to become unemployed. Victims of domestic violence, persons with HIV/AIDS, youth recently released from the foster system, parolees, and other persons released from medical facilities may also be considered at-risk. HUD has provided criteria for the definition of At-Risk of Homelessness based on the Emergency Solutions Grants program rule. This definition allows for certain groups to qualify as at risk of homelessness under three categories, including: 1) individuals and families; 2) unaccompanied children and youth; and 3) families with children and youth.

Further clarification provides that someone At-Risk of Homelessness would be: An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the homeless definition; AND
- (iii) Meets one of the following conditions:
  - a. has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
  - b. Is living in the home of another because of economic hardship; OR
  - c. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
  - d. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

- e. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- f. Is exiting a publicly funded institution or system of care; OR
- g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

Given the extensive research needed to accurately estimate the at-risk based on the above criteria, the City of Glendora has chosen only to quantify those at risk of homelessness as the 639 (five percent) of all families in Glendora that were living below the poverty level between 2017 and 2021. It can be presumed that any of the sub-populations described as at-risk above, would be among this group.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As stated above, particular housing characteristics that have been linked with instability and an increased risk of homelessness include: an extremely low-income household that has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care.

**Discussion**

Homelessness and poverty go hand in hand; poor people are frequently unable to pay for housing, food, childcare, health care, and other basic necessities. Lower income families, especially those earning extremely low- income (those earning less than 30 percent of the median), are considered to be at- risk of becoming homeless. These families are often living below the poverty level and are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases, some families pay more than 50 percent of their income for housing. Households paying a greater portion of their income for housing are at a higher risk of becoming homeless due to financial setbacks and a lack of savings, created as a direct result of their housing cost burden. The CHAS data above indicated there are about 1,740 extremely low-income households in Glendora, of which 1,250 (72 percent) had some type of housing problem. Of these households, 635 were renters and 615 were owners.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.. The following tables illustrate disproportionately greater needs as related to housing problems in Glendora. The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

### Extremely Low-Income (ELI) Disproportion

ELI households represent 23 percent of all households with housing problems. There are a total of 6,290 households in Glendora with one or more of the four housing problems, of which 1,420 are extremely-low income (ELI) households. About 82 percent of all ELI households experience at least one housing problem. Of these ELI households, White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City. However, when looking across racial and ethnic lines, Hispanic ELI households have disproportionate housing needs. About 92 percent of ELI Hispanic households experience housing problems, compared to 82 percent of all ELI households. About 79 percent of White ELI households, 75 percent of Asian ELI households, and 50 percent of Black ELI households experience at least one housing problem, not meeting the definition of disproportionate needs (i.e. group that has a housing need which is at least 10 percentage points higher than the total population in that income category).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,420	240	80
White	855	170	60
Black / African American	10	10	0
Asian	90	15	15

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	400	35	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

### Very-Low Income (VLI) Disproportion

VLI households represent 20 percent of all households with housing problems. There are a total of 6,290 households in Glendora with one or more of the four housing problems, of which 1,240 are very-low income (VLI) households. About 65 percent of all VLI households experience at least one housing problem. Of these VLI households, White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City. However, when looking across racial and ethnic lines, American Indian/Alaska Native VLI households have disproportionate housing needs. One-hundred percent of American Indian/Alaska Native VLI households experience housing problems, compared to 65 percent of all VLI households. About 62 percent of White VLI households, 59 percent of Asian VLI households, and 73 percent of Hispanic VLI households experience at least one housing problem, not meeting the definition of disproportionate needs (i.e. group that has a housing need which is at least 10 percentage points higher than the total population in that income category).

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,240	660	0
White	740	445	0
Black / African American	0	0	0
Asian	85	60	0
American Indian, Alaska Native	25	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	385	145	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

### Low-Income Disproportion

Low income households represent 27 percent of all households with housing problems. There are a total of 6,290 households in Glendora with one or more of the four housing problems, of which 1,670 are low income households. About 65 percent of all low income households experience at least one housing problem. Of these low income households, White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City. However, when looking across racial and ethnic lines, Black/African American low income households have disproportionate housing needs. About 87 percent of Black/African American low income households experience housing problems, compared to 65 percent of all low income households. About 58 percent of White low income households, 66 percent of Asian low income households, and 74 percent of Hispanic low income households experience at least one housing problem, not meeting the definition of disproportionate needs (i.e. group that has a housing need which is at least 10 percentage points higher than the total population in that income category).

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,670	900	0
White	785	570	0
Black / African American	100	15	0
Asian	145	75	0
American Indian, Alaska Native	0	15	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	590	210	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

### Moderate-Income Disproportion

Moderate income households represent nine percent of all households with housing problems. There are a total of 6,290 households in Glendora with one or more of the four housing problems, of which 585 are moderate income households. About 38 percent of all moderate income households experience at least one housing problem. Of these moderate income households, White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City. However, when looking across racial and ethnic lines, Asian moderate income households have disproportionate housing needs. About 64 percent of Asian moderate income households experience housing problems, compared to 38 percent of all moderate income households. About 40 percent of White moderate income households, zero percent of Black moderate income households, and 26 percent of Hispanic moderate income households experience at least one housing problem, not meeting the definition of disproportionate needs (i.e. group that has a housing need which is at least 10 percentage points higher than the total population in that income category).

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	960	0
White	390	590	0
Black / African American	0	30	0
Asian	70	40	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	100	280	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

### Discussion

As shown by the above CHAS data, there were a total of 6,290 households in Glendora with one or more of the four housing problems, of which 1,420 were extremely- low-income, 1,240 were very- low-income, 1,670 were low-income and 585 were moderate-income households (1,370 above moderate [100%+ AMI] not shown in tables) Whites represented the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City.

However, looking at proportionality across racial and ethnic lines the data shows that for the jurisdiction as a whole in the 0-30% income category, 82 percent of ELI households were impacted, and Hispanic ELI households disproportionately impacted. About 92 percent of all Hispanic ELI households experienced at least one housing problem.

In the 30-50% income category, 65 percent of all households experienced problems. American Indian/Alaska Native residents were disproportionately affected by housing problems- 100 percent of households had at least one housing problem.

In the 50-80% income category, 65 percent of all households experienced problems. When compared to the rates of housing problems by race, Black residents were disproportionately affected (87 percent); while White, Asian, and Hispanic households were not proportionately impacted in this category - 58 percent, 66 percent, and 74 percent, respectively).

In the 80%-100% income category, 38 percent of all moderate households experienced problems compared to White moderate income households (40 percent), Black moderate households (zero percent), and Hispanic households (26 percent). Asian moderate income households were disproportionately affected (64 percent).



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population in that category. The following tables illustrate disproportionately greater needs as related to severe housing problems in Glendora. The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,250	415	80
White	750	275	60
Black / African American	10	10	0
Asian	90	15	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	345	95	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	1,000	0
White	545	640	0
Black / African American	0	0	0
Asian	85	60	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	265	265	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	455	2,110	0
White	215	1,140	0
Black / African American	25	90	0
Asian	75	140	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	105	695	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2013-2017 CHAS

*\*The four severe housing problems are:1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	140	1,405	0
White	85	900	0
Black / African American	0	30	0
Asian	15	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	345	0

**20,000**

**Data Source:** 2013-2017 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**Discussion**

As shown by the CHAS data above, there are a total of 3,180 households in Glendora experiencing severe housing problems, of which 1,250 are extremely low income households, 900 are very low income households, 455 are low income households and 140 are moderate income households. White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the City.

When looking at proportionality across racial and ethnic lines the data shows that for the jurisdiction as a whole in the 0-30% income category, 72 percent of all households experienced severe problems, compared to White 69 percent, Black 50 percent, Asian 75 percent, and Hispanic 78 percent, respectively. In this category no race/ethnicity is disproportionately impacted.

In the 30-50% income category, 47 percent of all households experienced severe problems, compared to White at 46 percent, Asian at 59 percent, and Hispanic at 50 percent. In this category Asian households are disproportionately impacted since the share of Asian households experiencing housing problems (59 percent) is over 10 percentage points higher than the jurisdiction as a whole in this income category (47 percent)

In the 50-80% income category, 18 percent of all households experienced severe problems, compared to White 16 percent, Black/African American 22 percent, Asian 35 percent, and Hispanic 13 percent. In this category (low income), Asian residents are disproportionately impacted.

In the 80%-100% income category, nine percent of all households experienced severe problems, compared to White nine percent, Black zero percent, Asian 13 percent, and Hispanic nine percent. In this category no racial/ethnic group is disproportionately impacted.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population in that category. The following table illustrates disproportionately greater needs as related to Housing Cost Burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,130	3,260	2,595	90
White	7,110	1,745	1,535	60
Black / African American	200	135	30	0
Asian	1,090	260	200	25
American Indian, Alaska Native	45	25	0	0
Pacific Islander	0	25	0	0
Hispanic	2,435	1,035	715	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 CHAS

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	65%	19%	15%	1%
White	68%	17%	15%	1%
Black / African American	55%	37%	8%	0%
Asian	69%	17%	13%	2%
American Indian, Alaska Native	64%	36%	0%	0%
Pacific Islander	0%	100%	0%	0%
Hispanic	58%	25%	17%	0%

Data Source: 2013-2017 CHAS

**Table 21- (%) Greater Need: Housing Cost Burdens AMI**

**Discussion**

As shown by the CHAS data above, there are a total of 17,075 households in Glendora experiencing overpayment/housing cost burden, of which 11,130 (65 percent) are extremely-low income households, 3,260 (19 percent) are very low income households, 2,595 (15 percent) are low and moderate income households. White residents represent the majority, followed by Hispanic and Asian, which is consistent with the ethnic makeup of the city.

When looking at proportionality across racial and ethnic lines the data shows that for the jurisdiction as a whole in the 0-30% income category, no race/ethnic group is disproportionately affected. About 65 percent of all ELI households experience cost burdens, compared to 68 percent White, 55 percent Black/African American, 69 percent Asian, 64 percent American Indian/Alaska Native, zero percent Pacific Islander, and 59 percent Hispanic. No ethnic group exceeds the jurisdiction’s cost burden rates by over 10 percent).

In the 30-50% income category, Black/African American (37 percent), American Indian/Alaska Native (37 percent), and Pacific Islander (100 percent) are disproportionately impacted by cost burdens (compared to 19 percent of households earning 30-50 AMI that experience cost burdens)/ In the greater than 50% income category, no ethnic/race group was disproportionately affected by cost burdens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As indicated in the above analysis, Glendora households experienced disproportionately greater needs than the needs of that income category as a whole does in several of the categories as follows:

- **0-30%:** Extremely low income Hispanic households are disproportionately affected by housing problems (92 percent), compared to 82 percent of all ELI households. In terms of cost burdens, no ELI race/ethnic group is disproportionately affected.
- **30-50%:** American Indian/Alaska Natives were disproportionately impacted by Housing Problems (100 percent, compared to 65 percent of all VLI households). However, Asian VLI households were disproportionately impacted with Severe Housing Problems (59 percent compared to 47 percent of all VLI households). Black/African American, American Indian/Alaska Native, and Pacific Islander households were disproportionately affected by Cost Burdens (37 percent, 36 percent, and 100 percent, compared to 19 percent of all VLI households in the City as a whole).
- **50-80%:** In the 50-80 percent income category, Black/African American households were disproportionately impacted by Housing Problems (87 percent, compared to 65 percent of all Low income households). Asian households were disproportionately impacted with severe housing problems (35 percent, compared to 18 percent of all low income households).
- **80+%:** In this income category, Asian households were disproportionately impacted by Housing Problems (64 percent of Asian households earning 80-100 % AMI experience housing problems, compared to 38 percent of households in that income category in the City as a whole).

### **If they have needs not identified above, what are those needs?**

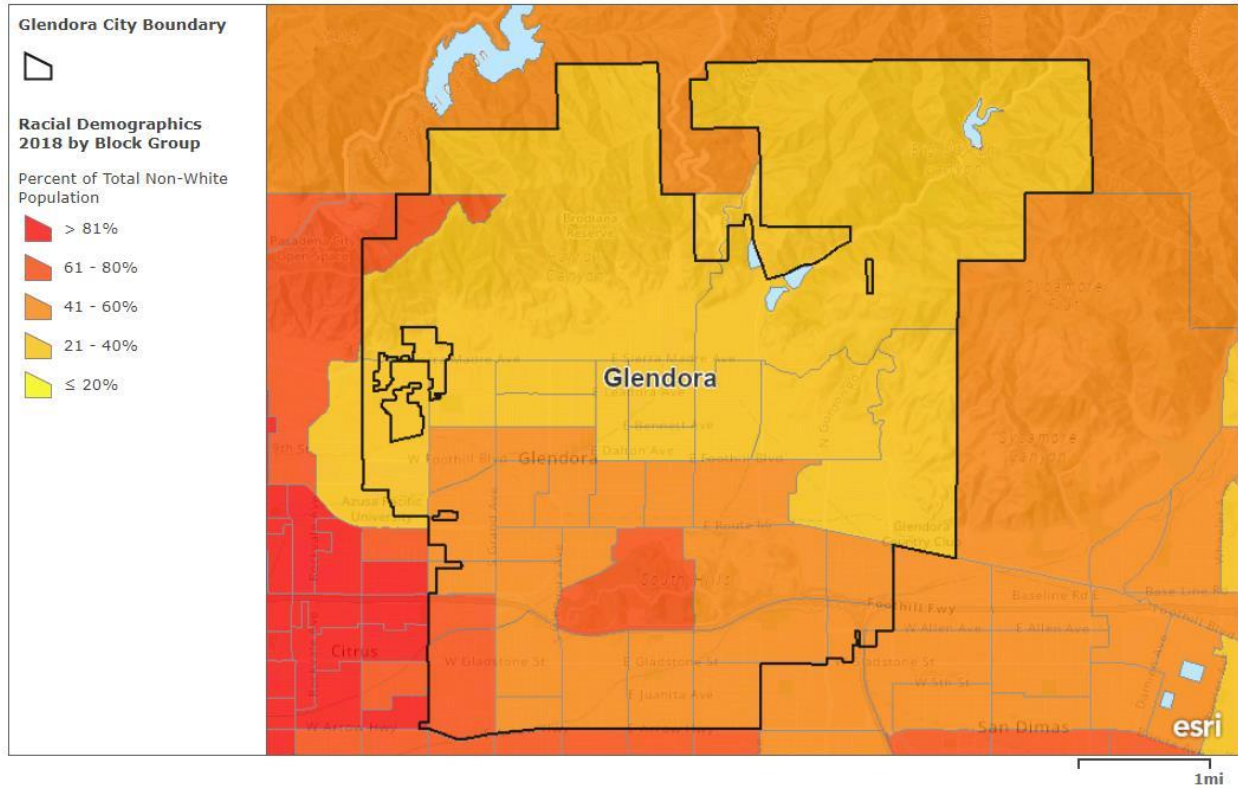
It is difficult to determine the additional needs, other than greater income, for many of these groups. It is especially difficult to assess the needs of Black/African Americans and American Indian/Alaska Natives given the smaller proportion of the population that each group represents and the possibly of the data being skewed due to the smaller sample size collected by the American Community Survey (ACS). In general, outreach and education on housing and other financial assistance programs, along with credit/budgeting/financial planning on limited income may be able to address some of the needs of these groups.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2014-2018, minority populations are concentrated in the southern areas of the City, south of Foothill Boulevard. Over 40 percent of residents in these tracts are minorities. There are only three block groups where minority concentrations exceed 60 percent: Census Tracts 401101 block group 2 (65 percent), 403901 block group 2 (77 percent), 403902 block group 3 (61 percent).

The latter two border the City of Azusa and combined represent less than 3,433 people and 2,267 non-White residents.

**Figure 1: Minority Concentration Distribution**



Source: HCD AFFH Mapping Tool



## NA-35 Public Housing – 91.205(b)

### Introduction

The needs of public housing in City of Glendora are typically met by the Los Angeles County Community Development Commission's participation in the Comprehensive Grant Program (CGP) as outlined in its Five-Year Public Housing Agency (PHA) Plan. There are no public housing units in Glendora, thus, the Public Housing data below pertains to the County as a whole.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40	
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15	
Asian	0	8	120	2,181	1	2,173	3	1	3	
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0	
Pacific Islander	0	37	7	54	0	51	0	2	1	
Other	0	0	0	0	0	0	0	0	0	
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>										

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are no public housing projects in the City of Glendora.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

As of January 2023, 54 households received Section 8 vouchers from LACDA, and specifically reported as 72 percent White, 20 percent Black/African American, two percent American Indian/Alaska Native, two percent Asian, and four percent Native Hawaiian/Other Pacific Islander. In regard to ethnicity, about half reported as Hispanic.

Since the demand for housing assistance far exceeds the limited resources available, long waiting periods are common. The amount of time on the wait list can disproportionately impact the elderly, who may be frail and have health problems.

**How do these needs compare to the housing needs of the population at large**

The needs of Glendora residents are similar to the needs of the County as a whole, just on a smaller scale. As shown in the tables above for the County participants, the annual incomes of the participants utilizing the program are typically under \$18,000 per year. It can be presumed that the Glendora participants have similar incomes, especially given that all of Glendora's voucher holders are either elderly or disabled.

The data shows there are a significant number of elderly, disabled, and veterans utilizing this program. In fact, 184 of the participants were homeless at entry, with 142 being veterans. While the table shows places for those living with HIV/AIDS and victims of domestic violence there is no data present indicating that these special needs groups are utilizing the program.

**Discussion**

See discussion above.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Throughout the country and the Los Angeles region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill. Homeless persons include individuals temporarily dislocated due to unemployment or other factors. Those who have been homeless for more than a year, probably about a third of the local homeless, would be considered chronically homeless.

According to the 2022 Greater Los Angeles Homeless Count, there were an estimated 65,111 homeless persons on any given day throughout the Los Angeles Continuum of Care system. Of this total, 30 percent were sheltered and 70 percent were unsheltered. Unsheltered meaning a person who resides in a place not meant for human habitation such as, cars, parks, sidewalks, abandoned buildings or on the street; sheltered meaning a person who resides in an emergency shelter or transitional housing that originally came from an emergency shelter.

The City of Glendora falls into the County's Service Planning Area 3 (SPA 3) - San Gabriel Valley Area, which had 4,661 homeless persons reported on any given night. Of this population 82 percent were single adults, 14 percent were families, and 4 percent were unaccompanied youth. About 21 percent of the homeless subpopulations for SPA 3 have substance abuse disorders, 21 percent mentally ill, and 33 percent chronically homeless individuals (A household is considered chronically homeless if any of its members have (1) a long-term disabling condition; and (2) been homeless for 12 or more months within the last three years as specified by HUD). These percentages are slightly lower than the County as a whole where 26 percent have substance abuse disorders, 24 percent are mentally ill, and 41 percent are chronically homeless individuals.

Of the homeless in SPA 3, 754 (18 percent) have a physical disability, 1,732 (41 percent) were victims of domestic violence, and 96 (two percent) had HIV/AIDS. In comparison, the County as a whole reported 21 percent with a physical disability, 39 percent were victims of domestic violence, and two percent had HIV/AIDS.

The City of Glendora participated in the 2022 count as an opt-in partner so the County was able to get a limited count specific to the City, which indicated approximately 84 unsheltered homeless persons and zero sheltered homeless persons on any given night, though more detailed data was not reported.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	9,208	1,434	0	0	0	0
Persons in Households with Only Children	116	3	0	0	0	0
Persons in Households with Only Adults	9,909	44,441	0	0	0	0
Chronically Homeless Individuals	3,620	21,963	0	0	0	0
Chronically Homeless Families	327	108	0	0	0	0
Veterans	735	2,721	0	0	0	0
Unaccompanied Child	116	3	0	0	0	0
Persons with HIV	281	1,056	0	0	0	0

**Table 26- Estimates of Persons Experiencing Homeless**

**Data Source Comments:** HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (CA-700 Los Angeles City & County CoC).

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data Pertaining to SPA 3 - San Gabriel Valley indicates that there were 4,661 homeless in 2022, of which:

- 33 percent (1,535) were chronically homeless
- 86 percent were individuals not in family units
- 14 percent (671) were family members in 228 family households
  - 200 of these family households were adult-headed. In these 200 households there were

240 adults and 361 children (601 members).

- 28 of these family households were Transitional Age Youth-headed Households with 70 members. Of these 70 members, 28 were youths between 18-24 years old and 42 were minors.
- Six percent (258) were veterans
- One was an unaccompanied youth

About 21 percent of the homeless subpopulations for SPA 3 were had substance abuse disorders, 21 percent had a mentally illness, and 33 percent were chronically homeless individuals. Of the homeless in SPA 3, 754 (18 percent) have a physical disability, 414 (10 percent) had a developmental disability, 1,732 (41 percent) were victims of domestic violence, and 96 (two percent) have HIV/AIDS. Additionally, in SPA 3 there were an estimated 1,477(31 percent) chronically homeless individuals and 88 (two percent) chronically homeless family members, and a total of 258 homeless veterans.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	8,673	20,422
Black or African American	9,345	20,469
Asian	231	761
American Indian or Alaska Native	360	1,101
Pacific Islander	126	524
Multiple Races		
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	7,670	21,270
Not Hispanic	11,563	24,608

**Table 27- Homeless Population by Race and Ethnicity**

**Data Source Comments:** Data is for the County as a whole.

HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (CA-700 Los Angeles City & County CoC).

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Data pertaining to the estimated number and type of families in need of housing assistance for families with children and the families of veterans specific to the City of Glendora is not available; however, data for SPA 3 indicated there were 228 families (671 family members) and 258 veterans. If the 84 homeless in Glendora represents approximately two percent of the SPA, applying two percent to the SPA data would



indicate five homeless families and five homeless veterans in Glendora may need housing assistance within the City.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Data for the County as a whole by race and ethnicity shows that of the homeless, approximately 46 percent are Black/African American, 45 percent are White/Caucasian, five percent reported multiple races, two percent are American Indian/Alaskan Native, and two percent are Asian, and one percent reported as Pacific Islander. In regard to ethnicity, 44 percent identified as Hispanic/Latino. LAHSA reported that Latino homelessness is rising faster than other demographics. Between 2020 and 2022, the percent of homeless persons identifying as Latino increased by 26 percent.

In contrast, according to the 2017-2021 ACS, the County's general population is 25 percent White, 15 percent Asian, eight percent Black/African American, less than one percent American Indian/Alaskan Native, and less than one percent Native Hawaiian/Pacific Islander. Additionally, less than one percent identified as “some other race” and three percent identified as “two or more races”. In the County, overall 49 percent reported as Hispanic. This indicates that Black/African American's represent a disproportionate number of the homeless population.

	#	% Pop	% Homeless Population
Total Population:	10,019,635		
White alone	2,550,832	25%	31%
Black or African American alone	766,190	8%	31%
American Indian and Alaska Native alone	19,571	<1%	2%
Asian alone	1,458,140	15%	1%
Native Hawaiian and Other Pacific Islander alone	21,433	<1%	1%
Some other race alone	43,451	<1%	N/A
Multiple Race:	281,399	3%	4%
Hispanic or Latino:	4,878,619	49%	44%
Not Hispanic or Latino:	5,141,016	51%	56%

**Table 28- Share of Population by Race Compared to Share of Homeless Population by Race**

**Data Source Comments:** Data is for the County as a whole.

HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (CA-700 Los Angeles City & County CoC).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In the County, the majority of the homeless population is unsheltered (70 percent), compared to about 64 percent unsheltered within SPA 3. Being unsheltered has the most impact on individuals and unaccompanied youth as the majority of shelters cater toward families with children. The data for SPA 3 indicated that 73 percent of homeless single adults were unsheltered, and 25 percent of unaccompanied homeless youth (under 25 years of age) were unsheltered. Rural homelessness is not a major issue in the County of Los Angeles and there was not data available in the 2022 Report pertaining to this category of homeless.

### **Discussion**

See discussion above.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction

The "non-homeless special needs" category includes persons in various subpopulations who are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addictions, large households, single-parent households, people living in poverty, farmworkers, and victims of domestic violence. These segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, certain groups within Glendora may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems. The number of Special Needs Groups in Glendora were reported by the 2017-2021 ACS as follows:

- Senior-Headed Households - 4,662
- Senior Living Alone - 1,525
- Persons with Disabilities - 5,161
- Large Households- 2,061
- Single-Parent Households -860
- Female-Headed Households with Children - 555
- People Living in Poverty - 3,897
- Farmworkers (persons) - 88
- Victims of Domestic Violence – 2,000 (San Gabriel Valley)

### Describe the characteristics of special needs populations in your community:

**Seniors** often have special housing needs due to income, location concerns, health care costs, and disabilities. According to the 2017-2021 ACS, 16 percent of Glendora's population (8,196 persons) was comprised of seniors, defined as 65 years and older. Furthermore, 28 percent of all households in Glendora were headed by a senior.

**Persons with Disabilities** (Physical, mental, and/or developmental) often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. An additional segment of the residents suffers from disabilities that require living in an institutional setting. According to 2017-2021 ACS data, approximately 10 percent of Glendora residents had a disability. Among the disabilities tallied, ambulatory difficulties were most prevalent (51 percent), while independent living difficulties (39 percent) and cognitive difficulties (38 percent) were both also highly prevalent.

**Large households** are defined as those with five or more members, which could be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing

unit, more than five unrelated individuals living together, or any of these combinations. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions. According to the 2017-2021 ACS, Glendora had 2,061 large households, which made up 12 percent of the City's total households.

**Single-Parent Households** particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited housing options and are considered to be among the most at-risk groups facing poverty. According to the 2017-2021 ACS, 3,871 female-headed households, approximately 23 percent of total households, were residing in Glendora. Of the female headed households, 14 percent (555 households) have children. The 2017-2021 ACS identified eight percent of all Glendora households as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

**Farmworkers** are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. According to the 2017-2021 ACS, only 88 Glendora residents were employed in "Agriculture, forestry, fishing and hunting", representing less than one percent of employed residents in 2017-2021. The City has no agriculturally designated land.

**Victims of Domestic Violence** experience abuse both physical and mental when one person in an intimate relationship or marriage tries to dominate and control the other person. The YWCA – San Gabriel Valley reported for FY 2020 a total of 2,000 clients were assisted through its the WINGS Domestic Violence (DV) and Prevention Program. The program offers 24-hour crisis helpline, Individual and group counseling, case management (assessment, care planning, advocacy, financial literacy, employment readiness and legal support), emergency and transitional housing programs, and outreach.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Some of the special needs of seniors are as follows:

- **Disabilities** - Of the senior population, 28 percent have a disability.
- **Limited Income** - Many seniors have limited income for health expenses. Because of their retired status, 39 percent of senior households in Glendora earned extremely low or very low incomes, defined as below 30 percent and 50 percent of the AMI, respectively (according to CHAS data based on 2015-2019 ACS estimates).
- **Overpayment** - Due to the limited supply of affordable housing, about 48 percent of senior renter-households and 34 percent of senior owner-households were overpaying for their housing, defined as spending more than 30 percent of household income on housing costs (according to CHAS data based on 2015-2019 ACS estimates).

Four factors including affordability, design, location, and discrimination, significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons

with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Lower and moderate income large households can benefit from various affordable housing programs. For example, Housing Choice Vouchers can be used to help relieve overcrowding for very low income households. The housing needs of large households are typically met through larger units. According to the 2017-2021 ACS, Glendora had a total of 12,408 housing units with three or more bedrooms that could reasonably accommodate large families without overcrowding.

Housing Choice Vouchers can be used to help relieve cost burden of single parent households as well. Victims of domestic violence need assistance getting out of the abusive relationship, finding shelter, obtaining counseling, and accessing supportive services.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the County of Los Angeles Public Health Department's 2021 Annual HIV Surveillance Report, there are approximately 48,410 persons aged  $\geq 13$  years are living with diagnosed HIV in the County with 75 persons living in the Foothill area (which includes Glendora).

**Discussion**

Substance Abuse is also a special needs group. People suffering from substance abuse such as drug or alcohol require special housing needs while they are being treated and are recovering. The National Institute of Alcohol abuse and Alcoholism estimated that in 2019, 6.8 percent of men 12 years or older and 3.9 percent of women 12 years old older had an alcohol use disorder (AUD) in the United States. Applying these rates to Glendora indicates that about 1,403 men and 866 women may face substance abuse problems (estimates based on persons aged 15 or older. ACS does not provide age breakdown at 12 years old).

Foster Children are also a special needs group. According to the Los Angeles County Department of Children and Family Services (DCFS), there are 22,000 children currently in foster care in Los Angeles County (as of February 2023). According to the Children's Law Center of Los Angeles, about half of youth who have aged out of foster care end up homeless or incarcerated. These two special needs groups are addressed in the homeless section as their needs are typically met through the continuum of care process.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities**

Accessibility is a major issue facing the disabled. Some public facilities and streets are not ADA compliant and need to be modified to meet the requirements of Section 504 of the Americans with Disabilities Act. As there is limited funding available to meet this need, it has been determined that Public Facilities is a High priority need in the City.

### **How were these needs determined?**

Staff consulted with several departments to identify needs in the community and conducted two Community Workshops which identified Public Facilities Improvements as the third highest priority. In addition, given the limited resources the City will receive, and the restrictions imposed by those funds, ADA improvements to public facilities appears to be one of the most efficient ways to meet the needs of the Consolidated Plan and spend grant funds timely.

### **Describe the jurisdiction’s need for Public Improvements**

Given the age of the City and condition of the City's infrastructure, Public Improvements such as sidewalk repairs, drainage improvement, street improvements, water, sewer, and other infrastructure improvements are needed in Glendora. As there is limited funding available to meet this need, it has been determined that Public Improvements are a High priority need in the City.

### **How were these needs determined?**

Staff consulted with several departments to identify needs in the community and conducted two Community Workshops which identified Public Improvements (specifically street improvements) as the highest priority. In addition, given the limited resources the City will receive, and the restrictions imposed by those funds, infrastructure improvements appear to be one of the most efficient ways to meet the needs of the Consolidated Plan and spend grant funds timely.

### **Describe the jurisdiction’s need for Public Services**

Public Services are always an important need of City residents. The City of Glendora has several local agencies that are able to meet the needs of low and moderate income residents needing supportive services. Given the local agencies' ability to fund raise, past experience working with different local agencies and a perceived administrative burden on both City and Agency staff in collecting information required by HUD, it has been determined that Public Services is a low priority need in the City for the purposes of CDBG funds.

### **How were these needs determined?**

Staff consulted with several departments to identify needs in the community and conducted two Community Workshops which identified Public Services as a priority. However, given the City’s past experience administering public service programs with CDBG funds and the limited funding available, the City has determined that public services should be a low priority. The City will rely on the local service providers to continue their efforts in meeting most public service needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Needs Assessment of the Consolidated Plan, in conjunction with the information gathered through consultations and the citizen participation process, provides the basis for determining needs and their relative priority level in the City of Glendora's Five Year Consolidated Plan. The Needs Assessment analyzes affordable housing, community development, and homelessness. From this Needs Assessment, Glendora has identified those needs with the highest priority, which will form the basis for the Strategic Plan and allocations to the programs and projects to be administered during the next five years. Only those needs determined to be of High Priority will receive funding from the City's annual CDBG grant allocation during fiscal years 2023-2028.

Based on the data reviewed in the Needs Assessment and the following Market Analysis, several characteristics of Glendora's housing market have indicated that affordable housing is a key issue in the City. However, based on the limited resources available to the City, addressing this need will be a challenge for the City. For the current Five-Year Period the City will be relying on the Housing Authority to continue assisting low income renters through the Housing Choice Voucher Program.

Ownership housing in Glendora appears to be beyond the financial reach of lower-income households. Larger moderate-income households may be able to afford a home, but finding adequately sized affordable housing still poses a challenge for these households. Many lower-income families cannot afford to rent in Glendora either.

The City is an urbanized community with easy access to broadband services throughout the City, including the Low and Moderate Income areas. The City is served by major providers such as AT&T U-Verse, Charter Communications, and DISH Network. Most affordable housing developments in California require multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services.

Pursuant to California Planning and Zoning laws, the City periodically updates its Community Plan. The current plan covers through 2025 and contains a Safety Element. The Safety Element evaluates all risks of natural and man-made hazards throughout the entire city, including low and moderate income neighborhoods, and establishes goals, policies, and implementing actions to mitigate the risks of natural and man-made hazards. Also as required by California laws (SB 375 and others), new developments must evaluate their impact on climate change as part of the California Environmental Quality Act (CEQA) clearance.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the data provided below shows that the majority of the housing stock in Glendora is single family units; 79.5 percent compared to 20.5 percent for multi-family units, which is consistent with the City's higher homeownership rate. Glendora has remained a primarily owner-occupied community though, with about 70 percent of the City's households owning their homes, far exceeding the countywide average of 46 percent.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,247	71.0%
1-unit, attached structure	1,479	8.6%
2-4 units	788	4.6%
5-19 units	1,022	5.9%
20 or more units	1,073	6.2%
Mobile Home, boat, RV, van, etc.	649	3.8%
<b>Total</b>	<b>17,258</b>	<b>100%</b>

Table 29– Residential Properties by Unit Number

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0.2%	241	4.9%
1 bedroom	170	1.5%	825	16.9%
2 bedrooms	1,362	11.7%	1,990	40.7%
3 or more bedrooms	10,080	86.6%	1,830	37.5%
<b>Total</b>	<b>11,637</b>	<b>100.0%</b>	<b>4,886</b>	<b>100.0%</b>

Table 30– Unit Size by Tenure

Data Source: 2016-2020 ACS



**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

There are three publicly assisted rental housing projects are located in Glendora as follows:

- **Glendora Gardens** has 105 units that are rent restricted as a result of a HUD Section 8 contract. The former City Redevelopment Agency also assisted in financing the acquisition of this site, the relocation of the school facilities, and the improvement of off-site public facilities. Pursuant to a negotiated development agreement with Glendora, the project’s affordability is set to expire in 2034.
- **Heritage Oaks Apartments** has a total of 157 units, of which 47 are rent restricted through an agreement with the City. The Glendora former Redevelopment Agency also committed 20 percent set-aside funds to ensure affordability controls for the Heritage Oaks project. Given that the project was built in 1991 with the use of RDA funds, the affordability restrictions will not expire until 2045.
- **Elwood Family Apartments** was completed in 2008. This project has 87 units reserved for extremely low-, very low-, and low-income families. It was funded through a combination of redevelopment funds, HOME funds, and Low Income Housing Tax Credits (LIHTC).

As shown, most of the units assisted with federal, state, and local programs in Glendora have targeted seniors and families with extremely low-, very low-, and low-income.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

None of the units in the City’s affordable housing inventory are at-risk of conversion to market-rate within the next five years.

**Does the availability of housing units meet the needs of the population?**

The data above shows that the majority of the housing stock is single family units; 79.5 percent compared to 20.5 percent for multi-family units. Most of the smaller units (studios and 1-bedrooms) that would tend to accommodate seniors and singles are rental units which makes homeownership for these groups more difficult to attain. In addition, small families may face difficulty in attaining homeownership as a majority of the two bedrooms are rental units; only 11.7 percent of ownership units have two bedrooms. Units with three or more bedrooms make up a large portion of the inventory but mainly for homeowners. The 1,830 units of renter housing containing three bedrooms may be sufficient in serving the 654 large renter-households that reside in the City according to the 2016-2020 ACS. Market rents for larger apartments and homes are likely beyond the reach of the 620 lower income large households in the City, of which 173 were lower income large renter households experiencing a housing cost burden (greater than 30 percent of their household income). The shortage of larger units coupled with unaffordable rents may contribute to overcrowding among the City’s larger lower-income households.

**Describe the need for specific types of housing.**

In order to provide for a more diverse housing stock mix that would accommodate housing needs, the City will need to encourage smaller homeownership housing. Single and elderly renters could also benefit from additional studio and one bedroom housing.

**Discussion**

See discussion above.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The cost of housing is directly related to the extent of housing problems such as overcrowding and overpayment in a community. This section summarizes the cost and affordability of the housing stock to Glendora residents. As the Census data pertaining to housing cost can be unreliable, more accurate data sources are utilized in the discussions following these tables.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	\$542,600	\$646,400	19.1%
Median Contract Rent	\$1,183	\$1,667	40.9%

**Table 31- – Cost of Housing**

**Data Source:** 2016-2020 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	186	4.1%
\$500-999	173	3.8%
\$1,000-1,499	929	20.4%
\$1,500-1,999	1,824	40.0%
\$2,000 or more	1,448	31.8%
<b>Total</b>	<b>4,560</b>	<b>100.0%</b>

**Table 32- - Rent Paid**

**Data Source:** 2016-2020ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
<30% HAMFI	650	No Data
30-50% HAMFI	525	No Data
>50% HAMFI	1,175	400
50-80%	2700	95
80-100% HAMFI*	No Data	165

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
>80%	1,225	3,005
>100% HAMFI	No Data	2,840
<b>Total</b>	<b>5,205</b>	<b>3,555</b>

**Table 33 – Housing Affordability**

Data Source: 2016-2020 CHAS

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$1,534	\$1,747	\$2,222	\$2,888	\$3,170
High HOME Rent	\$1,335	\$1,432	\$1,721	\$1,979	\$2,188
Low HOME Rent	\$1,042	\$1,116	\$1,340	\$1,548	\$1,727

**Table 34- Monthly Rent**

Data Source: HUD FMR – Los Angeles County, 2023 and HOME Rents – Los Angeles County, 2022.

**Is there sufficient housing for households at all income levels?**

The CHAS data above indicates that there are 3,875 units of affordable renter housing and 495 units of affordable ownership housing available to Glendora residents. However, based on the needs assessment there are 2,148 lower income renters and 2,069 lower income owners experiencing housing cost burden of greater than 30 percent in the City. Therefore, affordable housing available in the City is not adequate to meet the needs.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

The costs of home ownership and renting can be compared to a household’s ability to pay for housing to determine the general affordability of a community’s housing stock. According to CoreLogic, a company that collects real estate data, median home prices in August 2022 in Glendora and nearby jurisdictions was similar to the countywide median sales price of \$820,000. The City's median home sales price in 2022 was \$840,000, slightly higher than the County's median. Analysis of various data shows that ownership housing in Glendora is beyond the financial reach of lower income households, though moderate income households may be able to afford a home.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Apartment rents range widely in the City: high end units and single-family homes can cost two to three times more than lower end and smaller apartment units, depending on the quality of amenities offered and location of the unit. Rental listings posted on Zillow.com and Apartments.com for available rental housing in Glendora were reviewed during February 2023 resulted in 70 active listings with average rental prices as follows:

- Studio - \$1,957
- 1-bedroom - \$2,249
- 2-bedroom - \$2,708
- 3-bedroom - \$3,463
- 4-bedroom - \$5,074
- 5-bedroom - \$4,800 (only one listing)

Compared to HUD's fair market rents listed in the Table 34 above, average rents in Glendora are consistently higher.

### **Discussion**

See discussion above.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Housing age is an important indicator of housing condition within a community. As of 2016-2020, approximately 88 percent the City's housing was over 30 years old and about 63 percent was over 50 years old.

A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Homes older than 50 years, unless properly maintained, require major renovations to keep the home in good working order. With a staff of two full-time Community Preservation officers, the Community Preservation Division handles an average of 120 cases a month. The majority of the code enforcement activities are not serious structural deficiency issues. The City estimates 2-3 percent of the City's housing stock is substandard requiring replacement.

### Definitions

The City defines Substandard Housing as: Housing which does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers the health, safety or well-being of occupants).

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,537	30.4%	2,021	41.4%
With two selected Conditions	189	1.6%	237	4.9%
With three selected Conditions	0	0.0%	0	0.0%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	7,911	68.0%	2,628	53.8%
<b>Total</b>	<b>11,637</b>	<b>100.0%</b>	<b>4,886</b>	<b>100.0%</b>

Table 35-Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	790	6.8%	357	7.3%
1980-1999	1,643	14.1%	909	18.6%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	8,349	71.7%	3,012	61.6%
Before 1950	855	7.3%	608	12.4%
<b>Total</b>	<b>11,637</b>	<b>100.0%</b>	<b>4,886</b>	<b>100.0%</b>

**Table 36– Year Unit Built**

Data Source: 2016-2020 ACS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,320	79.8%	3,680	70.7%
Housing Units built before 1980 with children aged 6 or younger present	1,020	8.7%	740	14.2%

**Table 37– Risk of Lead-Based Paint**

Data Source: 2015-2019 CHAS

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38-Vacant Units**

Data Source: 2015-2019 CHAS

## **Need for Owner and Rental Rehabilitation**

Based on the condition of Glendora's housing stock being primarily older and aging, the need for owner and rental rehabilitation is evident. As the number of units built before 1980 is similar for owners and renter, there is a slightly greater need for renter housing occupied housing built prior to 1980 to be addressed as 14 percent of renter households in units built prior to 1980 have one or more children aged 6 or younger compared to 9 percent of owner households. Children are much more susceptible to lead poisoning. The Childhood Lead Poisoning Prevention Program (CLPPP) of the County of Los Angeles Department of Public Health reported child lead poisoning cases on a regional basis. However, there do not appear to many lead poisoning cases in Glendora.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The age of housing stock is the key variable in estimating the number of housing units with potential lead-based paint (LBP) hazard the use of all lead-based paint on residential property was prohibited starting in 1978. Based on the national average, 75 percent of all residential properties built prior to 1970 contain lead-based paint. Furthermore, about 62 percent of housing units built between 1960 and 1979 are estimated to contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 90 percent of housing units). According to the 2016-2020 ACS, approximately 77 percent (13,214 units) of the Glendora housing stock was built prior to 1980. Using the national averages, approximately 8,484 housing units in Glendora may contain LBP. The 2009-2013 CHAS data further indicated that approximately 5,254 low income households in Glendora occupied housing units built prior to 1980 (58 percent renters and 33 percent owners in units built prior to 1980).

## **Discussion**

See discussion above.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The needs of public housing in Glendora are typically met by the Los Angeles County Community Development Commission's participation in the Comprehensive Grant Program (CGP) as outlined in its Five-Year Public Housing Agency (PHA) Plan. There are no public housing units in Glendora; therefore, countywide data is provided in this section.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*			
# of units vouchers available	0	261	2,962	23,149	1,752	21,797	1,765	340	194
# of accessible units									
*Includes Non-Elderly Disabled and Mainstream.									

Table 39– Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments.

There are no public housing units in the City of Glendora.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

There are no public housing units in the City of Glendora.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Not Applicable	Not Applicable

**Table 40 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction.**

There are no public housing units in the City of Glendora.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.**

There are no public housing units in the City of Glendora.

**Discussion**

See discussion above.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. The 2022 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimated that there were 84 unsheltered homeless persons in Glendora. There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and service-enriched housing. These types of facilities are defined below:

- **Emergency Shelter:** Provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.
- **Transitional Housing:** Provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling and life skills training.
- **Permanent Housing:** Refers to permanent housing that is affordable in the community and/or "service-enriched" permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis. While there are no shelters located in the City of Glendora, several facilities are available in surrounding cities.

## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8,902	6,770	1,463	5,306	0
Households with Only Adults	11,866	0	2,500	17,833	0
Chronically Homeless Households	--	0	--	4,404	0
Veterans	14	0	686	6,105	0
Unaccompanied Youth	100	0	0	7	0
Youth	334	0	859	403	0

**Table 41 - Facilities and Housing Targeted to Homeless Households**

**Data:** HUD 2022 Continuum of Care Homeless Assistance Programs – Housing Inventory Count Report - Los Angeles City and County  
**Source:** CoC.

### **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Supportive Services can complement homeless efforts include job training, drug and/or alcohol rehabilitation, mental health services and special services to specific subpopulations. Several non-profit agencies serving Glendora provide homeless housing and supportive services to assist the homeless and those at risk of becoming homeless. Services include, but not limited to, emergency clothing and food, shelter, counseling and case management, emergency rental assistance and utility payments, bus tokens, motel coupons, and employment services. These agencies include the East San Gabriel Valley Coalition for the Homeless, the Glendora Welfare Association, and the West Covina Community Center.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Key needs identified in the Homeless Count included: housing for chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Services and facilities that meet the needs of these types of homeless persons are listed above.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

While some segments of the community may be able to move out of or avoid poverty on their own or with some initial assistance (such as job training), other more vulnerable segments of the community may require ongoing assistance. These include frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.**

The supportive housing needs of those in the special needs category was discussed in detail in the Housing Needs Assessment section of this document.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing include:

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).**

The City will be relying on local public service agencies to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Some of these agencies include:

- American Red Cross Meals on Wheels Program provides two nutritious meals Monday through Friday to persons who are homebound.
- East San Gabriel Valley Coalition for the Homeless provides food, clothing, diapers, hygiene kits, and blankets, as well as emergency assistance for those at-risk of homelessness as well as homeless.
- The YWCA's Operation Improvement Program provides assistance in cases of financial emergency. Food vouchers, motel vouchers, gasoline vouchers, bus tokens, rental assistance, and utility payments are issued for short term use.
- Love INC. of Northeast San Gabriel Valley provides delivery of food vouchers, taxi vouchers, motel vouchers, and bus tokens as emergency units to individuals and households.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

During the next year, the City will be relying on local public service agencies to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. Because of the barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low and moderate-income households. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the “Not in My Back Yard” (NIMBY) phenomenon as expressed by residents and local businesses. Federal and state environmental regulations implemented at the local level, add to the cost of development. Furthermore, public policy and community issues potentially affect the cost of all development projects through the design and implementation of land use ordinances, fees, and development standards. Glendora works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing and offers a one-stop streamlined permitting process to facilitate efficient entitlement and building permit processing.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City's limited resources require a strong coordination effort among the public and private sectors. The City has begun to develop an economic development strategy to strengthen and improve the city's economic assets to increase market potential and provide for overall improvement in community development. Education and employment have an important impact upon housing needs to the extent that housing affordability is tied to household income. The City will seek to foster the development of its community development assets during the five-year period.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	155	20	1	0	-1
Arts, Entertainment, Accommodations	2,356	2,050	14	14	0
Construction	1,292	1,225	7	9	2
Education and Health Care Services	3,920	3,925	23	28	5
Finance, Insurance, and Real Estate	1,141	733	7	5	-2
Information	567	83	3	1	-2
Manufacturing	1,588	714	9	5	-4
Other Services	706	872	4	6	2
Professional, Scientific, Management Services	1,586	1,465	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	2,119	2,801	12	20	8
Transportation and Warehousing	745	98	4	1	-3
Wholesale Trade	1,231	180	7	1	-6
Total	17,406	14,166	--	--	--

**Table 42 - Business Activity**

**Data** 2016-2020ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

**Source:**

## Labor Force

Total Population in the Civilian Labor Force	25,965
Civilian Employed Population 16 years and over	24,530
Unemployment Rate	5.5

**Table 43 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business, science, and arts	10,692
Service	3,580
Sales and office	6,405
Natural resources, construction, and maintenance	1,541
Production, transportation, and material moving	2,312

**Table 44 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,442	47.8%
30-59 Minutes	7,254	33.2%
60 or More Minutes	4,165	19.1%
<b>Total</b>	<b>21,861</b>	<b>100.0%</b>

**Table 45 - Travel Time**

Data Source: 2016-2020 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	822	93	599
High school graduate (includes equivalency)	3,429	348	1,529
Some college or Associate's degree	7,249	201	2,011
Bachelor's degree or higher	9,420	327	1,681

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	33	157	411	528
9th to 12th grade, no diploma	173	173	257	483	707
High school graduate, GED, or alternative	880	1,150	1,137	3,019	1,823
Some college, no degree	1,450	1,779	1,529	3,259	1,751
Associate degree	423	820	626	1,448	967
Bachelor's degree	490	1,902	1,780	3,726	1,377
Graduate or professional degree	0	825	1,410	1,793	1,086

**Table 47 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,312
High school graduate (includes equivalency)	37,877
Some college or Associate degree	39,768
Bachelor's degree	65,131
Graduate or professional degree	84,194

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on the 2016-2020 ACS data, the two largest employment sectors in Glendora were 1) Management, business, and science and arts, and 2) Sales and office. The business sector with the largest number of workers was Education and Health Care Services.

### **Describe the workforce and infrastructure needs of the business community.**

According to the 2016-2020 ACS, an estimated total of 25,965 Glendora residents were in the labor force, with approximately 1,435 residents unemployed. Glendora’s unemployment rate (5.5 percent) was lower than the overall unemployment rate for Los Angeles County (6.5 percent).

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There have not been any major changes, other than the dissolution of redevelopment in 2012 that have had an economic impact on job and business growth opportunities, as well as the City’s ability to sponsor affordable housing programs.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The education level of Glendora residents was higher than that of County residents. The City had less than half the percentage of residents over age 25 without a high school diploma (5.5 percent), as compared to the County (20 percent). Glendora also had a higher percentage of residents with some college education and Associate degrees, which usually translate into greater income-earning potential. A larger proportion of Glendora residents also have bachelor's degrees or higher compared to the County.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Los Angeles County Workforce Investment Board (WIB) provides leadership by convening and facilitating public and private stakeholders to impact the economic health of the region.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No. The City of Glendora does not participate in a Comprehensive Economic Development Strategy (CEDS).

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Glendora does not participate in a Comprehensive Economic Development Strategy (CEDS).

#### **Discussion**

See discussion above.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Approximately 88 percent the City's housing was over 30 years old and which tends to show signs of deterioration and requires reinvestment to maintain quality. Typically, older units are a source of affordable housing stock for low and moderate-income residents as rents and sales prices are usually lower. Data is not available in a way that would indicate specific areas where households with multiple housing problems are concentrated in Glendora. However, given that minorities were disproportionately impacted by housing problems as were lower income residents, it may be concluded that housing problems may be concentrated in those census tracts and block groups with concentrations of low and moderate income as well as minority households.

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Typically, low and moderate income concentrations exist is defined as a census tract or block group with at least 51 percent low and moderate income persons. The City of Glendora uses the exception criteria for determining whether CDBG-assisted area benefit activities principally benefit low and moderate income persons, as there are relatively few areas with a percentage at or above 51%. This 'exception rule' allows the City to utilize 50.18 percent for the determination of whether a block group is considered a Low/Moderate Income Area. According to the Census data, low-income families are concentrated in a few areas of Glendora as follows:

TRACT	BLKGRP	LOWMODPCT
401101	2	59.0%
401101	4	60.0%
401102	1	60.0%
401102	2	65.0%
401002	3	55.0%
403901	2	79.0%
403902	1	51.0%
403902	2	56.0%
403902	3	52.0%
400604	2	59.0%

**Table 49- Low Mod Population per Block Group**

These areas are generally bound by the western and southern City boundaries, Foothill Boulevard, and Laraine Avenue, except for one block group located along the City's northern boundary. Tract 401101 block group 2 also has a racial/ethnic minority population of 65.5 percent. Tract 403901 block group 2 and tract 403902 block group 3 also have non-White populations exceeding 60 percent.

**What are the characteristics of the market in these areas/neighborhoods?**

These areas/neighborhoods tend to contain the older housing stock, which tends to be more affordable.

**Are there any community assets in these areas/neighborhoods?**

The City of Glendora has many community assets, several of which are located in these areas. Specifically, the City has started collaborating with businesses in these areas and will be directing many resources in these neighborhoods during the Consolidated Plan period. Two major community assets – Citrus College and Foothill Presbyterian Hospital are also nearby.

**Are there other strategic opportunities in any of these areas?**

The City developed several strategic opportunities in these areas that will be utilized during the Consolidated Plan period. In particular, the Business Assistance Program will be targeted to neighborhood serving businesses in the low and moderate income areas.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The City is an urbanized community where low and moderate income neighborhoods are developed and well served with broadband services. According to a 2020 study by the USC Annenberg School of Communications, 97.90 percent of Glendora's population is served by residential broadband at any speed. However 2017-2021 ACS estimates that about 18 percent of households earning less than \$50,000 do not have an internet subscription, compared to only seven percent of households earning over \$75,000. It is likely that affordability is an impediment to broadband access rather than infrastructure.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

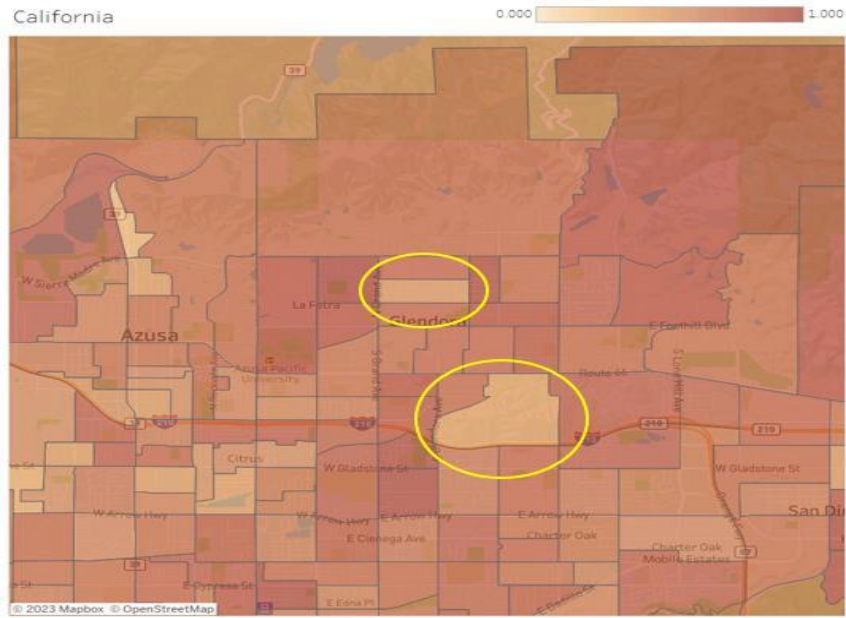
According to BroadbandNow, which uses data from the FCC's Form 477 deployment information there are multiple broadband service providers in the City and in the San Gabriel Valley. These include: EarthLink, Spectrum, and Frontier. However, as described above, affordability is likely a bigger impediment to broadband access given that there are three service providers that serve about 98 percent of the City's population but the City's fixed adoption rate is 77 percent. This means one in four households do not have a fixed broadband service such as DSL/Cable/Fiber.

USC Annenberg School of Communication's map show that fixed adoption is significantly lower in Census Tract 4010.02 Block Group 2 (50 percent) and Census Tract 4011.01 Block Group 2 (43 percent) than rest of the City's block groups (Figure 2). These block groups also have a high concentration of low and moderate income population (between 50 and 75 percent, Figure 3) and suggest that LMI households may have difficulty accessing fixed broadband services even when there is service available.



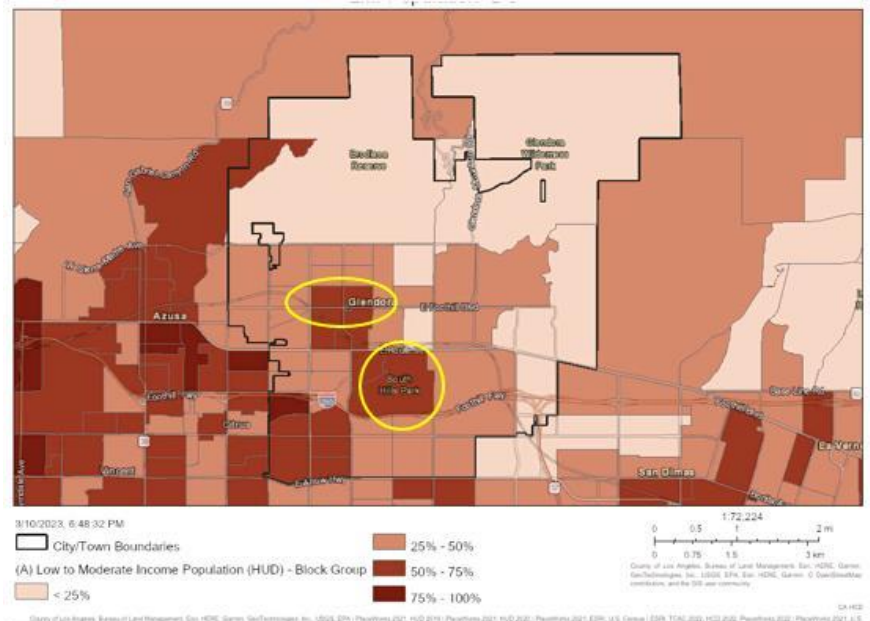
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**Figure 2: Fixed Broadband Adoption**



Source: USC Annenberg School of Communications <https://arnicusc.org/digital-divide-ca/>

**Figure 3: LMI Population**



Source: HCD AFFH Mapping Tool

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

In recent years, LA County has experienced record-breaking high temperatures, prolonged drought, and more intense wildfires. Each unprecedented event strains communities, directly harming health, infrastructure, and natural resources. Such climate hazards are projected to become increasingly severe and frequent in the coming decades. The Los Angeles County prepared its Climate Vulnerability Assessment in October 2021<sup>1</sup> and reported that the following are natural hazards associated with Climate Change:

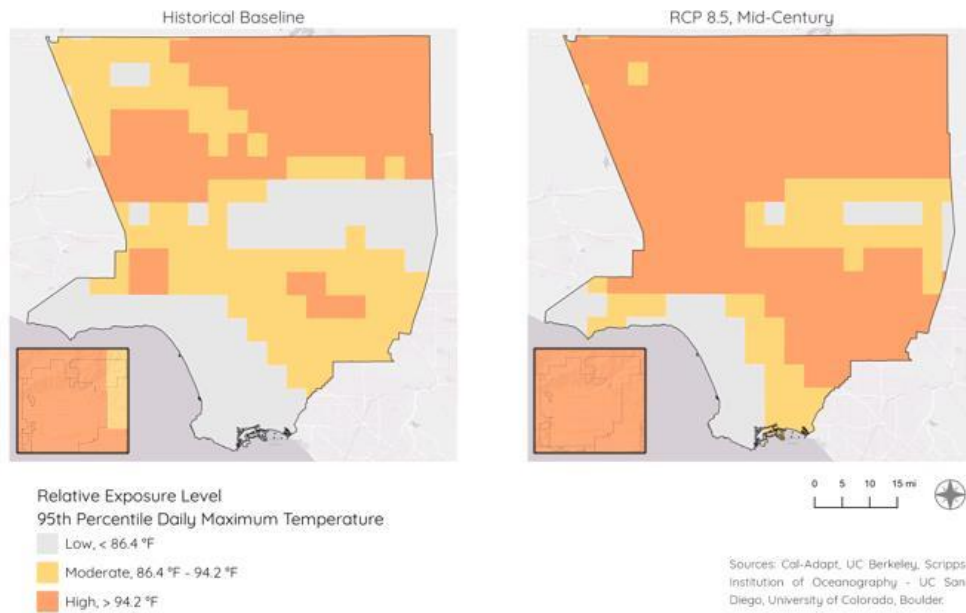
- Extreme heat will increase in frequency, severity, and duration—with up to a tenfold increase in the occurrence of heat waves by mid-century. The largest increases will occur in the Santa Clarita and San Fernando Valleys. Rising temperatures can jeopardize health and well-being in many ways, such as by worsening respiratory and heart conditions. The County's Vulnerability Assessment reported that Glendora is most at risk of extreme heat. The models projected Glendora will have a high exposure to extreme heat (Figure 4).
- Wildfires will become larger, more frequent, and more destructive—especially in the San Gabriel Mountains, where the wildfire burn area may increase up to 40 percent by midcentury. Although much of the additional destruction will likely occur in unpopulated areas, more than a million housing units in the wildland-urban interface will continue to be at risk. Furthermore, wildfire smoke will continue to affect people across the County, with 40 percent of residents already reporting that they have avoided going outside because of air quality impacts.<sup>1</sup> Wildfire also jeopardizes water quality and energy assets serving residents across the County Exposure to wildfires is also moderate in tracts north of W Mauna Loa Ave (Figure 5).
- Rainfall patterns will change, with drier springs and summers and wetter winters. The concentration of rainfall over short periods will increase the likelihood of inland flooding and subsequent landslides and mudslides. Glendora has a high level of exposure to inland flooding to the northwest due to Morris Reservoir and moderate levels to the southeast due to Puddingstone Reservoir (Figure 6).
- A rise in sea level of up to 2.5 feet by midcentury will lead to more frequent and severe coastal flooding, especially in low-lying areas unprotected by natural bluffs.
- Drought and mega-drought will also become more likely because of rising temperatures and shifting precipitation patterns. Lack of water will not only harm water supply and treatment systems but other infrastructure and physical assets that rely on water—notably, power plants and parks. LA County's Assessment noted that drought is a climate hazard for which census tract-level mapping is not possible.

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<sup>1</sup> (<https://ceo.lacounty.gov/wp-content/uploads/2021/10/LA-County-Climate-Vulnerability-Assessment-1.pdf>)

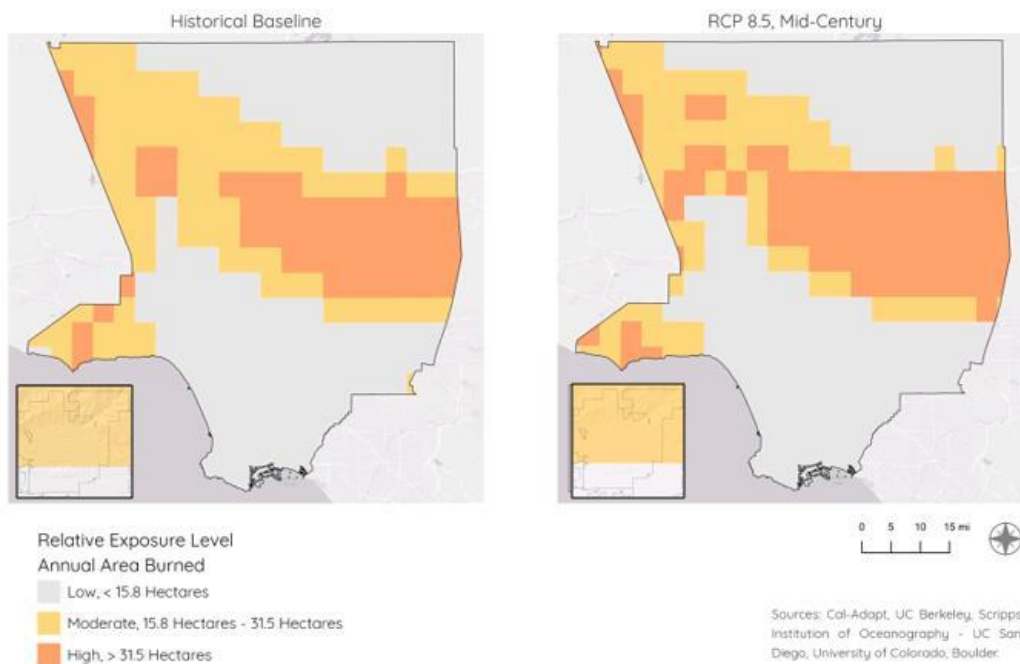
- The City has awarded a contract for a consultant to update the safety element and Local Hazard Mitigation Plan to address these potential natural hazards.

**Figure 4- Exposure to Extreme Heat**



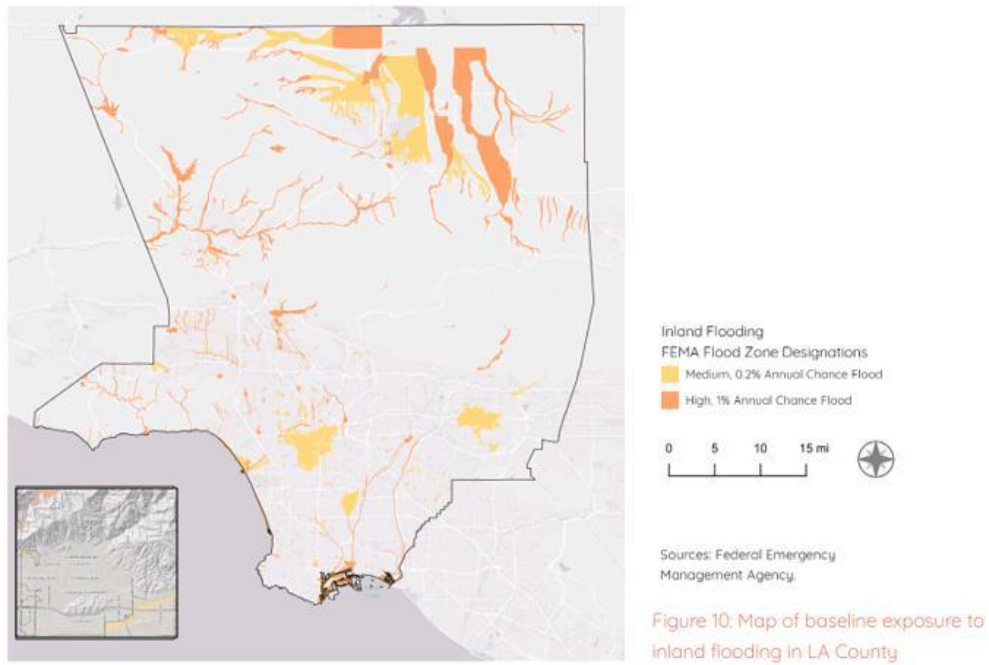
Source: Los Angeles County Climate Vulnerability Assessment Report October 2021 and Web Tool

**Figure 5- Exposure to Wildfire**



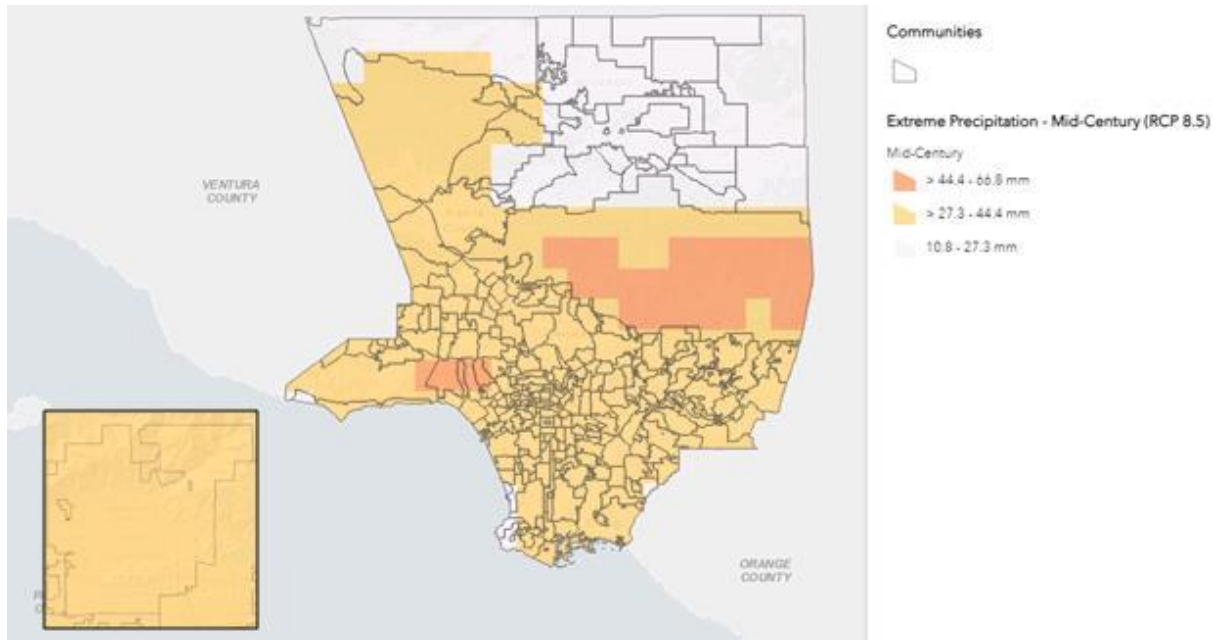
Source: Los Angeles County Climate Vulnerability Assessment Report October 2021 and Web Tool

**Figure 6: Exposure to Inland Flooding**



Source: Los Angeles County Climate Vulnerability Assessment Report October 2021 and Web Tool

**Figure 7- Exposure to Extreme Precipitation**



Source: Los Angeles County Climate Vulnerability Assessment Report October 2021 and Web Tool

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

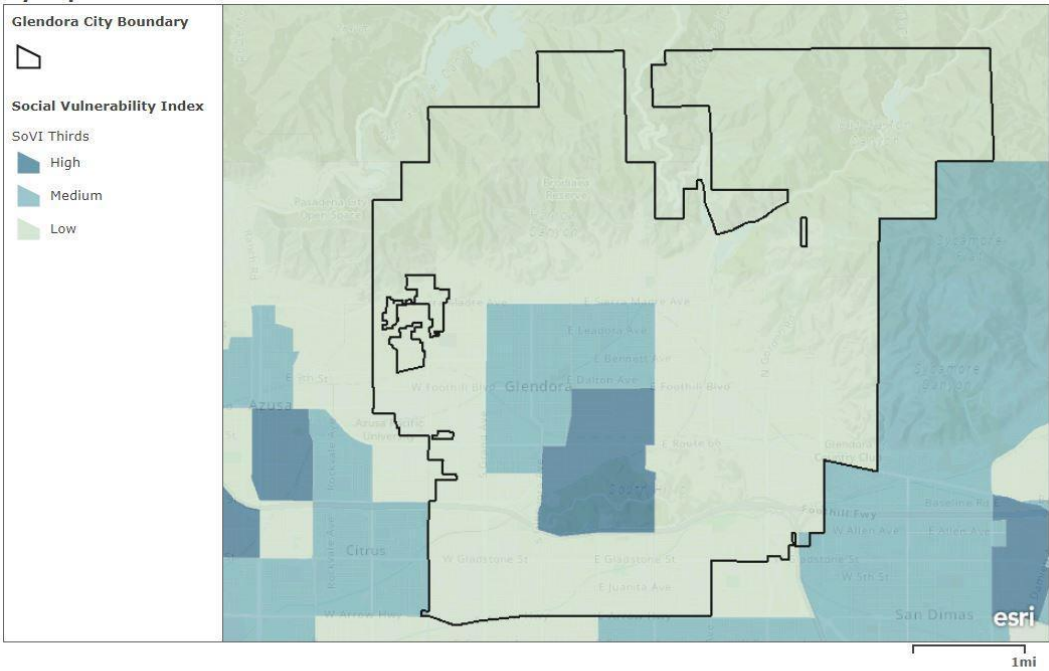
High climate vulnerability is generally defined as a combination of increased exposure to climate hazards; high sensitivity, or susceptibility, to negative impacts of exposure; and low adaptive capacity, or ability to manage and recover from exposure. Families living in poverty, homeless people, people with pre-existing health conditions, may be more sensitive to the hazards associated with climate change such as extreme heat events, floods, wildfire, and poor air quality.

- **Poverty:** People living in poverty have the least resources to adapt to climate change and recover from natural hazards. Climate change could also increase the number of people living in poverty due to increasing cost of food and other resources.
- **Housing affordability:** Households paying more than 30 percent of their income on housing (cost-burdened) are less able to afford healthy food, air conditioning, and other items that reduce vulnerability to climate change.
- **Food insecurity:** Climate change's effect on weather patterns will affect crops, making food and fresh produce more expensive.
- People with poor health status are more vulnerable to severe heat events and poor air quality, both of which are increased by climate change.

Other vulnerable populations include renters, the elderly, those who are less mobile, households without air conditioning, households lacking access to grocery stores, households in treeless areas, and households on impervious land cover.

A map of social sensitivity, which shows the geographic distribution of Glendora residents with heightened susceptibility to climate hazards, is shown in Figure 8. Residents in Census Tracts 4011.01, 4011.02, and 4010.02 are considered to have medium and high social vulnerability to climate hazards. Similar to the trends found the County, the socially and/or economically disadvantaged, such as low- and moderate-income households are the most vulnerable to the effects of climate change in Glendora. These census tracts classified as having high and moderate vulnerability also have high concentrations of low- and moderate-income households. As shown in Figure 3, the block groups within these census tracts have a high concentration of LMI population in the City, ranging from 50 to 75 percent of residents.

**Figure 8: Social Vulnerability Index**



Esri, NASA, NGA, USGS, FEMA | University of South Carolina Hazards and Vulnerability Research Institute, Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Office for Coastal Management | County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Source: Los Angeles County Climate Vulnerability Assessment



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Consolidated Plan establishes the goals and objectives of the City's CDBG program, based on the needs identified in the Analysis sections. The Strategic Plan continues this effort by providing the framework needed to accomplish the goals and objectives. During the development of the FY 2018-2023 Consolidated Plan, which forms the basis for establishing objectives and outcomes in the Strategic Plan and five subsequent Annual Action Plans, the following priority needs and objectives were established:

- **Infrastructure and Public Facilities:** Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents.
- **Economic and Human Development:** Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.
- **Public Services:** Provide supportive services for the City's low- and moderate-income residents and persons with special needs.
- **Fair Housing:** Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws.
- **Administration and Planning:** Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.

These Priority Needs form the basis for allocating investments geographically within the jurisdiction during the next five-year period and are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process. The following Strategic Plan will provide the framework for implementing the City's 2023-2028 Consolidated Plan and subsequent annual action plans, by detailing all of the processes, projects and activities to be undertaken.

Given the limited CDBG funding allocation, affordable housing is not identified as a priority for CDBG funds. The City will be supporting affordable housing through other programs and activities, including planning tools such as density bonus incentives and zoning provisions for accessory dwellings and supportive/transitional housing, and Housing Choice Vouchers (Section 8).

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

The City has not established any targeted neighborhoods other than the low- and moderate-income areas as defined by HUD as those Census tracts and block groups with 51 percent or more low and moderate income households.

Area Name	Area Type
CDBG Low-Mod Income Target Areas	Other

Table 50 - Geographic Priority Areas

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Geographic distribution of funding is based on the nature of the activity to be funded and will occur as follows:

- Fair housing services will be available citywide to all residents, however, the City will conduct at least one outreach activity each year targeting low and moderate income areas, pursuant to the City's Housing Element.
- Infrastructure and Public Facility projects, which are administered by the Public Works Department, will take place on primarily residential streets in the City's low- and moderate-income areas or for ADA improvements will benefit Limited Clientele on a presumed benefit basis; the Business Assistance Program and any other economic development projects will be available citywide but primarily to create/retain jobs for low- and moderate-income residents.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Infrastructure and Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Infrastructure and Public Facilities
	<b>Description</b>	Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents, as well as those with special needs, such as the seniors, disabled, and homeless.
	<b>Basis for Relative Priority</b>	Infrastructure and public facilities that are accessible to those with disabilities and compliant with ADA regulations has been determined to be a High Priority Need.
2	<b>Priority Need Name</b>	Economic and Human Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic and Human Development
	<b>Description</b>	Provide for the economic development needs of low and moderate income persons

	<b>Basis for Relative Priority</b>	Low and moderate income residents have been impacted by the economic downturn of the US economy over the past several years through the loss of jobs opportunities, unemployment, and many business owners have begun to let the exteriors of their businesses become blighted; thus, the City has determined this to be an activity of Priority Need in order to assist business owners improve the exterior facades of their buildings and create/retain jobs for low and moderate income residents in the City. Priority is established as Low to not require annual funding due to low participation in the program in the previous Consolidated Plan period.
3	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Provide supportive services for the City's low and moderate income residents and persons with special needs.
	<b>Basis for Relative Priority</b>	Given the City's past experience administering public service programs with CDBG funds and the limited funding available, the City has determined that public services is not the most efficient use of CDBG funds. However, the need for public services was a recurring theme during the Consolidated Plan outreach process, especially at pop-up events. Priority is established as Low not requiring annual funding.
4	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws.
	<b>Basis for Relative Priority</b>	Fair Housing activities are a requirement of receiving the CDBG grant and statistics show that discrimination in the housing sector is still prevalent. The City is committed to provide fair and equal access to housing for all and has determined this activity to be of High Priority Need.
5	<b>Priority Need Name</b>	Administration and Planning
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Administration and Planning
	<b>Description</b>	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
	<b>Basis for Relative Priority</b>	Priority is established as High need requiring annual funding in order to administer the City's Five Year Consolidated Plan projects and activities.

**Table 51 – Priority Needs Summary**

**Narrative (Optional)**

The priority needs and objectives above were established for the 2023-2028 Consolidated Plan period. These Needs form the basis for allocating investments geographically within the jurisdiction during the next five-year period and are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City receives only CDBG funds, which cannot be used for TBRA.
TBRA for Non-Homeless Special Needs	The City receives only CDBG funds, which cannot be used for TBRA.
New Unit Production	CDBG funds cannot be used directly for new construction of housing. Furthermore, the City lacks sufficient funds to support affordable housing production.
Rehabilitation	The City lacks sufficient funds and staff resources to provide this type of program; therefore, the City will not be able to provide for this type of housing program.
Acquisition, including preservation	The City lacks sufficient funds and staff resources to provide this type of program; therefore, the City will not be able to provide for this type of housing program.

**Table 52 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City anticipates receiving \$289,933 in CDBG funds annually. Over the next five years, an estimated \$1,449,665 may be available. For planning purposes, the City does not anticipate a significant amount from program income. If improvement projects and economic development efforts are available, program income will be used to support economic development efforts and City infrastructure improvement projects.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$289,933	\$0	\$0	\$289,933	\$1,159,732	The City of Glendora received \$289,933 for FY 2023-2024. Over the five-year planning period, the City now assumes \$1,449,665 in CDBG allocations, excluding funds carried over from prior years.

Table 53 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Federal funds will leverage additional resources as grant opportunities become available.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

There is currently no publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the

**Discussion**

See above.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GLENDORA CITY	Government	Affordable Housing <ul style="list-style-type: none"> <li>• Ownership</li> <li>• Rental</li> </ul> Homelessness Non-homeless special needs <ul style="list-style-type: none"> <li>• Public facilities</li> <li>• Neighborhood Improvements</li> <li>• Public Services</li> <li>• Economic Development</li> </ul> Planning	Jurisdiction
Housing Authority of the County of Los Angeles	Government	Affordable Housing <ul style="list-style-type: none"> <li>• Rental</li> </ul> Public Housing	Region
LAHSA	Government	Homelessness Non-homeless special needs	Region

**Table 54 - Institutional Delivery Structure**

### Assess Strengths and Gaps in the Institutional Delivery System.

The City coordinates with various County government agencies and collaborates with neighboring jurisdictions to address needs. In addition, the City relies on public service agencies to address the provision of services for special needs groups.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Other	X		

**Table 55 - Homeless Prevention Services Summary**



**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

While there are a variety of services available in the homeless community, often provided through homeless facilities. These types of facilities are defined below:

- Emergency Shelter: Provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: Provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling and life skills training.
- Permanent Supportive Housing: Refers to permanent housing that is affordable in the community and/or "service-enriched" permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

In addition, City Council approved a Glendora Homelessness Plan in 2018. There are two staff members from the Human Services Division in the Community Services Department assigned to the implementation of the City's Homelessness Plan. The City received grant funds or services for the City's homeless population through the County of Los Angeles, Measure H Homeless Initiative, and the San Gabriel Valley Council of Governments (SGVCOG). The City also partners with Union Station Homeless Services in Pasadena and contracts with Union Station for Housing Navigators. City staff and Housing Navigators conduct outreach and assess the homeless in Glendora for resources that can be provided to them, such as: motel vouchers, shelter housing, bridge housing, permanent supportive housing, medical needs, mental health services, apply for benefits such as CalFresh, SSI, Identification card through DMV. The City website also provides a Homeless Resource Guide that includes referrals for basic needs, food pantries, shelters and services. City staff also works with Los Angeles County and Los Angeles Homeless Service Authority for Homelessness (LAHSA).

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

The main gaps of the service delivery system stem from limited financial resources. With the current level of funding, supporting local agencies to provide services for those with special needs and the homeless would not be an efficient use of funds given the administrative and reporting requirements of the CDBG program. Therefore, the City must rely on these agencies' ability to pursue funding under other local, state, and federal programs, and funding raising to continue providing services to the community. However, the City has made Public Services a goal in the 2023-2028 Consolidated Plan to allow the

opportunity to provide supportive services for the City’s low and moderate income residents and persons with special needs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

The City hopes to seek additional funding sources to overcome gaps in the institutional structure and service delivery system. In addition, the City will collaborate with various local entities to ensure that services are available to residents in need.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Facilities	2023	2028	Non-Housing Community Development	CDBG Low-Mod Income Target Areas	Infrastructure and Public Facilities	CDBG: \$1,109,730	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,500 Persons Assisted
2	Economic and Human Development	2023	2028	Non-Housing Community Development	CDBG Low-Mod Income Target Areas	Economic and Human Development	CDBG: \$25,000	Facade treatment/business building rehabilitation: 1 Business
3	Public Services	2023	2028	Non-Homeless Special Needs	CDBG Low-Mod Income Target Areas	Public Services	CDBG: \$25,000	50 Persons Assisted
4	Fair Housing	2023	2028	Fair Housing	Citywide	Fair Housing	CDBG: \$100,000	175 Persons Assisted
5	Administration and Planning	2023	2028	Administration and Planning	Citywide	Administration and Planning	CDBG: \$189,935	

Table 56– Goals Summary

### Goal Descriptions

1	Infrastructure and Public Facilities
<b>Goal Description</b>	Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1) with a goal of assisting 5 public facilities/infrastructure projects (1 annually). A total of 9,275 disabled residents will benefit from ADA accessibility improvements.

2	<b>Goal Name</b>	Economic and Human Development
	<b>Goal Description</b>	Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas. The Objective/Outcome categories will be Economic Opportunity/Availability/Accessibility (EO-1), with a goal of assisting 1 business over five years.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide supportive services for the City's low- and moderate-income residents and persons with special needs, with the goal of assisting 50 persons over five years.
4	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws. The Objective/Outcome categories will be Decent Housing/Availability/Accessibility (DH-1), with a goal of assisting 175 low/mod people (35 annually).
5	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1), with a goal of successfully administering the CDBG program per HUD regulations.

**Table 57- Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).**

The City will not be able to provide affordable housing as defined by HOME 91.315(b)(2) due to lack of financial resources and staff. However, the City will coordinate with the Los Angeles County Development Authority (LACDA) to provide 54 extremely low- and low- income renters per year with Housing Choice Voucher assistance.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There are no public housing units in the City of Glendora; therefore, this section does not apply.

### **Activities to Increase Resident Involvements**

There are no public housing units in the City of Glendora; therefore, this section does not apply.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

The Los Angeles County Development Authority (LACDA) is identified as a High Performing Housing Authority according to LACDA’s FY 2022 Action Plan and is not designated as troubled under 24 CFR part 902; therefore, this section does not apply.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. Because of the barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low and moderate-income households. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the “Not in My Back Yard” (NIMBY) phenomenon as expressed by residents and local businesses. Federal and state environmental regulations implemented at the local level, add to the cost of development. Furthermore, public policy and community issues potentially affect the cost of all development projects through the design and implementation of land use ordinances, fees, and development standards.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Glendora works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, and offers a one-stop streamlined permitting process to facilitate efficient entitlement and building permit processing.

The City’s updated Housing Element for 2021-2029 was adopted by the City Council on December 13, 2022. Programs included in the 2021-2029 Housing Element which directly address the issue of government constraints which include:

- Adopting the changes to the State Density Bonus law, including:
  - AB1763 – Density Bonus for 100 Percent Affordable Housing
  - SB1227 – Density Bonus for Student Housing
  - AB2345 – Increase Maximum Allowable Density
- Adopting the changes to the State Accessory Dwelling Unit (ADU) laws and develop additional incentives and actions to encourage ADU production by the end of 2025.
- Changing the Zoning Code to allow for the easier development of various homeless and at-risk-of-homelessness service centers.
- Implementing a number of development code revisions which facilitate the development of

housing to meet the needs of residents in all income categories.

The City will continue to implement the streamlined permit processing as required by State law and offer incentives to foster affordable housing development through State density bonus law and local incentives.

Fair housing issues are also affordable housing issues since they disproportionately impact low- and moderate-income residents. The City also identifies and addresses barriers to fair housing as part of the development of the Analysis of Impediments to Fair Housing Choice (AI). The 2018-2022 AI did not identify any Glendora land use policies or zoning which would present an impediment to fair housing choice.

In addition, the City of Glendora joined the San Gabriel Valley Regional Housing Trust (SGVRHT) in March of 2020. The SGVRHT is a joint powers authority authorized by SB 751 (Rubio), which allows San Gabriel Valley cities to band together to bring additional affordable housing resources to the San Gabriel Valley region. The purpose of the SGVRHT is to secure public and private financing in order to provide funding for the planning and construction of housing of all types for the homeless population and persons and families of extremely low, very low and low income as defined in Section 50093 of the Health and Safety Code within the boundaries of the member cities.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will continue its efforts in the prevention of homelessness by collaborating with agencies that provide services for the homeless and those at-risk of becoming homeless. In the FY 2023-2028 Consolidated Plan, homeless activities were not established as a high priority for the purpose of spending CDBG funds. The City coordinates with the following agencies the needs of those experiencing homelessness:

- The Glendora Welfare Agency's Operation Improvement Program to provide financial assistance to homeless or those that are at-risk of being homeless. Motel vouchers, transportation services, food, clothing, gasoline vouchers, rental assistance, utility payments and referral services are provided through this program; and
- The East San Gabriel Valley Coalition for the Homeless to provide information, counseling, and referral services to homeless persons that reside in Glendora; Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities; and
- The Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities.

In addition, the City of Glendora is a voting member of the Homelessness Committee of the San Gabriel Valley Council of Governments (SGVCOG) to study homeless issues and programs. The City will continue to work with SGVCOG and the other agencies listed in the Introduction to this section to reach out to homeless persons and assess their individual needs.

In 2018, the City of Glendora, in collaboration with four other SGV cities (Azusa, Covina, Duarte, and West Covina), applied for Los Angeles County Measure H funds under the Priority Area of enhancing County Service systems for those experiencing or at-risk of homelessness. A grant of \$343,250 was awarded to these five communities to retain case managers to assist the homeless.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City will continue its efforts in addressing the emergency shelter and transitional housing needs of homeless persons by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies such as the East San Gabriel Valley Coalition for the Homeless and the Los Angeles Homeless Services Authority (LAHSA). Pursuant to State law, the City also amended its Zoning Code to address the provision of transitional and supportive housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**



The City will continue its efforts in helping homeless persons make the transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies such as the East San Gabriel Valley Coalition for the Homeless and the Los Angeles Homeless Services Authority (LAHSA).

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City will continue its efforts in helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies such as the East San Gabriel Valley Coalition for the Homeless and the Los Angeles Homeless Services Authority (LAHSA).

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's ability to address LBP hazards and increase access to housing without LBP hazards is extremely limited. While the City previously provided for lead-based paint hazard testing through rehabilitation programs, funding and staff resources are no longer available to continue such services.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Based on the national average, 75 percent of all residential properties built prior to 1970 contain lead-based paint. Furthermore, about 62 percent of housing units built between 1960 and 1979 are estimated to contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 90 percent of housing units). According to the 2017-2021 ACS, approximately 64 percent (11, 254 units) of the Glendora housing stock was built prior to 1970. Using the national averages (75 percent of units built prior to 1970 contain LBP), approximately 8,441 housing units in Glendora may contain LBP. The 2013-2017 CHAS data further indicated that 13,405 housing units were built prior to 1980 (81 percent of owner-occupied units and 73 percent of renter-occupied units).

### **How are the actions listed above integrated into housing policies and procedures?**

The City's actions listed above are integrated into housing policies and procedures.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's anti-poverty strategy is multi-dimensional and includes City programs as well as those operated by partners agencies. The City's Public Library offers a literacy program intended to improve the employability of residents, thereby enhancing their ability to earn higher incomes. As outlined in AP-65, some programs funded by the City and its partner agencies provide direct assistance in the form of food and housing and others provide indirect assistance such as case management and referral services to other service programs. Los Angeles County job training and social service programs increase employment marketability, household income, and housing options. The City also coordinates with the Los Angeles County and Los Angeles County Development Authority to ensure other programs such as Section 8 Housing Vouchers are available in Glendora.

The City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency by continuing to collaborate with various public service agencies that offer supportive services in the fight against poverty and other special needs.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

This strategy will reduce (or assist in reducing) the number of poverty level families to the extent that those families are able to take advantage of the City's programs and are successful in maintaining their economic independence and self-sufficiency. Furthermore, the City's Business Assistance Program will help create and retain jobs for low- and moderate-income persons, thereby potentially reducing the number of persons living in poverty.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The City of Glendora's Department of Planning has the prime responsibility for overall program monitoring and compliance. Staff monitors newly funded agencies and/or departments during the program year, conducts desktop audits of each sub-recipient contract file annually, and conducts an on-site monitoring visit with each sub-recipient and/or department periodically. Each monitoring visit is followed up with a formal letter with the results of the monitoring visit. If concerns or findings are found, the sub-recipient or department is given 30 days to either correct the problem or provide a corrective action plan.

The City also ensures compliance with all Federal and City contracting regulations, including procurement, Federal Labor Standards, Davis-Bacon, equal opportunity, as well. While construction projects are underway, on-site compliance interviews with the workers are conducted. In addition, the Planning Department ensures compliance with the US Office of Management and Budget (OMB) requirements for conducting single audits, as well as complies with the HUD reporting requirements for accomplishment in the Integrated Disbursement and Information System (IDIS).

## Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

The City was awarded \$289,933 in CDBG funds for FY 2023-2024. The City does not anticipate receiving any program income. However, if program income becomes available, it will be used to support City infrastructure improvement projects.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public-federal	Admin and Planning Public Improvements Public Services	289,933	\$0	\$0	289,933	The City of Glendora received an allocation of \$289,933 in CDBG entitlement funds.

Table 58 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City has limited CDBG funding with which to leverage other private, state, and local funds. However, the City will pursue opportunities for other funding which may be leveraged as those opportunities become available.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not own any land that is expected to be used to address the needs identified in the Action Plan.

### Discussion

See discussion above

**Annual Goals and Objectives**  
**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Facilities	2023	2028	Non-Housing Community Development	CDBG Low-Mod Income Target Areas	Infrastructure and Public Facilities	CDBG: \$231,946	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,855 Persons Assisted
2	Fair Housing	2023	2028	Fair Housing		Fair Housing	CDBG: \$20,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
3	Administration and Planning	2023	2028	Administration and Planning		Administration and Planning	CDBG: \$37,987	

**Table 59 – Goals Summary**

**Goal Descriptions**

1	<p><b>Goal Name</b></p> <p>Infrastructure and Public Facilities</p>	<p><b>Goal Description</b></p> <p>Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1) with a goal of assisting 5 public facilities/infrastructure projects (1 annually). A total of 9,275 disabled residents will benefit from ADA accessibility improvements.</p>
2	<p><b>Goal Name</b></p> <p>Economic and Human Development</p>	<p><b>Goal Description</b></p> <p>Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas. The Objective/Outcome categories will be Economic Opportunity/Availability/Accessibility (EO-1), with a goal of assisting one business over five years.</p>
3	<p><b>Goal Name</b></p> <p>Public Services</p>	<p><b>Goal Description</b></p> <p>Provide supportive services for the City's low- and moderate-income residents and persons with special needs. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1) with a goal of assisting 50 persons over five years.</p>
4	<p><b>Goal Name</b></p> <p>Fair Housing</p>	<p><b>Goal Description</b></p> <p>Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws. The Objective/Outcome categories will be Decent Housing/Availability/Accessibility (DH-1), with a goal of assisting 175 low/mod people (35 annually).</p>
5	<p><b>Goal Name</b></p> <p>Administration and Planning</p>	<p><b>Goal Description</b></p> <p>Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1), with a goal of successfully administering the CDBG program per HUD regulations.</p>

**Table 60- Goal Description**

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Introduction

The City of Glendora received \$289,933 of CDBG funds for FY 2023-2024.

Based on the limited amount of resources available to the City, statutory restrictions, and the Priority needs established in the Consolidated Plan, staff recommendations for the FY 2023-2024 Annual Action Plan are as follows:

1. Administration: CDBG Administration \$37,987
2. Fair Housing \$20,000  
**Sub-Total \$57,987**
3. Activities: Street Improvement / Accessibility Project \$231,946  
**Grand Total \$289,933**

### Projects

#	Project Name
1	Street Improvement / Accessibility Project
2	Fair Housing
3	General CDBG Administration

**Table 61- Project Information**

The total amount of funding recommendations benefiting low- and moderate-income persons equals 100% for funds subject to the low/mod benefit calculations.

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

During the development of this FY 2023-2028 Consolidated Plan, which forms the basis for establishing objectives and outcomes in the Strategic Plan and four subsequent Annual Action Plans, the following priority needs and objectives were established:

- **Infrastructure and Public Facilities:** Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents.
- **Economic and Human Development:** Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.



- **Public Services:** Provide supportive services for the City’s low- and moderate-income residents and persons with special needs.
- **Fair Housing:** Promote fair and equal housing choice for all persons.
- **Administration and Planning:** Provide for administration and planning activities to carry out actions that address identified needs in the Consolidated Plan.

These established priority needs are a result of various community outreach efforts and consultation meetings held as part of the citizen participation process. Given the limited resources the City will receive, the City will be relying on non-profit agencies to assist in addressing obstacles to meet underserved needs.

Given the limited CDBG funding allocation, affordable housing is not identified as a priority for CDBG funds. The City will be supporting affordable housing through other programs and activities, including planning tools such as density bonus incentives and zoning provisions for accessory dwellings and supportive/transitional housing, and Housing Choice Vouchers.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Street Improvement - Accessibility Project
	<b>Target Area</b>	Exact locations have not yet been determined, but projects will take place in census tract 4039.02, block groups 1 and 3.
	<b>Goals Supported</b>	Infrastructure and Public Facilities
	<b>Needs Addressed</b>	Infrastructure and Public Facilities
	<b>Funding</b>	CDBG: \$231,946
	<b>Description</b>	Installation of new disabled access ramps on street corners when none currently exist.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will take place in low- and moderate-income census tract 4039.02, block group 1 and 3. A total of 1,855 low/mod income residents will be benefitted.
	<b>Location Description</b>	The work is located within the City limits of Glendora.
	<b>Planned Activities</b>	Work will include installing accessibility ramps from sidewalks to the street to create a safe path of travel for seniors and the disabled.
<b>2</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The Housing Rights Center will assist the City with fair housing complaint intake, enforcement, and education and outreach activities. This will foster fair and equal housing choice for all persons.

	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 35 persons will benefit.
	<b>Location Description</b>	The project is available on a citywide basis. The program is administered at 520 S Virgil Ave, Ste 400, Los Angeles, CA 90020 by the Housing Rights Center. Services will be available to all residents city-wide.
	<b>Planned Activities</b>	The Housing Rights Center will assist the City with fair housing complaint intake, enforcement, and education and outreach activities. This will foster fair and equal housing choice for all persons.
3	<b>Project Name</b>	General CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$37,987
	<b>Description</b>	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	Project is available on a citywide basis. The program is administered at 116 E. Foothill Blvd. Glendora, CA 91741 by the City's Planning Department.

	<b>Planned Activities</b>	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
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**Table 62- Project Summary Information**

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

With limited CDBG funds, the City plans to focus on a limited number of activities for FY 2023-2024. Geographic distribution of funding is based on the nature of the activity to be funded and will occur as follows:

- Fair housing services will be provided citywide to all residents; and
- Street Improvement – Accessibility Project – will take place in various areas of the City and will benefit all senior and disabled residents.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Low-Mod Income Target Areas	0

Table 63- Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Given the limited level of CDBG funding, the City believes that a cost-effective strategy is to concentrate Street Improvement / Accessibility Project in the low- and moderate-income areas.

### Discussion

See discussions above.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

As stated, the limited amount of CDBG funds, and the lack of funding from other sources made it very difficult for the City to develop affordable housing in Glendora. They City will continue to seek new partnerships in the upcoming years.

The City does intend to assist with the provision of affordable housing by continuing to participate in the Los Angeles County Development Authority’s Section 8 Housing Choice Voucher Program. Based on prior year statistics, approximately 54 low-income renter-households will be assisted in FY 2023-2024, which will include elderly, single-parent, and disabled special needs households.

The City also intends to use \$20,000 in CDBG funds to fund a Fair Housing Program through a contract with Housing Rights Center (HRC). Services will include landlord/tenant information to residents and housing providers who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination. Approximately 35 low-income persons will be assisted, including elderly, single-parent, and disabled special needs households.

<b>One Year Goals for the Number of Households to be Supported</b>	
<i>Homeless</i>	0
<i>Non-Homeless</i>	0
<i>Special-Needs</i>	0
<i>Total</i>	0

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
<i>Rental Assistance</i>	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 65 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

No public housing is located in the City of Glendora.

### **Actions planned during the next year to address the needs to public housing**

Not Applicable. No public housing is located in the City of Glendora.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not Applicable. No public housing is located in the City of Glendora.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance?**

The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Glendora. LACDA is identified as a High Performing Housing Authority and is not designated as troubled under 24 CFR part 902.

### **Discussion**

See discussion above.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

In the FY 2023-2028 Consolidated Plan, homeless activities were not established as a high priority for the purpose of spending CDBG funds. However, the City has been in the forefront of helping the homeless through the services of dedicated City staff, the use of \$1,000,000 in American Rescue Plan Act (ARPA) funds and \$450,000 in affordable housing funds, a contract with the Los Angeles Centers for Drug and Alcohol Abuse, and coordination with a number of other agencies. The City coordinates with the following agencies the needs of those experiencing homelessness:

- University of Southern California Street Medical Team for medical services
- Angeles County Department of Mental Health for mental health services
- The Glendora Police Department for outreach and coordination of services
- Shepard’s Pantry for food services and clothing
- Los Angeles County Food Bank for food services

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Glendora is a voting member of the Homelessness Committee of the San Gabriel Valley Council of Governments (SGVCOG) to study homeless issues and programs. The City will continue to work with SGVCOG and the other agencies listed in the Introduction to this section to reach out to homeless persons and assess their individual needs.

In 2018, the City of Glendora, in collaboration with four other SGV cities (Azusa, Covina, Duarte, and West Covina), applied for Los Angeles County Measure H funds under the Priority Area of enhancing County Service systems for those experiencing or at-risk of homelessness. A grant of \$343,250 was awarded to these five communities to retain case managers to assist the homeless. The City of Glendora, in collaboration with two SGV cities (San Dimas and La Verne) Applied for Los Angeles County Measure H funds under the Priority Area of enhancing County Services systems for those experiencing or at-risk homelessness. A grant of \$359,300 was awarded to these three communities for a homeless navigator, case manager, motel vouchers and rapid rehousing for the homeless. The City applied for and received \$240,000 for SGVCOG for motel vouchers, prevention and diversion, and encampment cleanup. This is a total of \$942,600 in grants.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will continue to work with the agencies listed above, and the non-profit community, to



address the needs of those experiencing homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) responds to referrals and triage and assess each individual to ensure they are referred to the correct resources. They transport unhoused individuals to DPSS, Social Security, doctors' appointments etc.

Measure H grant funds from Los Angeles County were allocated to the City to pay invoices for Union Station Homeless Services to provide case management services to the homeless and those at-risk of homelessness in Glendora and four surrounding cities (Azusa, Covina, Duarte, Glendora, and West Covina). These services assist the chronically homeless persons to transition to permanent housing and helps prevents those at-risk from becoming homeless.

The City has paid for transportation for reunification of 21 unhoused individuals to reunite with their family.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City continues to coordinate with the agencies listed in earlier in this section. Services provided assist low-income individuals and families with the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. The comprehensive services provided by the agencies discussed above target those who are most at-risk, including extremely low-income individuals and families, those who are being discharged from publicly funded institutions and systems of care, and those who are receiving assistance from public or private agencies. The City has used some of those funds for prevention and diversion for low-income individuals and families to be able to stay in their homes.

## **Discussion**

See discussion above.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

Laws and policies designed to protect residents and the environment can often function as constraints to any housing development. Environmental compliance, wage act compliance, development limits based on the availability of water, and infrastructure requirements put in place to ensure the community is able to support new housing, however necessary and well-intentioned, can add significantly to land costs and construction costs. This can function as a constraint on all housing, but much more so on the development of affordable housing. But the City can make efforts to ameliorate the constraints presented by public policies to help create an atmosphere which fosters the development of affordable housing.

Glendora works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. However, the increasing costs of producing all housing, including affordable housing, and the lack of governmental resources to underwrite the costs make producing affordable housing very difficult. These factors tend to disproportionately impact lower- and moderate-income households due to their more limited capacity to absorb rising market costs. Even when resources are available, it is often not sufficient to underwrite enough of the costs to produce housing for the very low and extremely low population. The City is committed to removing governmental constraints that hinder the production of housing, and offers a one-stop streamlined permitting process to facilitate efficient entitlement and building permit processing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City's updated Housing Element for 2021-2029 was adopted by the City Council on December 13, 2022. Programs included in the 2021-2029 Housing Element which directly address the issue of government constraints which include:

- Adopting the changes to the State Density Bonus law, including:
  - AB1763 – Density Bonus for 100 Percent Affordable Housing
  - SB1227 – Density Bonus for Student Housing
  - AB2345 – Increase Maximum Allowable Density
- Adopting the changes to the State Accessory Dwelling Unit (ADU) laws and develop additional incentives and actions to encourage ADU production by the end of 2025.
- Changing the Zoning Code to allow for the easier development of various homeless and at-risk-

of-homelessness service centers.

- Implementing a number of development code revisions which facilitate the development of housing to meet the needs of residents in all income categories.

The City will continue to implement the streamlined permit processing as required by State law and offer incentives to foster affordable housing development through State density bonus law and local incentives.

Fair housing issues are also affordable housing issues since they disproportionately impact low- and moderate-income residents. The City also identifies and addresses barriers to fair housing as part of the development of the Analysis of Impediments to Fair Housing Choice (AI). The 2018-2022 AI did not identify any Glendora land use policies or zoning which would present an impediment to fair housing choice.

### **Discussion**

See discussion above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The City will rely on its existing network of public and nonprofit service agencies, along with the City's Community Services Department, to provide an array of supportive services for the City's underserved groups, which include the elderly, homeless and at-risk homeless families and individuals, and the disabled. The City uses a portion of its CDBG administration funds to provide a fair housing program that targets many of the City's underserved residents. Fair housing is a homeless prevention strategy, allowing many equal access to housing and assisting those facing unfair treatment in the housing market. CDBG funds will also be used to provide needed street improvements in low- and moderate-income neighborhoods, in which many of those underserved individuals may reside.

### **Actions planned to foster and maintain affordable housing**

The City will continue to foster affordable housing development in the community through incentives such as density bonuses. The City identifies and addresses barriers to fair housing as part of the development of the Analysis of Impediments to Fair Housing Choice (AI). Fostering fair housing as a homeless prevention strategy can assist those facing unfair evictions and foreclosure frauds, often those most in need of affordable housing, and therefore be able to remain at their homes.

### **Actions planned to reduce lead-based paint hazards**

The City's Code Enforcement staff will continue to provide information of lead-based paint hazards and resources for abatement to residents. Such information is also available at public counters.

### **Actions planned to reduce the number of poverty-level families**

The City continues expand economic opportunities for lower income persons, especially those living in poverty. The City maintains a reputation as one of the most business friendly communities. The City's Economic Action Plan (2017) outlines various actions to attract and retain businesses and employment in the City, including providing educational workshops and informational materials, assisting in business licensing and land use/zoning issues, and attracting filming in Glendora that would provide employment and vendor opportunities for local residents and businesses. The City also created a dedicated section on its website to function as a centralized location for information and resources for existing and prospective businesses.

### **Actions planned to develop institutional structure**

The City's Housing Authority took over the management of the former Redevelopment Agencies housing

obligations when it became the Housing Successor. Also, in response to the dissolution of Redevelopment, the City eliminated the Housing Division and consolidated the administration of CDBG program under the City's Planning Department. City staff had consulted with HUD staff and attended HUD trainings in order to better craft a CDBG program that can be delivered in a cost-effective manner. City staff will continue to communicate and work with HUD staff to implement the CDBG program and develop institutional structure.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the community. Various agencies will continue to be invited to attend public meetings related to the CDBG program.

**Discussion**

See discussion above.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following section relates to funding as follows:

- **Program Income:** The City's Housing Rehabilitation Program funded in previous years occasionally generates program income in the form of loan payoffs. No revolving loan fund or floating fund has been established by the City. The City does not anticipate any Program Income during FY 2023-2024. If program income is generated, it will be allocated to the Street Improvement Project.
- **Prior Year Program Income:** No prior year Program Income is unallocated.
- **Proceeds from Section 108 Loan Guarantees:** The City has not received Section 108 loan funds; thus, there are no proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the strategic plan.
- **Surplus from Urban Renewal Settlements:** The City does not have any urban renewal surplus funds for community development and housing activities.
- **Grant Funds Returned to the Line of Credit:** The City has not been required to return any funds to the line of credit.
- **Income from Float-Funded Activities:** The City has not established any float- funded activities that would generate income.
- **Urgent-Need Activities:** No urgent need activities were identified by the City for FY 2022-2023.
- **CDBG Funds Used to Benefit Persons of Low- and Moderate-Income:** The City of Glendora will receive \$289,933 in CDBG funds for FY 2023-2024. The total amount of funding recommendations benefiting low- and moderate income persons for FY 2023-2024 equals 100 percent for funds subject to the low/mod benefit calculations.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

**Table 66- Program Income FY 2023**

**Other CDBG Requirements**

1. The amount of urgent need activities	0
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**Table 67- Other CDBG Requirements**