

City of Glendale- Future Affordable Housing Development Projects

Last Updated February 24, 2010

Project Name	Type of Project	Population Served	Construction Status/ Completion Date	Units	Project Description	Current Project Status	*Earliest Applications will be Available
Habitat for Humanity Kenwood Project 711-717 N. Kenwood Ave.	Ownership	Low Income Qualifying Families	In Construction	11	11-units town home style, low income homeownership project. Previously vacant and underutilized parcel. All units are 3 bedroom units with semi subterranean parking. Other leveraged funds include ADDI, WISH, Cal HOME, donations. Affordability period is 45 years. Community Development & Housing contribution = \$1.5 million	Parking and framing complete. Insulation installed, electrical and plumbing installed. Doors & Windows installed. Siding and stucco installed. Drywall installed. Painting and cabinets being installed. Approx. 90% complete.	Application process ended Oct. 12, 2007
			May 31, 2010				
Casa de la Amistad United Cerebral Palsy 6206 San Fernando Rd.	Rental	Developmentally Disabled	Completed	24	18 one-bedroom and 6 two-bedroom units reserved for lower income developmentally disabled households. Located in the San Fernando Redevelopment Inclusionary Zoning Project Area. Previously dilapidated and unsanitary motel with overcrowded units and blighted site. Affordability period 45 years. Community Development & Housing contribution = \$4.46 million	In lease up. Anticipated lease up completion by March 31, 2010. Grand Opening / Ribbon Cutting Ceremony: February 26, 2010	Application process closed. Interviews currently being conducted.
Salvation Army 615 Chester St. Tel. (818)246-5586	Rental	Formerly Homeless Disabled	Near Completion	4	4 two-bedroom units affordable rental housing which will serve four families with housing and supportive services. Project targeted to formerly homeless families with disabilities. Affordability period is 55 years.	Landscaping: Approx 95% completed. Marketing units. Anticipated lease up completion TBD.	February 2010 **Special Process
			March 31, 2010			Grand Opening / Ribbon Cutting Ceremony: March,	
Garfield Gardens 303 E. Garfield St.	Rental	Very Low, Low & Moderate Income Qualifying Families	Completed	30	30-units multifamily rental development project in the East Garfield Neighborhood Revitalization Area. This project will serve lower income households. Project includes 8-one bdrm, 12 two-bdrm, and 10 three - bdrm units. Utilizing affordable housing 9% tax credit. Developer selected through RFP process. Affordability period 55 years. Community Development & Housing contribution = \$4.21 million	Anticipated lease up completion by April 1, 2010. Grand Opening / Ribbon Cutting Ceremony: April 2010	Application process closed. Interviews currently being conducted.
Glendale City Lights (Algamac) 3673 San Fernando Rd.	Rental	Very Low, Low & Moderate Income Qualifying Families	Completed	68	68-units (8 two-bed & 60 three-bed) tax-credit, affordable family rental project. Includes preservation of historic restaurant façade that will be incorporated in the new buildings. Affordability period 55 years. Community Development & Housing contribution = \$9.8 million	Anticipated lease up completion by April 1, 2010 Grand Opening / Ribbon Cutting Ceremony: April 2010	Application process closed. Interviews currently being conducted.
Vassar City Lights 1814 Vassar Avenue	Rental	Very Low, Low & Moderate Income Qualifying Families	In Construction	72	72-units affordable rental project. Projects include 30 two-bed 42 three-bed. Affordability period is 55 years. Community Development & Housing contribution = up to \$13.9 million.	Underground structure completed Currently 5th floor framing: Approx. 30% complete.	April 2010
			Summer 2010			House Raising Event: April 2010	
Doran Gardens 331-343 Doran St.	Ownership	Low & Moderate Income Qualifying Families	Pre Development	60	60-units mixed-income homeownership project. Homes consisting of one-bdrm, two-bdrm and three-bdrm units. New Markets Tax Credit will be utilized to develop this project. Three existing homes will be substantially rehabilitated for historic preservation purposes in addition to the 57 units being developed. Affordability period is 45 years. Community Development & Housing contribution = up to \$8.0 million	December 2008 - ZA and DRB approval July 2009 - Building Permit March 2010 - Housing Authority meeting to consider Disposition & Development Agreement. May 2010 - Ground Breaking event and construction commencement anticipated.	April 2011
			Summer 2011				
Habitat for Humanity Geneva Project 624-630 Geneva Street	Ownership	Low Income Qualifying Families	Pre Development	5	Project is in concept / planning stage. It is expected to be a low income homeownership project with affordability covenants for 45 years. Community Development & Housing contribution = \$2.5 million	March 24, 2010- ZA Approval Hearing.	Unknown att
5th & Sonora	Unknown att	Unknown att	Pre Development	?	Project is in concept / planning stage. Community Development & Housing contribution = unknown att	October 2008 - Housing Authority acquired property for \$6 million.	Unknown att
			unknown att				

* Application availability generally begins six months prior to anticipated construction completion. However, construction schedules are difficult to predict and are subject to change.

** Developer responsible for lease-up/tenant selection.