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April 29, 2019

Via Electronic Mail

Hon. Mayor Najarian and Members of the Glendale City Council
Council Chamber, City Hall
613 E. Broadway, 2nd Floor
Glendale, California 91206

Re: Consideration of Citywide Inclusionary Housing Ordinance; Amendment to Parks and Libraries Development Impact Fee Ordinance Pertaining to the Affordable Housing Exemption; and Commercial Development Impact Fee Ordinance. Special Meeting Agenda Item 1)

Dear Mayor and Members of the Glendale City Council:

This letter is written to express the Apartment Association of Greater Los Angeles' (AAGLA) support of the Council's consideration of a citywide housing strategy that would increase and improve the production of the affordable housing supply in Glendale, including consideration of an inclusionary housing ordinance with the option to pay in-lieu fees and establishment of affordable housing commercial development linkage fees designed to create a local jobs-housing balance.

Addressing the current affordable housing shortage hinges on increasing housing production. Proposals that incentivize more inclusionary housing inclusive of in-lieu fees foster housing development which increases the availability of affordable housing. Increasing the housing supply is a critical step in meeting the current housing demand that has resulted from significant population growth. As the City Council moves towards adoption of the citywide inclusionary housing ordinance, we request that the Council consider expanding the scope of the exemption from rental or ownership projects that are four (4) units or less to projects of eight (8) units or less.

AAGLA also recognizes the importance of the Commercial Development linkage fees. Commercial development results in greater local employment opportunities, bringing new residents to the area and the need for additional housing. The influx of new residents generates a more diverse applicant pool for area employers. A commercial linkage fee will support establishment of more affordable housing in the City where business is creating new jobs.



As the City Council contemplates the adoption of this package of ordinances, we further request that the Council consider reductions in other city fees such as the parks and library fees in particular, on those affordable units built onsite. Limiting such fees will serve to provide additional incentives to developers encouraging building of affordable housing units rather than payment of in-lieu fees.

Thank you for your consideration of our suggestions and recommendations for ways to further incentivize housing production and enhance the supply of affordable housing.

If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz