City of West Hollywood
California 1984

CITY OF WEST HOLLYWOOD

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DEPARTMENT OF HUMAN SERVICES AND RENT STABILIZATION

Housing Policy Department
Received on:
MAR 29 2013

March 29, 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Submittal of 2012 Annual Housing Element Progress Report

To Whom It May Concern:

Government Code Section 65400 establishes the requirement that each city, county or city, and county planning agency prepare an annual report on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development.

In compliance with this requirement the City of West Hollywood is submitting its annual housing element progress report for the calendar year 2012.

If you have any questions, please contact either Roderick Burnley, Interim Manager – Rent Stabilization and Housing Division, at (323) 848-6855 or John Leonard, Project Development Administrator, at (323) 848-6446.

Sincerely,

Elizabeth Savage
Director
Department of Human Services and Rent Stabilization

Attachments:

1) 2012 Annual Housing Element Progress Report

CC: Governor's Office of Planning and Research

shop WEST HOLLYWOOD

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of West Hollywood

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1223 Larrabee St	5+	O	0	0	1	6	7	7	none	Inc & DB	
937 Fairfax Ave	5+	R	0	16	0	1	17	17	RDA, HOME, MHP, AHP	RDA, HOME, MHP, FHLBSF-AHP	
7119 Santa Monica Blvd	5+	R	37	0	0	147	184	184	TCAC	Inc & TCAC	
1145 La Brea Ave	5+	R	31	0	0	1	32	32	TCAC, RDA, HOME, FHLBSF-AHP	TCAC, RDA, HOME, FHLBSF-AHP	
1232 N Kings Rd	5+	R	0	2	2	21	25	25	none	Inc & DB	
1217 Horn Ave	5+	O	0	0	2	5	7	7	none	Inc & DB	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	20	20	20			
(10) Total by income Table A/A3 ► ►			68	18	5	201	292	292			
(11) Total **Extremely Low-Income** Units*			16								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Reporting Period 1/1/2012 - 12/31/2012

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	3	0	17	0	0	20	20

* Note: This field is voluntary

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Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	142	0	0	42	0	47	38	68			195	-53
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	91	4	4	0	0	0	0	18			26	65
	Non-deed restricted		0	0	0	0	0	0	0				
Moderate	Deed Restricted	99	3	4	0	0	0	0	5			12	87
	Non-deed restricted		0	0	0	0	0	0	0				
Above Moderate		252	90	89	15	8	12	163	201			578	-326
Total RHNA by COG. Enter allocation number:		584	97	97	57	8	59	201	292			811	-227
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of West Hollywood

Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
HE1 - Code Compliance	Continue to implement the code compliance program, explore the feasibility of establishing a rental housing inspection program. Identify soft-story buildings in the redevelopment area and revise proactive inspection program.	2010-2013	In 2012, the Code Compliance Division continued to implement the code compliance program. There are three full time residential code compliance officers who respond to constituent needs on a daily basis, including habitability issues, lack of maintenance, and other items. In 2010, all soft story buildings in the East Side Redevelopment Project Area were identified and mapped. During 2012, the City's Rent Stabilization and Housing Division completed a soft-story survey of the remaining portion of the City. Also in 2012, the Rent Stabilization and Housing Division began working with a consultant to determine the retrofit needs of soft-story buildings and the costs associated with those items; this report is pending completion. In February 2011, the City Council considered the feasibility of establishing a rental housing inspection program and declined to further explore the issue.
HE2 - Housing Conditions Survey/ Multi-Family Rehabilitation Study	Survey multi-family buildings in the City to understand the extent of the rehabilitation needs. Study the feasibility and costs of specific rehabilitation methods. Devise an appropriate strategy to address the issues.	2010-2013	In 2012, the City's Rent Stabilization and Housing Division completed an inventory of soft-story buildings citywide and multi-family buildings in need of rehabilitation. The City is working with consultants to study of feasibility of providing seismic upgrades to soft-story structures, making electrical and mechanical system improvements to multi-family structures, as well as best practices for creating a multi-family rehabiltiation program. However, the City's main funding source for the program, redevelopment 80 percent tax increment funds, no longer exists. The City is currently looking into other funding sources for the program. Once the studies are complete, a determination of the appropriate strategy will be made. Then, a multi-family rehabilitation program may be designed. Over the past three years the City has provided approximately $600,000 to non-profit housing providers to upgrade the City's affordable housing stock with green building improvements.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE3 - Multi-Family Rehabilitation and Acquisition/ Rehabilitation	Through the code compliance program and the housing conditions survey/multi-family rehabilitation study, identify apartment complexes in need of rehabilitation and support non-profits in acquisition and rehabilitation. Educate the public regarding the rights and responsibilities of maintaining housing quality standards. Acquire approximately 50 units for rehabilitation.	2010-2014 (ongoing)	In 2012, the City's Rent Stabilization and Housing Division completed a citywide inventory of soft-story buildings and multi-family buildings in need of rehabilitation. The City provides education and outreach to the public regarding the rights and responsibilities of maintaining housing quality standards, including bi-annual newsletters to all tenants and landlords in rent stabilized properties, information on the City's website, general inquiries in person and over the phone (6,527 in 2011), the Rent Stabilization Annual Report, and informational mailings to all new tenants and landlords of rent stabilized buildings. In 2009, the City provided funding to a non-profit in the City to acquire approximately 50 units for rehabilitation. In 2012, the non-profit completed the substantial rehabilitation of the property, located at 1234 Hayworth, resulting in 47 units restricted to occupancy by very-low income seniors. The 1234 Hayworth project also incorporated universal design features, another objective of this housing element program. The City is continuing to explore funding availability from State and Federal sources for acquisition and rehabilitation activities, such as HOME funds, MHP funds, AHP funds, and low income housing tax credits.
HE4 - Homes and Gardens Program	Provide rehabilitation assistance to improve 20 homes over the planning period. Continue to market the program online and at public counters, and coordinate with code enforcement staff to provide assistance to eligible property owners.	2010-2014 (ongoing)	This program was discontinued due to lack of funds before any rehabilitation assistance could be provided to homeowners; redevelopment tax increment funds were to be used and have now been eliminated by the State. However, the City is currently evaluating how the program could be reshaped and reactivated in the future.
HE5 - Home Secure Program	Assist 50 households annually. Continue to advertise the availability of this program on the City's website and provide brochures at public counters. Continue to conduct community outreach and make referrals to promote use of the program.	2010-2014 (ongoing)	In 2012, the City continued to offer the services of the Home Secure Program to lower income residents in the City. The services included free home security devices and home protection measures, including door locks, grab bars, peep holes, and smoke detectors. The program is advertised through case management services with Jewish Family Services and though referrals by the City's Social Services Division.
HE6 - Mills Act Contracts	Conduct outreach efforts to owners of historic properties annually. Continue to advertise the availability of this program through brochures at public counters.	2010-2014 (ongoing)	In 2012, the City continued to offer Mills Act contracts to eligible property owners. The City typically receives several inquiries each year. The program is advertised on the City's website and at public counters.
HE7 - Rent Stabilization Ordinance	Continue to maintain a rent stabilization program, and work towards alleviating the effects of State-mandated vacancy decontrol through legislative action and local incentives to maintain affordable rents.	2010-2014 (ongoing)	In 2012, the City continued to maintain and operate the rent stabilization program. In addition, City staff work with the City's Sacramento legislative advocate to monitor legislation that would impact the City's rent stabilization program. The City also meets annually with other cities in the State which have rent stabilization programs.
HE8 - Housing Choice Vouchers (Section 8)	Continue to participate in the Housing Choice Vouchers Program and encourage local landlords to accept rental vouchers. Include information in annual mailings to property owners outlining the benefits of the Section 8 program.	2010-2014 (ongoing)	In 2012, the City continued to participate in the Section 8 Housing Choice Vouchers Program. The City encourages landlords to accept vouchers by providing information regarding the Section 8 process and the benefits of the program in brochures, as well as in the City's bi-annual housing newsletters. The City also works with landlords who currently accept Section 8 vouchers to encourage them to continue to accept the vouchers. In order to ensure the continued availability, usefulness, and efficiency of the Section 8 program to West Hollywood residents the City transferred administration of its vouchers to the County of Los Angeles in 2011, effective July 1, 2012.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE9 - Preservation of Publicly Assisted Housing	Monitor at-risk units. Conduct tenant education. Work with potential purchasers. Pursue State and Federal funding.	2010-2014 (ongoing)	In 2012, the City continued to monitor at-risk units by maintaining a list of owners for the units and periodically contacting them. The City conducts annual tenant education regarding at-risk units by answering one-on-one questions from tenants as they arise. In the event a property owner of one of the three at-risk buildings is interested in selling, the City would provide financial and technical assistance to WHCHC and other non-profits interested in purchasing the units, including pursuing State and Federal funds to help preserve the units as affordable.
HE10 - Condominium Conversion Ordinance	Continue to enforce the Condominium Conversion Ordinance. Monitor conversion activities annually to ensure the Ordinance continues to work effectively in the protection of the City's rental housing stock and tenant rights.	2010-2014 (ongoing)	In 2012, the City continued to enforce the Condominium Conversion Ordinance, including coordination with the Community Development Department to monitor conversion activities. In the event of a conversion the Rent Stabilization and Housing Division counsels tenants at risk, to help them understand their options, and works with the property owner for compliance with the inclusionary housing requirements of the City's Ordinance.
HE11 - Residential Referral List	Continue to make available and update weekly the residential referral list of rental units. Continue to encourage landlords to participate in this program to expand access to information by prospective tenants.	2010-2014 (ongoing)	In 2012, the City continued to update the residential referral list weekly and make it available to the public at City Hall and on the City's website. In 2012, the City continued to encourage landlords to participate in the program through a targeted mailing to landlords that included the rental listing form. The City continued ongoing access to potential tenants by including information about the referral list in the City's housing newsletters and mailings, and on the City's website.
HE12 - Mixed Use and Transit-Oriented Development	Encourage mixed-use development in the Mixed-Use Incentive Overlay Zone. Assist interested developers in site identification and as appropriate, support developers in funding applications such as the Infill Housing Grants from the State Department of Housing and Community Development.	2010-2014 (ongoing)	In 2012, the City's Rent Stabilization and Housing Division and Community Development Department worked with multiple property developers interested in developing mixed-use and transit-oriented development in the City. The City assisted these developers with understanding the processes necessary to obtain entitlements for their projects, including the multiple density bonuses offered by the City along major corridors. The City has not received any requests to assist with Infill Housing Grants, but is prepared to assist developers as necessary. In 2011, the City assisted a developer, of two large mixed-income projects, with completing the State application for 4% low income housing tax credits. The developer was awarded the tax credits which will assist in the production of 75 very-low income units.
HE13 - Inclusionary Housing Ordinance	Continue to implement the Inclusionary Housing Ordinance. Review the Inclusionary Housing Ordinance within one year of Housing Element adoption to confirm that it fully addresses the requirements of the State Density Bonus Law. Monitor market conditions and development trends by 2012 to ensure that the Ordinance works effectively to provide affordable housing in the community but does not unduly constrain housing development in general. Continue to prioritize inclusionary housing units for tenants displaced due to the provisions in the Ellis Act.	2010-2014 (ongoing)	In 2012, the City continued to implement the Inclusionary Housing Ordinance. Over the past two years the City has completed three inclusionary housing agreements for a total of 75 very-low income units, 2 low-income units, and 2 moderate-income units (7719 Santa Monica Blvd, 1234 La Brea Ave, and 1232 N Kings Road). The City is currently working with the developers of sixteen projects in various development stages (some working to obtain entitlements, others under construction); together, these projects would add 238 inclusionary units to the City's existing inventory. In 2012, the City's Rent Stabilization and Housing Division worked with a consultant to study several aspects of the Inclusionary Housing Ordinance, including whether the Ordinance fully addresses the requirements of State Density Bonus Law and how market conditions and development trends are affecting the Ordinance; the consultants final report will be presented to the City Council in 2013. In 2012, the City continued to work with tenants displaced due to the provisions in the Ellis Act. Once the Ellis process begins for a unit, the City's Rent Stabilization and Housing Division works with the tenant to help them understand their options. If the tenant qualifies for affordable housing they are placed on the City's inclusionary housing waiting list and given top priority.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE14 - Affordable Housing Development through Partnerships with Non-Profits	Continue to support WHCHC and other non-profit organizations in the development of affordable and special needs housing through the provision of financial and regulatory incentives. Facilitate the development of 100 affordable units over the planning period, with a portion of the units targeted for extremely low income households and persons with special needs.	2010-2014 (ongoing)	In 2012, the City's Rent Stabilization and Housing Division worked with two non-profits, WHCHC and ALA, on the pre-development and construction of two affordable housing projects. The first project was Courtyard at La Brea, which is being developed by WHCHC with funding from the City, County, and affordable housing tax credits. The project will include 32 units targeted to low and very-low income households, with some of the units targeted to youth and people with disabilities. The project broke ground in spring 2012 and is currently under construction, with completion scheduled for September 2013. The second project was the Janet L. Witkin Center, which is being developed by Affordable Living for the Aging with funding from the City, County, State, and private sector partners. The project will include 16 units targeted to low and very-low income seniors. The project broke ground in January 2013. The City continues to work with WHCHC and other non-profit organizations to identify and implement new affordable housing projects in the City.
HE15 - Workforce Housing, Family Housing, and Ownership Housing Opportunities	As appropriate and feasible, pursue a portion of the inclusionary housing units as affordable ownership units. The City Council will conduct a discussion and provide direction on affordable ownership units as part of the inclusionary housing program by 2012.	2010-2014 (ongoing)	In 2011, one new inclusionary housing unit was offered as an ownership unit, instead of a rental unit. The unit was purchased by an eligible household and an affordable housing covenant was placed on the unit. The City's Rent Stabilization and Housing Division conducts annual education workshops for the public on a variety of topics. In 2013, the Division will be conducting a first-time homebuyers workshop. In 2012, the City continued to explore potential funding for homebuyer assistance from other State funds to complement the City's Inclusionary Housing Ordinance. However, due to the lack of any developers choosing to provide ownership inclusionary housing units instead of rental inclusionary units, the City did not apply for any funds.
HE16 - Commercial Development Impact Fee	Continue to implement the Commercial Impact Fee Program. Study the effectiveness of the Commercial Impact Fee Program by 2013.	2013	In 2012, the City continued to implement the Commercial Impact Fee Program. The City is currently in the preliminary phase of reviewing the effectiveness of the Commercial Impact Fee Program. In 2013, the City expects to finish review of the effectiveness of the Commercial Impact Fee Program, including any changes.
HE17 - Green Building	Continue to implement the Green Building Program that offers incentives and flexibility for compliance. Promote green building standards in the City's affordable housing stock by providing financial assistance for improvements.	2010-2014 (ongoing)	In 2012, the City's Community Development Department continued to implement the Green Building program, offering incentives and flexibility for compliance. Also in 2012, the City's Rent Stabilization and Housing Division continued to promote green building standards in the City's affordable housing stock by working with developers of new affordable housing projects to implement green building standards, including the 1234 Hayworth Project and The Courtyard at La Brea Project. The 1234 Hayworth Project is certified by Green Communities for it's use of green building practices during the renovation process. The Courtyard at La Brea will focus on sustainability, and will be GreenPoint Rated, a program of Build It Green. In addition, The Courtyard at La Brea will include several sustainable activities for residents that WHCHC is developing as part of a new Green Living Program, including an edible garden component, facilitated by WHCHC staff, working with a certified Master Gardener.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE18 - Potential Sites for RHNA	Ensure that adequate capacity exists to accommodate the remaining RHNA of 14 very-low income units. Encourage mixed-use in the CN1 and CC zones, and within the Transit Overlay. To receive credits against the RHNA, the 1234 Hayworth Avenue project must meet a timeline and requirements.	2010-2014	In 2012, the City maintained an inventory of potential sites where higher density residential and mixed-use developments are appropriate. As necessary, the City provides this information to interested developers. In 2012, the City also continued to encourage mixed-use in the Commercial Neighborhood 1, Commercial Community zones, and within the Transit Overlay zones by assisting developers with understanding the processes necessary to obtain entitlements for their projects, including the multiple density bonuses offered by the City along major commercial and transit corridors. In 2012, construction on the 1234 Hayworth Project was completed. The City committed $10.3 million in financing for the project and recorded a regulatory agreement on the property restricting the project as affordable for a minimum of 57 years. The City continues to annually monitor it's progress towards meeting the RHNA. At this time, the City is on target to meet it's RHNA requirement.
HE19 - Accessory Dwelling Unit	Revise the City Zoning Ordinance to establish new development standards for accessory units within one year of Housing Element adoption. Provide technical assistance to homeowners by developing prototypical site designs that can be used on typical R1A properties.	2010-2014	In response to a City Council request, the Rent Stabilization and Housing, and Planning Divisions jointly engaged a consultant to study existing zoning and building codes and generate new guidelines for accessory dwelling units, or "granny flats," to increase the housing stock with minimal community impact. The study, completed in 2010, recommended various adjustments to the zoning code that would facilitate the development of second units in certain low-density zones and on lots that could accommodate them. The Planning Commission will review these proposed changes within the next few years, after that, prototypical site designs will be further developed.
HE20 - Zoning Ordinance Update	Pursuant to State Law, the City Zoning Ordinance will be amended, within one year of the adoption of the 2008-2014 Housing Element, to address the following: Emergency Shelters, Transitional Housing, Supportive Housing, Single Room Occupancy, Reasonable Accommodation Ordinance.	2010-2014	In 2012, the City formally adopted the Reasonable Accommodation Ordinance. The City is currently in the process of amending its Zoning Ordinance to make provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy (SRO) buildings.
HE21 - Streamlined Processing	Review the City's permit processing procedures to further streamline the review and approval process by 2012 in conjunction with the Zoning Code update. Provide a development handbook to guide developers through City processes and requirements by 2013 upon completion of the Zoning Code update.	2010-2013	In 2012, the City's Community Development Department continued to work on a streamlined permit processing procedure. The Department will continue to work on creating the new procedures during the 2013 calendar year, including the production of a development handbook to guide developers through the City processes and requirements.
HE22 - Fee Waivers for Affordable Housing	Continue to waive art, park, and transportation fees for WHCHC and projects with 25% or more affordable units. Continue to waive all City-imposed plan check and other fees for nonprofit-sponsored projects that are 100% affordable. Annually review the City's various planning and development fees to ensure they are reasonable and do not unduly constrain housing development.	2010-2014 (ongoing)	In 2012, the City continued to waive City fees for affordable housing projects. There was one affordable housing project that completed the planning process during 2012, the Janet L. Witkin Center project, which received a waiver of City fees.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE23 - Fair Housing Program	Continue to provide fair housing information to the public via the public counters, message boards, City website, neighborhood watch, and in response to telephone inquiries. Continue to provide referral to the Housing Rights Center, State Fair Employment and Housing, HUD Fair Housing and Equal Opportunity Division, and other legal services as appropriate. Coordinate with the Apartment Owners Association of Greater Los Angeles (AAGLA), Realtor Associations, and other housing organizations to provide education and outreach on fair housing issues.	2010-2014 (ongoing)	In 2012, the City continued to provide fair housing information to the public on the City's website and at City Hall via public counters and message boards. The City also responded to all inquiries and questions from the public regarding fair housing. In 2012, the City also continued to provide referrals to the Housing Rights Center, State Fair Employment and Housing Department, HUD Fair Housing and Equal Opportunity Division, and other legal services as requested by members of the public. In 2012, the City also coordinated with various associations and organizations in the area to provide education and outreach on fair housing issues through annual presentations at various meetings of AAGLA and Realtor Associations.
HE24 - Tenant/Landlord Mediation	Continue to offer the mediation program and provide information on City website and program brochures at public counters.	2010-2014 (ongoing)	The Legal Services Division Mediator spoke with approximately 1,450 constituents and resolved 575 conflicts through a combination of telephone conciliations and face-to-face mediations. In addition, the City contracted with Dispute Resolution Services and referred many cases to this agency for mediation. The City also continues to provide information on the City's website and program brochures at public counters.
HE25 - Tenant Eviction Protection Program	Continue to prevent unlawful eviction and fund legal aid organizations that provide tenant education and representation regarding landlord/tenant disputes. Review contracts with mediation service providers annually. Annually review current laws and recommend any needed modifications to ensure protection of tenants to the maximum extent legally possible.	2010-2014 (ongoing)	The City's Rent Stabilization Ordinance limits the grounds on which a tenant may be evicted. In 2012, the City's Rent Stabilization and Housing Division continued to work with tenants and landlords to prevent unlawful evictions by funding legal aid organizations that provide tenant education and representation regarding landlord/tenant disputes. As in previous years the City renewed the contracts in 2012. Throughout each year the City reviews current laws and recommends modifications to ensure protection of tenants. These laws include both local and state laws. As needed, the City adjusts its local laws to provide further benefits to local residents. The City also actively advocates, with assistance from its legislative advocate, for changes to State laws that negatively impact the City's tenants, such as the Costa-Hawkins and Ellis Acts, as well as the addition of new state laws that would improve tenant protections.
HE26 - Services for Special Needs Populations	Continue to provide financial support to non-profit service providers that help meet the supportive service needs of West Hollywood's diverse community, especially those with extremely low incomes. Annually update the social services directory, and make it available to residents at public counters and on the City's website.	2010-2014 (ongoing)	In 2012, the City continued to provide financial support to various non-profit service providers in the City. In addition to annual funding to various social services agencies the City is working with two local non-profit affordable housing developers to produce new affordable housing units for special needs groups, such as disabled persons, that will provide onsite social services. In 2012, the City also provided emergency shelter vouchers to a number of households in need of temporary housing. The City continues to annually update its social services directory; it is available at the City's public counters and on the City's website.
HE27 - Enhanced Management Program	Continue to coordinate with WHCHC to continue the Enhanced Management Program at all current and future housing projects. Encourage other nonprofit housing providers to follow the WHCHC model.	2010-2014 (ongoing)	In 2012, WHCHC continued to implement the Enhanced Management Program at all of their current housing projects, which include 333 units in West Hollywood. The program provides a resident services coordinator at each WHCHC development, who interacts with all residents and monitors their need for social services.