

# City of Burbank



## Affordable Housing Developments and Programs



2009 Mid-Year Report  
updated semi-annually

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## **INTRODUCTION**

The regional, state and national need for affordable housing has become more acute. While housing prices have declined in Burbank, the demand for affordable homeownership and rents remains strong. High levels of public service, good local schools, access to major transportation routes and proximity to major employment centers all contribute to Burbank's desirability as a place to live, and have created intense pressure on the housing market. These market conditions have also been seen on a regional, state, and national level. As a result, affordable homeownership and rental options are rapidly disappearing, and a significant segment of the City's growing workforce is unable to live in the community.

The Burbank Redevelopment Agency plays a vital role in addressing Burbank's affordable housing needs. This booklet has been prepared to describe current market conditions and the variety of affordable housing developments and programs designed to address these needs.

## **BURBANK HOUSING PROFILE**

### **HOMEOWNERSHIP**

The table seen on the next page presents comprehensive information on all sales of existing and new single-family homes and condominiums in Burbank during 2008. A total of 557 single-family home sales were recorded during this nine month period, reflecting a 18 percent prorated decline in the volume of sales in comparison to calendar year 2007. Two- and three-bedroom units were the most prevalent homes sold, characteristic of Burbank's older single-family housing stock of smaller sized units. For example, the average unit size among the 253 three-bedroom units sold was 1,550 square feet, and the average year built was 1944.

Median sales prices ranged from \$380,000 (one-bedroom) to \$550,000 (three-bedroom) to \$760,000 (five-bedroom) depending on size, amenities and location. The overall median home price in Burbank was \$526,000, reflecting a 14 percent decline from the \$615,000 median documented from July 2007 through March 2008. The increase in median sales price among Burbank's single-family homes was documented at 26 percent between 2003 and 2004; 18 percent between 2004 and 2005; 4 percent between 2005 and 2006; a flat, zero percent between 2006 and 2007; -7 percent between 2007 and 2008; and now a -14 percent between 2008 and 2009.

**Home and Condominium Sales Prices  
April 2008 – March 2009**

# Bdrms	Units Sold	Price Range	Median Price	% Price Change*		Average Unit Size	Average Lot Size	Average Year Built
				2007/08 to 2008/09	2006/07 to 2007/08			
<b>Single-Family Homes</b>								
1	10	\$241,000 - \$600,000	\$380,000	-22%	5%	850 sq. ft.	5,280 sq. ft.	1936
2	183	\$206,000 - \$2,250,000	\$470,000	-16%	-8%	1,190 sq. ft.	6,800 sq. ft.	1943
3	253	\$138,000 - \$1,300,000	\$550,000	-14%	-7%	1,550 sq. ft.	7,100 sq. ft.	1944
4	88	\$240,000 - \$1,860,000	\$653,000	-10%	-12%	2,150 sq. ft.	7,500 sq. ft.	1949
5+	26	\$365,000 - \$2,350,000	\$760,000	-23%	-7%	2,950 sq. ft.	8,200 sq. ft.	1959
<b>Total</b>	<b>560</b>	<b>\$138,000 - \$2,350,000</b>	<b>\$526,000</b>	<b>-14%</b>	<b>-7%</b>	<b>1,575 sq. ft.</b>	<b>7,200 sq. ft.</b>	<b>1945</b>
<b>Condominiums</b>								
1	28	\$133,000 - \$510,000	\$280,000	-48%	34%	775 sq. ft.	--	1985
2	109	\$206,000 - \$560,000	\$360,000	-12%	-6%	1,200 sq. ft.	--	1984
3	70	\$269,000 - \$670,000	\$440,000	-15%	-3%	1,550 sq. ft.	--	1989
4	7	\$385,000 - \$480,000	\$450,000	-6%	-16%	1,600 sq. ft.	--	1977
<b>Total</b>	<b>214</b>	<b>\$133,000 - \$670,000</b>	<b>\$390,000</b>	<b>-9%</b>	<b>-6%</b>	<b>1,300 sq. ft.</b>	<b>--</b>	<b>1985</b>

Source: Dataquick, April 1, 2008 - March 31, 2009

\* Reflects year-to-year change in median sales price as documented in 2008 and 2007 Burbank Housing Profiles.

## HOME FORECLOSURES

As of May 2009, a total of 573 Burbank homes were in various states of foreclosure, representing less than 3 percent of the City's single-family and condominium housing stock. Of these 573 homes, 323 homes were in default and considered in pre-foreclosure, 166 were bank-owned, and 84 were trustee sales. According to DataQuick, foreclosure resales account for 58 percent of all home resale activity in the State during the first quarter 2009, compared to 33 percent a year earlier. The City of Burbank Financial Services Department has placed foreclosure information on the home page of the City's website to provide resources for residents to better understand the foreclosure process, prevention options and mortgage rights.

## RENTAL UNITS

The median rents for Burbank apartments are \$800 for a studio, \$1,100 for a one-bedroom, \$1,450 for a two-bedroom, and \$1,990 for a three-bedroom apartment. The median rent for all apartments listed was \$1,295, reflecting a 14 percent decrease from the \$1,500 median apartment rent documented from 2007. The following table presents a detailed summary of rental ranges and trends by unit type: apartments, condominiums/townhomes and single family homes.

### Survey of Vacant Rental Units: 2006 – 2008

Unit Type and Bedrooms	April 2009			March 2008	July 2007	% Change	
	# Units Advertised	Rent Range	Median Rent	Median Rent	Median Rent	3/2008-4/2009	7/2007-3/2008
<b><i>Apartments</i></b>							
Studio	9	\$775-\$1,095	\$800	\$950	\$1,150	-16%	-17%
1	46	\$885-\$1,649	\$1,100	\$1,300	\$1,415	-15%	-8%
2	40	\$1,150-\$1,875	\$1,450	\$1,600	\$1,800	-9%	-11%
3	7	\$1,575-\$2,690	\$1,990	\$2,550	\$2,060	-22%	+24%
Total	102	\$775-\$2,690	\$1,295	\$1,500	\$1,500	-14%	0%
<b><i>Condominiums/Townhomes</i></b>							
1	1	\$1,600	\$1,600	\$1,700	\$1,175	-6%	+45%
2	15	\$1,350-\$2,200	\$1,895	\$2,150	\$2,000	-12%	+8%
3	9	\$2,000-\$3,200	\$2,600	\$3,000	\$2,725	-13%	+10%
Total	25	\$1,350-\$3,200	\$1,900	\$2,350	\$2,100	-19%	+11%
<b><i>Single-Family</i></b>							
1	--	--	--	\$1,450	\$900	--	+61%
2	8	\$1,500-\$2,300	\$1,995	\$2,200	\$2,000	-9%	+10%
3	18	\$1,850-\$3,100	\$2,400	\$2,600	\$2,950	-8%	-12%
4	2	\$3,780-\$3,995	\$3,900	\$3,250	\$3,450	+20%	-7%
Total	28	\$1,500-\$3,995	\$2,400	\$2,400	\$2,625	0%	-8%
<b><i>Rooms for Rent</i></b>							
Single-Family	20	\$550 - \$1,100	\$800	--	--	--	--
Condominium	4	\$750 - \$995	\$860	--	--	--	--
Apartment	8	\$650 - \$900	\$750	--	--	--	--
Total	32	\$550 - \$1,100	\$800	--	--	--	--

Source: 4/17/09 Burbank Leader newspaper listings; www.craigslist.com; www.apartments.com; Burbank Housing Profile - 2007 and 2008.

## AFFORDABLE HOUSING DEVELOPMENTS AND PROGRAMS

In an effort to meet the affordable housing needs of the community, the Burbank Redevelopment Agency has played a vital role and is committed to providing a variety of affordable housing developments and programs. These developments and programs will expand affordable housing opportunities to very low, low, and moderate-income families and provide affordable and accessible housing for special needs populations. The following describes the affordable housing developments and programs undertaken by the Burbank Redevelopment Agency in recent years.

### NEW HOUSING PRODUCTION

In most agency-assisted developments, a portion of the units are made available at affordable rents for rental properties and are priced for affordable homeownership in owner-owned projects. The following is a summary of recently completed developments.

#### *Completed Development*

#### **BURBANK ACCESSIBLE APARTMENTS (CASA DE LA PROVIDENCIA)**

**Location:** 600 S San Fernando Blvd. within the South San Fernando Redevelopment Project Area.

**Description:** This development contains 17 rental units restricted for very low income developmentally disabled adults (including one manager's unit). For rental inquiries please contact United Cerebral Palsy at (800) 872-5827. **Completed:** Spring 2006.



#### **SENIOR ARTISTS COLONY**

**Location:** 240 E Verdugo Ave. within the South San Fernando Redevelopment Project Area.

**Description:** This development contains 141 rental units restricted for persons 55 years of age and older; 30 percent or 43 units are income and rent restricted for lower-income households. Units range from 617 to 855 square feet consisting of 113 one-bedrooms, and 28 two-bedrooms. For rental information please contact the property manager at (818) 955-9391. **Completed:** Spring 2005.





### **SAN FERNANDO WALK**

**Location:** Block bounded by San Fernando Blvd., Cedar Ave. and Elmwood Ave. in the South San Fernando Redevelopment Project Area.

**Description:** This development consists of 33 for-sale residential units. Of the 33 for-sale units, ten were priced for moderate income households. Residential units range from 1,300 to 1,400 square feet consisting of two-bedrooms. **Completed:** Winter 2006.



### **BURBANK VILLAGE WALK**

**Location:** 152 S San Fernando Blvd. within the City Centre Redevelopment Project Area.

**Description:** This is a mixed-use development containing 14,000 sq. ft. of ground floor restaurant/retail space and 140 for-sale residential units above. During the initial sale of the homes, the average sales price for the units were: a base model home was sold for \$331,500. Fourteen of the units were sold to moderate income families at an affordable price. **Completed:** Winter 2005.



### **THE COTTAGES**

**Location:** 2242-2306 N Ontario St. and 2245-2251 N Fairview St. in the Golden State Focus Neighborhood.

**Description:** This development contains 20 ownership housing units. During the initial sale of the homes, a base model home was sold for \$331,500. Ten of the units were sold at market-rate and the other ten units were priced for moderate income households. Each home is 3-stories high and contains two or three bedrooms plus a den with parking located within the first floor garage. The average lot size is approximately 2,275 square feet. **Completed:** Winter 2003.



### **RIVERSIDE DRIVE**

**Location:** 3003-3015 Riverside Dr. at Niagara St. in the Rancho District of Burbank.

**Description:** This development contains 20 ownership housing units. During the initial sale of the homes, a base model home was sold for \$260,000. Ten of the units were sold at market-rate and the other ten units were priced for moderate income households. The development consists of six, three bedroom townhomes along Riverside Drive and fourteen (14) two bedroom condominium flats over a semi-subterranean parking at the rear of the building. Residential units range from 1,200 square feet to 1,600 square feet. **Completed:** Winter 2002.



### **THE COLLECTION**

**Location:** Block bounded by Magnolia Blvd., San Fernando Blvd., Orange Grove Ave. and First St.

**Description:** This mixed use development provides 40,000 square feet of retail and restaurant space on the ground floor and 118 residential units above. Residential units range from 630 to 2,200 square feet with a mixture of studios, 1-, 2-, 3-bedrooms and lofts. Fifteen of the units were priced at an affordable rate to moderate-income qualifying households. **Completed:** November 2008.

## **BURBANK HOUSING CORPORATION PARTNERSHIP**

In 1997, the Burbank Redevelopment Agency developed a partnership with the Burbank Housing Corporation (BHC) to provide affordable units within the City's five Focus Neighborhoods:

- Elmwood
- Verdugo-Lake
- Peyton-Grismer
- Golden State
- Lake-Alameda

With assistance from the Redevelopment Agency, the BHC is a local non-profit developer that owns and manages affordable housing units in Burbank. The mission of BHC is to preserve, rehabilitate and develop new affordable housing opportunities in Burbank and to provide a safe, service-enriched environment for residents of our community.

The BHC maintains its own waiting list for housing. Unfortunately, at this time the waiting list is filled to its capacity and is currently closed to additional inquiries for low-income households. However, please inquire with BHC for opportunities at the moderate-income level which generally means an income between \$52,150 to \$74,500 depending on household size as noted on the table on page 10. For more information on the status of the waiting list please contact the property manager, Antonio Covarrubia at (818) 842-0391.

For more information regarding the Burbank Housing Corporation please visit their website at [www.burbankhousingcorp.org](http://www.burbankhousingcorp.org) or you may contact them at (818) 559-2336.

## **HOUSING AUTHORITY – SECTION 8 VOUCHER PROGRAM**

Another method of providing affordable housing in the community is through the Section 8 Rental Assistance Program. The Burbank Housing Authority was formed in 1975 for the purpose of administering the Program. The funds for this program are provided by the U.S. Department of Housing and Urban Development on an annual basis. The Section 8 Voucher Program provides rent subsidy payments directly to landlords on behalf of very low income tenants. The Section 8 Voucher Program also provides a tremendous resource in the City for the provision of affordable housing opportunities for very low-income people.

In order to qualify, the household income must not exceed 50% of median income for Los Angeles County. The Burbank Housing Authority provides Vouchers to eligible tenant households to be used in the private rental market. Units on the Section 8 program must be decent, safe and sanitary, and the rent must be considered reasonable.

**Unfortunately, the waiting list for the Section 8 Program is closed at this time. The Burbank Housing Authority gives priority to existing Burbank residents and gives preference to:**

- Persons who are involuntarily displaced by the Burbank Redevelopment Agency, City of Burbank, or Burbank Housing Authority housing activities;
- Persons who are U.S. military veterans; or
- Persons who have a disability.

*Contact: Housing Authority at (818) 238-5160*

**HOME IMPROVEMENT PROGRAMS**

***Homeowner Loan and Grant Programs***

The City of Burbank is committed to enhancing its neighborhoods by providing homeowners with assistance to complete home improvements. As a homeowner, you may receive financial and technical assistance for making improvements such as new plumbing, roofing, heating, painting, rewiring, energy/weatherization conservation and other repairs to make your residence safe and more livable. The rehabilitation work must be performed by a licensed contractor, who is paid after the City inspects and the owner approves work. Funding for these programs is based on availability and assistance is on a first-come, first-serve basis. All construction work must be pre-approved by the Burbank Redevelopment Agency and non-permitted structures may require compliance with the Building and Safety code prior to approval. The following two programs are offered by the Agency for single-family homeowners:

**Deferred Loan Program**

- 3% simple interest
- No repayment until title transfer or sale
- \$35,000 maximum assistance
- Code items and general property improvements

**Grant Program**

- No repayment required
- \$7,500 maximum assistance
- Code and accessibility items only

Total annual gross income must be within the following limit to qualify:

# People	Deferred Loan Program	Grant Program
1-Person Household	\$52,150	\$27,750
2-Person Household	\$59,600	\$31,700
3-Person Household	\$67,050	\$35,700
4-Person Household	\$74,500	\$39,650
5-Person Household	\$80,450	\$42,800
6-Person Household	\$86,400	\$46,000
7-Person Household	\$92,400	\$49,150
8-Person Household	\$98,350	\$52,350

Contact: Marcos Gonzalez at (818) 238-5180, [mgonzalez@ci.burbank.ca.us](mailto:mgonzalez@ci.burbank.ca.us)

**Rental Property Residential Rehabilitation Program**

The purpose of the Rental Property Residential Rehabilitation Program is to enhance residential neighborhoods while increasing the supply of rental units that are affordable to lower income families. The program provides:

- 3% amortized 15 year loan
- 100% of loan balance forgivable over time
- Loan may be assumed
- Owner may finance existing first trust deed
- \$25,000 per unit maximum
- 25% of the units are to be occupied by families not exceeding 80% of the median income for the Los Angeles area.
- Funding is based on availability and assistance is on a first-come, first-serve basis. (All construction work needs to be pre-approved by the Burbank Redevelopment Agency.)
- 25% of the units are to be at current affordable rates.
- Technical Assistance, including:
  - Preparation of work write-up and cost estimate.
  - Assist with bidding, contract administration, construction activity monitoring, and payment disbursement.

The improvements must produce units that meet minimal housing quality standards. Property owners must make every effort to advertise the availability of vacant units throughout the community.

Contact: Marcos Gonzalez at (818) 238-5180, [mgonzalez@ci.burbank.ca.us](mailto:mgonzalez@ci.burbank.ca.us)

**HOME SECURE PROGRAM**

The City contracts with the Jewish Family Services to offer the Home Secure Program to lower-income households in Burbank. The Home Secure Program provides free safety modifications to renters and homeowners with limited income.

Safety modifications include:

- Safety railing
- Grab bars
- Hand-held shower hoses
- Adjustable shower chairs
- Door and window locks
- Peepholes
- Entry lever locks
- Smoke Detector

*Please contact Jewish Family Services at (818) 762-5892 for additional information and an application for this program.*

The table below summarizes the very low, low, and moderate household income limits used to determine eligibility for the projects and programs described including the Residential Rehabilitation and Home Secure Program.

**2009 Household Income Levels**

Affordable Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	\$27,750	\$31,700	\$35,700	\$39,650	\$42,800
Low-Income	\$44,400	\$50,750	\$57,100	\$63,450	\$68,550
Moderate-Income	\$52,150	\$59,600	\$67,050	\$74,500	\$80,450

**BURBANK HOUSING AND REDEVELOPMENT DIVISION CONTACT INFORMATION**

For additional information and questions about any of these developments and programs, please contact the person and phone number indicated, or you may contact the City of Burbank Housing and Redevelopment Division at (818) 238-5180. You may also visit the Housing and Redevelopment website at [www.burbankca.org/redevelopment](http://www.burbankca.org/redevelopment).