



2013-2021 HOUSING ELEMENT

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December 2013

11 HOUSING

The Housing Element provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. This Housing Element serves as a strategy to address housing needs across the economic and social spectrum of the City of West Hollywood.

STATUTORY REQUIREMENTS

Housing Element Requirements

The West Hollywood Housing Element as a mandated chapter of the General Plan has been designed to satisfy the requirements of State law. Section 65583 of the California Government Code establishes the required components for a Housing Element. The Housing Element consists of the following four sections: (1) Statutory Requirements; (2) Context and Strategies; (3) Goals and Policies; and (4) Housing Programs. The Technical Background Report (bound separately) provides a detailed assessment of the City's existing and projected housing needs, constraints and opportunities for addressing those needs, and an evaluation of the City's achievements under the prior 2008-2014 Housing Element. (The Housing Element planning period was originally set for July 1, 2008 through June 30, 2014, but this planning period was amended to end on October 15, 2013).

This fifth cycle of the Housing Element update covers the planning period of October 15, 2013 through October 15, 2021. The Housing Element is designed to achieve the following objectives set forth in State law:

1. Identify adequate sites for a range of housing opportunities;
2. Assist in the development of adequate and affordable housing;
3. Address constraints to meeting the City's housing needs;
4. Conserve and improve the condition of housing; and
5. Promote housing opportunities for all persons

The "Context and Strategies" summarizes the City's housing needs based on the detailed review of population and housing stock characteristics contained in the Technical Background Report (TBR). The TBR contains specific information on the community's housing needs, constraints to housing development, and resources available for the delivery of housing services and affordable housing. Included in the Technical Background Report is also the City's ability to provide adequate sites to meet its share of the regional housing needs assigned to the City by the Southern California Association of Governments (SCAG).

A key component of the TBR is the summary of the process and results of the City's community outreach program for the Housing Element update. Through various avenues, the City consulted

with residents and community stakeholders regarding housing needs and recommendations on housing programs.

Having documented the extent of housing needs in the community, as well as market conditions in the TBR, the Housing Implementation Plan sets forth goals and policies to address the identified housing needs and remove/mitigate constraints to the preservation and development of affordable housing. Specific housing programs designed to implement the City's goals and policies are identified in the section entitled "Housing Programs."

Relationship to Other General Plan Elements

According to State planning law, the Housing Element must be consistent with other General Plan elements. While each of the elements is independent, the elements are also interrelated to a degree. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

CONTEXT AND STRATEGIES

The City of West Hollywood is well recognized as one of the most progressive and inclusive communities in the region. As a leader in many aspects relating to the provision of housing, the City takes pride in its proactive efforts in addressing the needs of all socioeconomic segments of the community.

Changing Housing Needs

West Hollywood is a dynamic community with extensive and changing housing needs. The elderly, persons with disabilities (including those with developmental disabilities), and persons living with HIV/AIDS and other medical conditions continue to represent significant components of the population. However, these residents often have limited incomes and are therefore less equipped to compete in the market for decent housing. Providing affordable housing and alternative housing arrangements (e.g., assisted living, residential care) for the seniors to age in place and for other persons with special needs to remain in the community is an important goal of the City.

Providing suitable housing for families requires a diversification of the City's housing stock. Through new construction, the City will facilitate a range of housing options to meet the varied needs of all residents.

Aging Housing Stock

Almost 91 percent of the City’s housing stock is at least 30 years of age, a threshold when housing generally shows signs of aging, requiring major upgrades to the physical structures and systems (such as electrical and plumbing). Specifically, approximately half of the housing stock is at least 50 years old. Many of the City’s rental housing developments have not gone through any major upgrades.

In addition to maintenance and upkeep issues, the age of the housing stock also means that the City has a large number of soft-story structures that would present safety concerns in the event of an earthquake.¹ A typical soft-story building in West Hollywood is an apartment building with “tuck-under” parking. Seismic improvements to upgrade these structures can be costly.

In this Housing Element, the City outlines a number of actions toward formulating a comprehensive strategy to address the aging of the housing stock. The strategy would explore incentives, financial and technical assistance, and monitoring efforts to facilitate rehabilitation of the City’s aging housing stock. In addition, acquisition/rehabilitation of deteriorating housing and housing at risk of opting out of the rental market (being Ellised) represents a key strategy that works to improving the quality of the housing stock while providing long-term or permanently affordable housing.

A major obstacle to meeting this housing need is the lack of funding. Due to loss of redevelopment funding, the Homes and Gardens program has been suspended. However, new programs that focus on other incentives to encourage repairs and rehabilitation are included in this Housing Element.

Loss of Affordable Housing

West Hollywood has extensive needs for affordable housing. Approximately 45 percent of the City’s households earn lower incomes. As of 2013, West Hollywood has approximately 15,049 rent stabilized units and 1,147 publically assisted rental housing units. In addition, over 1,100 households in the City are recipients of Section 8 Housing Choice Vouchers. With rising housing costs in the region, the City must make all feasible efforts to protect its affordable housing stock. Housing options available to the City’s workforce, elderly, persons with disabilities, lower income families, and other persons with special needs remain limited. Ownership housing is beyond the reach of most lower and moderate income households in the community.

To provide permanent affordable housing in face of diminishing housing funds from the federal and state levels, the City relies heavily on its locally generated funds. The City’s Inclusionary Housing program plays a key role in creating permanent affordable housing that meets the needs of the community. However, as one of the most densely developed communities in the southland, the City must balance the need for new housing with the need to protect the quality and integrity of existing neighborhoods.

¹A soft-story building is a multi-story building with openings in places where a shear wall would currently be required for stability as a matter of earthquake engineering design.

Neighborhood Integrity


Many neighborhoods in the City are developed with a mix of uses and underdeveloped properties face development pressure to be redeveloped into higher intensity uses. In recent years, the high prices and rents of newly developed housing have made it feasible for developers to purchase underdeveloped properties to make room for condominium developments that do not necessarily address the demographics of the community.

The City values its residential neighborhoods. As a strategy to facilitate new construction, the City will direct future housing development away from the existing residential neighborhoods. Mixed-use and transit-oriented developments in commercial areas along transportation corridors will be encouraged through land use planning and incentives

GOALS AND POLICIES

Goal H-1: Provide affordable rental housing.

Intent: To protect the existing supply of affordable rental housing.

- H-1.1 Address the effects of the vacancy de-control regulation (aka Costa-Hawkins) on the rent stabilized housing stock through local measures and legislative efforts.
- H-1.2  Retain and maintain existing affordable rental housing.
- H-1.3 Work to prevent or minimize displacement of existing residents.
- H-1.4 Encourage the replacement of multi-family housing that is demolished with housing that is affordable to a wide spectrum of households.
- H-1.5 Maintain a condominium conversion ordinance aimed at preserving the City's rental housing stock, and providing tenant protections for units approved for conversion.



Goal H-2: Maintain and enhance the quality of the housing stock and residential neighborhoods.

Intent: To maintain and enhance the quality and integrity of existing residential neighborhoods through programs and incentives to assist in rehabilitation efforts.

- H-2.1  Assist landlords and other property owners in maintaining and improving their properties through the City's residential rehabilitation assistance programs, State programs (such as the Mills Act), and other innovative mechanisms.
- H-2.2 Promote strong, on-site management of apartment complexes to ensure the maintenance of housing and neighborhood quality.
- H-2.3  Establish and maintain development standards that support housing and mixed-use developments while protecting and enhancing the quality of life goals.
- H-2.4  Continue to support healthy neighborhoods by addressing public health and safety issues in cooperation with other public agencies and perform ongoing property inspections.



Goal H-3: Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.

Intent: To provide adequate housing to meet the diverse needs of the community, with due consideration for households with special needs.

- H-3.1  Facilitate the development of a diverse range of housing options including, but not limited to, single-family homes, second/accessory units, multi-family rental housing, condominiums and townhomes, live/work units, housing in mixed use developments, and other flexible housing types.
- H-3.2 Support the development of affordable housing by non-profit organizations through financial assistance and/or regulatory incentives.
- H-3.3 Continue to implement the Inclusionary Housing Ordinance to ensure that new housing developments expand affordable housing opportunities for lower and moderate income households.
- H-3.4  Promote universal design in the construction of new housing and rehabilitation of existing housing.
- H-3.5 Facilitate the development of housing with on-site supportive services for seniors, persons with disabilities and other medical conditions, and other persons with special needs.
- H-3.6 Encourage the development of mixed-income housing that includes various household compositions to accommodate a range of ages and family types.

Goal H-4: Provide for adequate opportunities for new construction of housing.

Intent: To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's diverse housing needs.

- H-4.1  Encourage and provide incentives for the development of housing in mixed use and transit-oriented developments.
- H-4.2 Provide adequate sites to meet the City's housing needs, including those of special groups, including seniors, persons with disabilities (including developmental disabilities or other medical conditions), the homeless, veterans, single parents, and large households.
- H-4.3  Encourage the adaptive reuse of existing structures for residential purposes.
- H-4.4 Pursuant to State law, prioritize water and sewer services for affordable housing development in the event allocation of services is required.

Goal H-5: Provide for a government environment that facilitates housing development and preservation.

Intent: To mitigate potential governmental constraints to housing development, preservation, and affordability.

- H-5.1 Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.
- H-5.2 Periodically review City fees and regulations to ensure that they do not unduly constrain housing development.
- H-5.3 Consider planning and development fee reductions for developments that meet the affordable and special housing needs of the community.
- H-5.4 Continue to provide for timely and coordinated processing of residential and mixed use development projects in order to minimize project holding costs.

Goal H-6: Promote equal access to housing for all.

Intent: To promote equal opportunity for all residents to reside in the housing of their choice.

- H-6.1 Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, sex, age, family status, marital status, parenthood, pregnancy and pregnancy-related conditions, occupancy by a minor child, ancestry, ethnic origin, national origin, citizenship, religion, source of income, status as a student, sexual orientation, gender identity, disability, political affiliation or opinion, medical conditions including, but not limited to AIDS or AIDS-related conditions.
- H-6.2 Continue to utilize and pursue housing funds, as available and appropriate, to provide housing for people with disabilities, including AIDS/HIV and the frail elderly.
- H-6.3 Support non-profit service providers that help meet the diverse housing and supportive service needs of the community.
- H-6.4 Assist in settling disputes between tenants and landlords.

HOUSING PROGRAMS

The goals and policies presented earlier are implemented through a series of housing programs offered primarily through the City's Department of Human Services and Rent Stabilization and Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

Preservation of Existing Housing

1. Incentives for Rehabilitation

Aging housing stock is a major housing concern in the City. Preserving the City's existing housing requires an understanding of the extent of the issues and the feasibility and costs of preservation, and then devising an appropriate strategy to address the issues.

In 2012, the City completed an exterior conditions windshield survey of all residential properties in the City to determine the extent of potential visible seismic issues. In 2013, the City will complete a study of incentives for multi-family housing rehabilitation and best practices in other jurisdictions.

Timeframe and Objectives:

- In 2014, design a multi-family housing rehabilitation program that incorporates technical assistance for landlords, seismic retrofitting, water and energy efficiency upgrades, weatherization, sustainability improvements, and universal design, and to address impacts for tenants-in-place during rehabilitation. Explore incentives, including possible financial assistance to encourage participation.
- Pursue financial resources to assist housing providers to upgrade the City's housing stock with green building improvements. Conduct a study in 2014 to explore incentives for upgrading historic buildings.
- Identify properties with soft-story vulnerability and draft a programmatic response, including incentives to encourage retrofitting.

Funding Sources:

General Fund; other State and federal funds; SB 391

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division; Community Development Department/Current and Historic Preservation Planning Division

2. Multi-Family Rehabilitation and Acquisition/Rehabilitation

Under this program, the City provides funds and/or regulatory incentives to non-profit housing providers to purchase deteriorated properties or properties at risk of being demolished or otherwise removed from the rental housing market. The non-profits in turn coordinate the rehabilitation, maintenance, and management of the projects as long-term affordable housing for special needs and/or lower income households.

Timeframe and Objectives:

- Identify apartment complexes in need of rehabilitation and support non-profits in acquisition and rehabilitation on an ongoing basis.
- Use survey tools to scan and analyze block-by-block areas of need of various improvements within the City by 2015.
- Educate the public (both tenants and landlords) through brochures, City newsletters, and City website, social media, and other innovative communication tools, etc., regarding the rights and responsibilities of maintaining housing quality standards.
- Annually explore funding availability from State and Federal sources for acquisition and rehabilitation activities, such as HOME funds, Multifamily Housing Program (MHP) funds, and Low Income Housing Tax Credits (LIHTC) as an ongoing collaboration with affordable housing providers.
- Promote the incorporation of universal design features in residential rehabilitation, particularly in City-assisted projects as part of the regular permitting processes.

Funding Sources:

Affordable Housing Trust Fund

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division; Department of Public Works/Code Compliance Division

3. Home Secure Program

Offered as a component of the case management services through the Jewish Family Services at the Comprehensive Services Center, the Home Secure Program offers free security devices and home protection measures, including door locks, grab bars, peepholes, and smoke detectors, to lower income residents, especially seniors and persons with disabilities.

Timeframe and Objectives:

- Continue to advertise the availability of this program on the City's website and provide brochures at public counters on an ongoing basis.
- Continue to conduct community outreach and make referrals through social services and rent stabilization constituent contacts to enroll aging and at-risk populations in the Jewish Family Services case management program.

Funding Sources:

General Fund

Responsible Agencies:

Department of Human Services and Rent Stabilization/Social Services Division; Jewish Family Services

4. Mills Act Contracts and Historic Preservation

The City of West Hollywood is dedicated to both preservation of historic resources and affordable housing. Overall, 83 multi-family properties in the City are designated as local Cultural Resources. Among these, 46 are subject to the City's Rent Stabilization Ordinance. Historic properties can be more expensive to repair and maintain, due to the special care in quality of material and details required. To ensure proper rehabilitation and maintenance of these designated properties, it may be necessary to provide incentives to the property owners.

One incentive is the Mills Act. Mills Act contracts are offered to owners of properties, which are designated as Cultural Resources within the City. Under these contracts, the basis for property tax assessments is changed from last sale price to an analysis of the income stream of the property for rental units (or a presumed income stream for owner-occupied units), in recognition of the higher maintenance costs for historic properties. In exchange for lowered property taxes, the property owner agrees to a ten-year maintenance plan for the building.

In 2013, the City issued a Request for Proposal (RFP) and contracted with a consultant team for assistance in developing an incentive program for multi-family properties that are designated historic resources.

Timeframe and Objectives:

- Conduct outreach regarding the Mills Act to owners of historic properties annually.
- Continue to advertise the availability of this program through brochures at public counters.
- Complete study on historic preservation rehabilitation incentives in 2014 and develop a framework for a program to address historic properties.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Current and Historic Preservation Planning Division

5. Code Compliance

Code compliance is a means to ensure the character and quality of neighborhoods and housing is maintained. The City implements an active code compliance program to identify properties in violation of the City's Property Maintenance Code to work with property owners to rectify substandard conditions. However, many multi-family rental housing properties in the City have not undergone any major systems upgrade, and many substandard conditions, such as aging electrical and plumbing systems, are not visible without in-depth inspections. Moreover, in most cases (smoke detectors being a notable exception), the City cannot mandate that property owners upgrade building systems to current standards.

Timeframe and Objectives:

- Continue to implement the Code Compliance program to ensure routine property maintenance and eliminate substandard building conditions.
- In 2014, explore the feasibility of establishing a Rental Housing Inspection program that focuses on physical/structural conditions. (This program will work hand-in-hand with the City's efforts to facilitate multi-family rehabilitation described later.)
- Explore opportunities for incentivizing upgrades to current standards (see Program 2).
- In 2014, explore Franchise Tax Board Substandard Housing program for prohibiting certain income tax deductions for landlords who are delinquent in addressing Health and Safety Code violations.
- By 2015, review the existing program to evaluate its effectiveness and impact on neighborhood conditions to determine if the program needs to be modified or continued.

Funding Sources:

Departmental Budget

Responsible Agencies:

Department of Public Works

Preservation of Affordability

6. Rent Stabilization Ordinance

The City enacted the Rent Stabilization Ordinance in June 1985 to maintain the affordability of rental housing in West Hollywood. The Ordinance regulates residential rent levels, requires that rental units meet specific maintenance standards, and protects tenants from eviction except in specified circumstances. Under the Ordinance, the Maximum Allowable Rent (MAR), the most a landlord could charge, is the initial rent charged for the tenancy plus any intervening general adjustments allowed by the City that the landlord charged to the tenant.

In 1995 the Costa-Hawkins Rental Housing Act was passed to enforce gradual Statewide de-control of rent-controlled housing as vacancy occurs. Full implementation of Costa-Hawkins began in 1999.

Timeframe and Objectives:

- 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.
- In 2014, explore the issues of aging in place for elderly and disabled persons and find solutions such as a legislative change to allow for unit swapping as an exemption under Costa-Hawkins.
- By 2015, conduct a review of the Net Operating Income (NOI) mechanism to determine its effectiveness.
- Continue to conduct workshops to educate landlords and tenants on matters related to the Rent Stabilization Ordinance, including topics such as property maintenance, registration, mediation, and evictions.

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Social Services Division

7. Housing Choice Vouchers (Section 8)

The Housing Choice Vouchers (formerly known as Section 8 Certificates) is designed to assist extremely low and very low income households in making their monthly rental payments by providing a rent subsidy directly to the participating property owner in the private sector. The objective of the program is to provide the means for decent, safe, sanitary rental housing for families who might not otherwise be able to afford this type of housing. The Los Angeles County Housing Authority administers the Housing Choice Voucher program. As of March 2013, over 1,100 households in West Hollywood were receiving Housing Choice Vouchers. The vast majority of these recipients were seniors and/or persons with disabilities. Based on HUD regulations, 70 percent of the new voucher recipients must be extremely low income households. Issuance of new housing vouchers has been suspended due to reductions in federal funding for the Housing Choice Voucher Program.

Timeframe and Objectives:

- Continue to encourage local landlords to accept rental vouchers on a daily or as-needed basis and continue programmatic response through Rent Stabilization Ordinance and social services agencies for landlords terminating Section 8.

- Include information in semi-annual mailings to property owners outlining the benefits of the Housing Choice Voucher program.
- Undertake proactive measures to ensure the continued availability and usefulness of Housing Choice Vouchers for extremely low and very low income West Hollywood residents. Specifically, work with the Los Angeles County Housing Authority to maintain and increase the payment standards for vouchers to reflect the actual cost of renting in Los Angeles County.

Funding Sources:

HUD funds

Responsible Agencies:

Housing Authority of the County of Los Angeles

8. Preservation of Publicly Assisted Housing

In addition to the City’s rent stabilized housing stock, the City has an inventory of affordable housing that is assisted with local, state, and federal housing funds. There are 1,147 publicly assisted units in multi-family developments in West Hollywood, consisting of 266 WHCHC units, 365 County-managed housing units, and 353 units owned by other housing providers. Currently, four projects, totaling 321 units, are at-risk of losing their affordability. Three of these developments (800 Kings Road, 1123 Fuller, and Fairfax Tower) are assisted with project-based Section 8 contracts under agreements with HUD. These Section 8 contracts are due to expire prior to October 15, 2023 (timeline for the at-risk housing analysis period). The property located at 800 Kings Road was recently granted an extension of their HUD contract to 2022; Fairfax Tower and 1123 Fuller have already submitted applications to renew their Section 8 contracts and are awaiting approval. Extensions for both projects are expected and conversion of these projects to market-rate housing is highly unlikely. However, for purposes of the Housing Element, State law treats these projects as potentially at risk of losing their subsidies.

The fourth at-risk project, located at 1274 Crescent Heights, has restrictive covenants for 26 affordable units for low-income families that are set to expire on January 1, 2014. The developer participated in the Los Angeles County Multi-family Bond Program in 1980s and the rent restrictions on these 26 units will likely expire in 2014.

Timeframe and Objectives:

- **Monitor At-Risk Units:** Semi-annually monitor the at-risk projects by continuing to maintain close contact with the property owners regarding their long-term plan for the projects.
- **Conduct Tenant Education:** Coordinate with the County and HUD to conduct meetings to educate the public regarding “at-risk” housing. It has been a long-established City strategy to create permanent affordable housing in the City. Virtually all affordable housing units in the City are available either in perpetuity or for a very long term. For the three projects that require short-term renewal of subsidy contracts, communicate

to the public regarding the limited potential for and required process of conversion and available tenant protection and assistance.

- **Work with Potential Purchasers:** Should the property owners be interested in selling the properties, provide financial and technical assistance to the WHCHC or other non-profit organizations interested in purchasing and/or managing the units at risk.
- **1274 Crescent Heights:** The City has already reached out to the Housing Authority of the County of Los Angeles regarding the expiration of the regulatory agreement associated with the County of Los Angeles Multi-family Housing Bond Program. Unfortunately, the City has limited resources to preserve these units as the City's Affordable Housing Trust Fund is over obligated at this time and the City no longer has access to redevelopment funds for low and moderate income housing. The City will consider the feasibility of introducing a legislative item in 2013 supporting a permanent funding source for the development, rehabilitation and preservation of affordable units.
- **Pursue State and Federal Funding:** Assist non-profit organizations in pursuing State and federal funds for the preservation of at-risk units.

Funding Sources:

Affordable Housing Trust Fund; State and federal funds

Responsible Agencies:

Department of Human Services and Rent Stabilization/Social Services Division

9. Condominium Conversion Ordinance

Apartment projects proposed for conversion to common interest developments are subject to the City's condominium conversion regulations. These regulations require a permit for conversion, and substantial compliance with current zoning requirements for newly developed condominiums, including parking requirements. The Ordinance further makes provisions for protecting the rights of tenants currently residing in the units that are approved for conversion. These provisions comprise specific purchasing rights for the tenants as well eviction clauses to which they must adhere.

Timeframe and Objectives:

- 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.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Current and Historic Preservation Planning Division

10. Residential Referral List

As an attractive, diverse urban community, West Hollywood has a tight rental market, with very low vacancies and high rent levels. To assist those seeking rental units in West Hollywood, the City publishes and updates weekly a list of residential units available for rent. The list is compiled based on information provided by local landlords and apartment management companies. The list is available online and emailed to persons registered to receive the updates.

Timeframe and Objectives:

- Continue to make available and update weekly the residential referral list of rental units. Expand the referral list to include accessibility as part of the listed amenities to assist persons with disabilities in identifying suitable units.
- Continue to encourage landlords to participate in this program to expand access to information by prospective tenants.

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division

Production of Housing

11. Mixed Use and Transit-Oriented Development

A key policy direction of the City's General Plan is to ease the development pressures from residential neighborhoods, while providing opportunities for new housing construction by encouraging mixed use and transit-oriented development along commercial corridors. Mixed use development standards in the commercial areas are flexible, with the intention of accommodating a range of unit types and sizes.

As part of the 2011 General Plan update, the City rezoned and upzoned portions of La Brea Avenue, Santa Monica Boulevard, Fairfax Avenue, Robertson Boulevard, and Beverly Boulevard to encourage commercial, mixed use, and transit-oriented developments (where existing high levels of transit services are provided, and where future service enhancements are anticipated).

The Transit Overlay Zone (TOZ), created by the General Plan, identifies sites close to major transit nodes for which modifications to parking requirements, or other development standards may be considered when individual projects provide specified supplemental Transportation Demand Management programs. The TOZ designation is intended to encourage mixed-use development in locations with adequate transit service to reduce the need for auto trips.

The General Plan update also created the Mixed-Use Incentive Overlay zone, which identified

certain locations where a mix of residential and commercial uses is encouraged. The Mixed-Use Incentive Overlay zone is intended to focus residential mixed-use projects in high priority nodes, focused on commercial corridors and including locations with high transit levels of service and major intersections. New development with a mix of residential and commercial uses in this overlay zone may receive an additional 0.5 FAR and ten (10) feet in height.

Timeframe and Objectives:

- By 2015, amend the Zoning Code to implement the Transit Overlay Zone, providing incentives to facilitate transit-oriented mixed use development at specific locations.
- Assist interested developers in site identification and as appropriate, support developers in funding applications.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Long Range and Mobility Planning Division; Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division

12. Inclusionary Housing Ordinance

The Inclusionary Housing Ordinance requires residential developers to set aside a portion of units in each new housing development for lower and moderate income households. This set-aside is 20 percent for projects with over ten units and one unit for projects with ten or fewer units. For projects with ten or fewer units, however, the City allows the option of paying an in-lieu fee that is deposited into the City's Affordable Housing Trust Fund. In addition, under certain circumstances, projects of any size can apply to provide inclusionary units off site.

To encourage the construction of affordable housing, the City provides developers who include inclusionary units in their projects with density bonuses. In addition to the standard bonus (per State density bonus law), bonuses can allow density increases up to 100 percent above the maximum density permitted by the underlying zone, if certain provisions are met. The Inclusionary Housing Ordinance also provides the following regulatory incentives: reduced requirements in the form of "concessions" or modifications to development standards (height, setbacks, open space), and permit lower minimum parking requirements. The Inclusionary Housing Ordinance should be periodically monitored for full conformance with the State density bonus requirements.

Timeframe and Objectives:

- Continue to implement the Inclusionary Housing Ordinance.
- Continue to monitor market conditions and development trends to ensure that the Ordinance works effectively to provide affordable housing in the community but does not unduly constrain housing development in general. If constraints are identified, the

City will make necessary improvements to the ordinance to enhance its effectiveness in facilitating the development of housing for all income groups.

- Continue to prioritize inclusionary housing units for tenants displaced due to Ellis Act and consider developing a programmatic approach within the Inclusionary Housing Ordinance to assist persons with disabilities (including persons with developmental disabilities) and those aging in place.
- Consider revising the Inclusionary Housing Ordinance to specifically identify the very low income households.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Long Range and Mobility Planning Division;
Department of Human Services and Rent Stabilization/Rent Stabilization and Housing
Division

13. Affordable Housing Development through Partnerships with Non-Profits

WHCHC plays a major role in providing affordable housing in West Hollywood. Established in 1986, the WHCHC was formed to build, rehabilitate, and manage affordable housing developments for lower income and special needs households in the City. WHCHC has been recognized for its attractive developments and high standard of property management. WHCHC projects include Sierra Bonita, a mixed-use building with 42 affordable units for people with disabilities, including development disabilities, and the Courtyard at La Brea, a mixed-use building with units set aside for people with disabilities and transitional age youth.

WHCHC leverages local funds provided through the Affordable Housing Trust Fund with other outside funding, such as Low Income Housing Tax Credits (LIHTC) to provide units that are deeply subsidized. In addition to financial assistance, WHCHC receives regulatory incentives from the City, including reduced parking requirements and waiver of development fees for affordable projects.

In addition to WHCHC, the City has worked with other non-profits including Menorah Housing, Los Angeles Housing Partnership, and Alternative Living for the Aging, and is interested in continuing to support non-profits in the provision of affordable housing.

Timeframe and Objectives:

- 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.

- Devise incentives for the development of housing for extremely low and low income households including persons with disabilities, for example, explore the feasibility of fee incentives.

Funding Sources:

Affordable Housing Trust Fund; LIHTC

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division; West Hollywood Community Housing Corporation

14. Workforce Housing, Family Housing, and Ownership Housing Opportunities

The City provides affordable rental housing for lower income households through its Rent Stabilization Ordinance; Inclusionary Housing Ordinance; partnership with nonprofits to develop, acquire, and rehabilitate affordable housing; and Housing Choice Vouchers. Homeownership remains out of reach for most of the City's lower and moderate income households. Housing options for young families and the City's workforce are limited in the community.

Timeframe and Objectives:

- Explore creative housing types such as accessory dwelling units, co-op housing, micro units, and other flexible housing types to increase opportunities for affordable homeownership.

Funding Sources:

Departmental Budget

Responsible Agencies:

Community Development Department/Long Range and Mobility Planning Division; Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division

15. Commercial Development Impact Fee

In conjunction with the Inclusionary Housing Ordinance, the City has established a Commercial Development Impact Fee to mitigate the impact of new commercial development on the need for affordable housing and generate additional revenues for affordable housing activities. Under this program, new commercial developments in West Hollywood are required to provide housing affordable to employees or pay an in-lieu impact fee, which is placed in the Affordable Housing Trust Fund to be used for a variety of housing activities, including rehabilitation and new construction.

Timeframe and Objectives:

- Continue to implement the Commercial Impact Fee program.

- Monitor market conditions and development trends regularly to ensure that the Commercial Impact Fee works effectively to provide affordable housing in the community but does not unduly constrain development in general.
- In 2014, issue a Request for Proposals to study the Commercial Impact Fees, and adjust if necessary.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Long Range and Mobility Planning Division

16. Green Building

West Hollywood adopted one of the nation’s first mandatory Green Building Ordinance and it became effective on October 1, 2007. The ordinance ensures that new buildings will be healthier for residents, and use energy and resources more efficiently. Flexibility, responsiveness to local conditions, and cost-effectiveness are key features of the ordinance. The City has created a Green Building Manual to help guide developers through the process. The Green Building Requirements and Incentives for Private Development Ordinance focuses on the following:

- Establishes new development standards that apply to all development, including all new residential and commercial projects, as well as remodels and tenant improvements;
- Develops a point system for new construction with incentives for projects that achieve “exemplary” status; and
- Implements “green building” education and outreach program

The “green” development standards are green building requirements for remodels, tenant improvements, additions and new construction. These standards were incorporated into the Zoning Ordinance so that all projects incorporate elements such as drought-tolerant landscaping, low-flow plumbing fixtures, and energy efficient appliances.

The green building point system is applied to all new structures, with incentives for projects that go above and beyond minimum requirements. The requirements are structured as a point system to allow for maximum flexibility and the points allowed reflect West Hollywood’s unique opportunities and constraints. Specifically, the point system was designed to emphasize locally-available materials, encourage green elements to be incorporated early into project design and provide flexibility to alter green elements as the project evolves.

Timeframe and Objectives:

- Continue to implement the Green Building program that offers incentives and flexibility for compliance, and update as needed.
- Continue to fund and operate the Green Building Resource Center.

- Promote green building standards in the City’s affordable housing stock by providing financial assistance for improvements.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development/Long Range and Mobility Planning Division and Building and Safety Division

17. Potential Sites for RHNA

The City will continue to use specific plans and zoning to ensure that adequate sites are available (as defined by state housing element law, Government Code section 65583) to accommodate the City’s Regional Housing Needs Allocation (RHNA) for all income groups. Each year, as part of the City’s annual evaluation of its implementation of the General Plan, the City will monitor the City’s progress in meeting the RHNA with production and remaining capacity in development potential in relation to the City’s RHNA. For the 2013-2021 planning period, the City has been assigned a RHNA of 77 units (19 very low income, 12 low income, 13 moderate income, and 33 above moderate income units). As of April 2013, proposed developments are expected to add a net total of 1,532 housing units to the City. A significant portion of these dwelling units (232 units) are also expected to be affordable to lower and moderate income households, as a direct result of the City’s Inclusionary Housing Ordinance.

Overall, the City’s residential sites inventory—which includes proposed projects, opportunity sites and vacant and underutilized sites—offers a total capacity of 2,567 housing units, exceeding the City’s RHNA of 77 units for this Housing Element planning period.

Timeframe and Objectives:

- Ensure that adequate capacity exists to accommodate the City’s RHNA of 77 housing units.
- Encourage mixed-use development at key nodes along commercial boulevards.
- Annually monitor the City’s progress toward meeting the RHNA, including an analysis of any RHNA shortfalls, and evaluate the land availability to meet the remaining RHNA.

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division; Community Development Department/Long Range and Mobility Planning Division

Removal of Governmental Constraints

18. Zoning Ordinance

The West Hollywood Zoning Ordinance underwent a number of revisions in 2013 to address a range of housing issues and ensure compliance with State and federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential development in the community and guarantee equal housing access and opportunities to its residents.

The Rent Stabilization and Housing Division and Long Range and Mobility Planning Division jointly engaged a consultant in 2010 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 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.

Timeframe and Objectives:

Pursuant to State Law, the Zoning Ordinance will be amended, within one year of the adoption of the 2008-2014 Housing Element, to address the following:

- Beginning in 2014, conduct a study to explore the suitability of various housing types such as micro units, co-op housing, accessory dwelling units, and other flexible housing types, or tools such as parcel subdivision, to meet the housing needs of the underserved groups, such as seniors aging in place and moderate income households.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Long Range and Mobility Planning Division

19. Streamlined Processing

Residential development in West Hollywood requires permits and/or approvals from various City departments, such as a permit to remove rental units from the Rent Stabilization and Housing Division, and Planning Commission approval of a subdivision map and site plan. In order to streamline project processing, the City requires Planning Commission review of apartments and projects with five or more units in R1, R2, and R3 zones, or nine or more units in R4 zones.

Timeframe and Objectives:

- Continue to work on improving the streamlined processing procedures and by 2015 develop a handbook to guide developers through the City processes and requirements.

- Continue to offer pre-application conference with project applicants to identify issues and concerns prior to application submittal.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Current and Historic Preservation Planning Division;
Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division

20. Fee Waivers for Affordable Housing

The City levies various impact fees on new developments to address deficiencies in community amenities, such as parks, transit-related facilities, and art. To ensure that impact fees do not constrain affordable housing development, the City exempts WHCHC projects and residential developments with more than 25 percent affordable housing units from the art, park, and transportation fees (per Section 19.64.030(a) of the Zoning Ordinance). In addition, the City Council has adopted a policy waiving all City-imposed plan check and other fees for nonprofit-sponsored projects that are 100 percent affordable.

Timeframe and Objectives:

- Continue to waive art, park, and transportation fees for residential projects with 25 percent or more affordable units.
- Continue to waive all City-imposed plan check and other fees for nonprofit-sponsored projects are 100 percent affordable.
- In 2014, review the City’s various planning and development fees, as was done in 2006 and 2010, to ensure they are reasonable and do not unduly constrain housing development.

Funding Sources:

Departmental budget

Responsible Agencies:

Community Development Department/Current and Historic Preservation Planning Division

Equal Housing Opportunity

21. Fair Housing Program

As a participating jurisdiction in the Los Angeles County CDBG program, fair housing services are coordinated by the County Community Development Commission on behalf of the City. The County contracts with the Housing Rights Center, a non-profit organization, to identify, mediate, investigate, and if necessary, prosecute landlords and property owners in violation of fair

housing laws. The Housing Rights Center also provides information to the public about housing discrimination and landlord/tenant rights and responsibilities.

Timeframe and Objectives:

- Continue to provide fair housing information to the public regularly as needed via the public counters, message boards, City website, and 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.
- By the end of 2014, have specific City staff liaison appointed to coordinate with various stakeholders including the Western Center for Independent Living and other housing organizations at least semi-annually to provide updated education and outreach on fair housing issues.

Funding Sources:

CDBG; Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/ Rent Stabilization and Housing Division

22. Tenant/Landlord Mediation

Mediation is an informal and voluntary way of resolving disputes between tenants and landlords. The City offers a mediation program as an alternative means to settle disputes regarding maintenance, housing services, and other tenant/landlord issues. Mediation is free, voluntary, and informal. Mediation is conducted by the Legal Services Division in a neutral setting. The City also contracts with Dispute Resolution Services to provide additional mediation services. The mediator is an impartial third party who serves to facilitate the discussion and focus on all the issues. The tenant and landlord have the opportunity to communicate openly and directly with each other to arrive at a mutually satisfactory agreement.

Timeframe and Objectives:

- Continue to offer the mediation program and promote the program through information on City website, program brochures at public counters, social media, and other innovative communication tools.

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Administrative Services/Legal Services Division and Dispute Resolution Services

23. Tenant Eviction Protection Program

The City's Rent Stabilization Ordinance limits the grounds on which a tenant may be evicted to the following: nonpayment of rent; creating a nuisance or using a rental unit for illegal purposes; subleasing without a landlord's permission; failure to provide the landlord with reasonable access; violating the rental agreement; and failure to renew a rental agreement. Tenants may also be evicted when the owner seeks to withdraw the entire property from the rental housing market pursuant to the Ellis Act. Certain of these evictions entitle the tenant to receive relocation assistance from the tenant's landlord.

Timeframe and Objectives:

- Continue to prevent unlawful eviction and fund legal aid organizations that provide tenant education and representation regarding landlord/tenant disputes.
- Renew 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.
- Continue to monitor and investigate allegations of tenant harassment.

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division and Department of Administrative Services/Legal Services Division

24. Services for Special Needs Populations

The City financially supports various non-profit services providers that help meet the supportive services needs of West Hollywood residents, including lower income households, seniors, disabled persons (including persons with developmental disabilities), persons with HIV/AIDS, the homeless, and veterans. Major non-profit service providers active in West Hollywood include Affordable Living for the Aging, Menorah Housing, Being Alive, and AID For AIDS. Services currently offered through these organizations include case management, roommate referrals, senior nutrition sites, home improvement assistance, health center, in-home supportive services, peer counseling, short-term financial assistance for rent and utilities, and legal services. The City Council also appoints members to the Senior Advisory Board and Disabilities Advisory Board to address the needs of these special needs populations.

To assist in meeting the special housing needs of the homeless, the Department of Human Services and Rent Stabilization, Social Services Division, provides shelter referrals to various facilities, including: PATH (People Assisting the Homeless); and the Year-Round Emergency Shelter Hotline. Referral is also provided for medical needs, food distribution, case management, and counseling.

The Social Services Division publishes on-line a social services directory to provide the community with detailed information on assistance or services available, including food and shelter, AIDS education, pre-school, job placement, legal services, mental health services, and homeless services. These services are provided by contracts with local non-profit agencies and by in-house programs. The directory can also be obtained by contacting the Human Services Department.

Timeframe and Objectives:

- Continue to provide financial support to non-profit services providers that help meet the supportive services 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 City website.
- In 2014, coordinate with Bet Tzedek, or another legal services agency, and other service providers to develop an educational seminar for tenants and landlords regarding reasonable accommodations.

Funding Sources:

CDBG; Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Social Services Division

25. Enhanced Management Program

The Enhanced Management Program is administered by WHCHC at all of its projects, which include 333 units in West Hollywood. This program combines standard property management practices with referral to community service agencies, information about supportive services and community building activities. At each WHCHC development, a Resident Services Coordinator is available and responsible for maintaining contact with residents and monitoring their need for social services.

Timeframe and Objectives:

- 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

Funding Sources:

Departmental budget

Responsible Agencies:

Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division

26. Community Engagement

The City values community input and strives to outreach to all segments of the community. The City will engage the community on an ongoing basis regarding housing issues. Mechanisms may include:

- Newsletters and interactive information, such as InfoMap on City website and other communication tools.
- An education series on housing-related topics.
- Technical Assistance Panels of professionals to give feedback to the City on land use and design issues related to the development and improvement of housing.
- Dedicate city webpages to housing-related resources to homeowners and landlords, including incentives and programs offered by local utility companies on sustainable improvements, and financial assistance for utility payments.

Timeframe and Objectives:

- Design and initiate a community engagement program in 2014.

Funding Sources:

Departmental budget

Responsible Agencies:

City Manager's Office; Department of Human Services and Rent Stabilization/Rent Stabilization and Housing Division; Community Development Department/Long Range and Mobility Planning Division

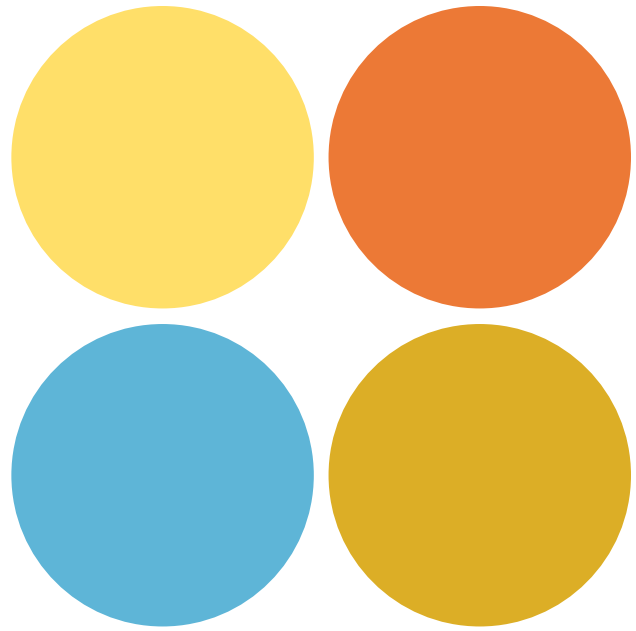
SUMMARY OF QUANTIFIED OBJECTIVES

The following table summarizes the City’s quantified objectives for the period of 2013 through 2021.

Table 11-1: Summary of Quantified Objectives (2013-2021)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed ¹			152	80	1,300	1,532
Units to be Rehabilitated ²	167	96	139	248		650
Units to be Preserved (At-Risk Units)	160	161				321

1. Based on proposed projects
2. Pilot program for rehabilitation



West Hollywood **General Plan 2035**
2013-2021 HOUSING ELEMENT
TECHNICAL APPENDIX

December, 2013
City of West Hollywood

RESOLUTION NO. 13-4516

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ADOPTING GENERAL PLAN AMENDMENT 013-001, AN UPDATE OF THE HOUSING ELEMENT OF THE CITY OF WEST HOLLYWOOD GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The State of California requires that all cities and counties prepare a Housing Element as one of the seven mandated elements of the General Plan. Housing Elements must be updated on a schedule established by the State Department of Housing and Community Development (HCD) and the scope of the Housing Element and Housing Technical Background Report is determined by that agency. The Housing Element is a policy guide that provides an indication of the need for housing in the community; particularly the availability, affordability, and adequacy of housing; and serves as a strategy for the City to address housing needs across the economic and social spectrum.

SECTION 2. The City conducted an extensive and multi-faceted community outreach process to seek broad input regarding housing in West Hollywood. The input received was used to develop the Draft Housing Element Policies and Programs. On April 6, 2013, more than 60 community members attended a "Community Conversation" event and gave input on key themes to be addressed in the Housing Element. In April and May, 2013, a series of five focus group discussions were held in order to engage key stakeholder groups in discussion of specific policy issues. Throughout the Housing Element Update, documents and presentations related to the project were posted on the City's website.

SECTION 3. Pursuant to the California Environmental Quality Act ("CEQA"), The City finds that the Housing Element Update is exempt from CEQA. The proposed changes to the Housing Element are administrative in nature and no changes are proposed to the General Plan Land Use Map or the Zoning Map. The Update is exempt pursuant to Section 15061(b)(3), as the project does not have the potential to cause a significant effect on the environment. Further, it is categorically exempt pursuant to Section 15305, Minor Alternations to Land Use Limitations.

SECTION 4. The Draft 2013-2021 Housing Element and Draft Technical Background Report were made available to the public at City Hall and by digital posting on the City's website in June, 2013. No public comments were received on the Draft.

SECTION 5. The West Hollywood Planning Commission and City Council held a Joint Study Session on June 24, 2013. Commissioners and

Councilmembers heard a presentation from staff regarding state requirements for the Housing Element, the City's extensive community outreach process for the Housing Element Update, and how key issues identified by the community have been addressed in the Draft Housing Element. Commissioners and Councilmembers gave feedback regarding the proposed goals and policies in the Draft Housing Element and directed staff to incorporate certain changes prior to submitting the Revised Draft to HCD for review.

SECTION 6. The West Hollywood Planning Commission held a duly noticed public hearing on the adoption of the Revised Draft Housing Element on November 21, 2013, and gave all interested persons an opportunity to be heard. Based on the record before the Planning Commission, the staff reports, the public testimony, comments from the State Department of Housing and Community Development (HCD), and considering the record as a whole, the Planning Commission recommended that the City Council approve the Revised Draft Housing Element.

SECTION 7. Notice of the public hearing before the City Council was advertised in the Beverly Press on November 21, 2013, and by mailing to interested parties on November 22, 2013, 2013.

SECTION 8. The Draft Housing Element, dated June 2013, was submitted to the California Department of Housing and Community Development (HCD) on July 25, 2013. The City received comments on the Draft Housing Element from HCD during a meeting on August 28, 2013, requesting clarifications to the proposed Housing Element. The City has reviewed the Housing Element Guidelines adopted by HCD pursuant to Section 50459 of the Health and Safety Code. The City has revised and clarified the Draft Housing Element in response to comments by HCD and submitted the revised Draft, dated September 2013 (revised Draft Housing Element), to HCD on September 18, 2013. The City received a letter from HCD on September 27, 2013 confirming that the revised Draft Housing Element meets the statutory requirements of State housing element law and meets all eligibility criteria detailed in HCD's Housing Element Update Guidance.

SECTION 9. Based on the record before the City Council, the staff reports, the public testimony, HCD's comments, and considering the record as a whole, the City Council finds as follows:

- A. The revised Draft Housing Element is in full compliance with the requirements of Government Code Sections 65580 through 65589.8, as demonstrated by the analysis set forth by the revised Housing Element.
- B. The revised Draft Housing Element is consistent with the other elements of the West Hollywood General Plan because the revised Housing Element uses the land use designations of the Land Use Element and those designations are, in turn, consistent with the policies and provisions of the remaining elements of the General Plan. All of the policies and

constraints identified in the elements of the General Plan are reflected in the restrictions and policies set forth in the Land Use Element, and are the basis of the site inventory and programs of the updated Housing Element.

- C. The housing goals and policies stated in the revised Draft Housing Element are appropriate for the City of West Hollywood and will contribute to the attainment of the state's housing goal because it reflects community priorities established through broad public input and accommodates the City's entire Regional Housing Needs Allocation (RHNA) with projects already proposed for development.
- D. The adoption of the revised Draft Housing Element will aid the City's efforts to assist in the development of housing for all members of the community, through policies and programs specifically designed to encourage diverse housing types affordable to all income levels.
- E. The adoption of the revised Draft Housing Element is in the public interest because it will contribute to attainment of the state's housing goal and assist in the development of housing for all members of the community.

SECTION 10. The City Council of the City of West Hollywood has reviewed and considered the Draft West Hollywood 2013-2021 Housing Element, dated September, 2013, and hereby adopts the revised Draft Housing Element as the West Hollywood 2013-2021 Housing Element.

PASSED, APPROVED AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 2nd day of December, 2013 by the following vote:

AYES:	Councilmember:	Duran, Heilman, Prang, Mayor Pro Tempore D'Amico and Mayor Land.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



ABBE LAND, MAYOR

ATTEST:



COREY SCHAFFER, CITY CLERK

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Housing Element Technical Background Report

I. Introduction

A. Organization of Document

This Technical Background Report (TBR) describes the City of West Hollywood’s process in updating the Housing Element for the 2013-2021 planning period and analyzes local demographic, household, and housing characteristics and trends in an effort to determine the nature and extent of housing needs in West Hollywood. This TBR also reviews and assesses the various constraints and opportunities to the development and improvement of housing in the City. It also reviews the City’s accomplishments in implementing the previous Housing Element (2008-2014). The current Housing Element planning period was originally set for July 1, 2008 through June 30, 2014, but this planning period was amended to end on October 15, 2013 pursuant to SB 375 (Steinberg). Specifically, the TBR is organized into the following major sections:

- **Community Outreach:** Describes the City efforts in outreaching to all residents of the community, including efforts to solicit input from households of lower and moderate incomes and groups with special housing needs.
- **Community Profile:** Assesses the demographic, household, and housing characteristics and trends to determine specific housing issues and needs in the community.
- **Housing Constraints:** Assesses the market, governmental, and environmental constraints to the development, improvement, and preservation of housing.
- **Housing Resources:** Compiles an inventory of land, financial, and administrative resources available to the City for the delivery of housing programs and services.
- **Review of Past Accomplishments:** Reviews the achievements of existing housing programs and determines their continued appropriateness for the 2013-2021 planning period.

B. Data Sources

Various data sources were used to compile this background report, including:

- Housing data compiled by the City of West Hollywood (including data on rent stabilized units, housing construction, and rental assistance, among others)
- 1990, 2000 and 2010 Census

- 2006-2008, 2005-2009, 2008-2010, and 2006-2010 American Community Surveys¹
- State Economic Development Department Labor Statistics
- Real estate data from California Association of Realtors, DataQuick Services, and LendingPatterns™
- 2013 Community Study, City of West Hollywood, Department of Human Services and Rent Stabilization

C. Relationship to Other General Plan Elements

The Housing Element is an integral component of the West Hollywood General Plan. The General Plan consists of the following key chapters addressing a variety of issues:

- Introduction and Overview
- Governance
- Urban Form and Land Use
- Historic Preservation
- Economic Development
- Mobility
- Human Services
- Parks and Recreation
- Infrastructure, Resources and Conservation
- Safety and Noise
- Housing

This Housing Element builds upon the other General Plan issues and the policies set forth are consistent with the policies and proposals set forth by the General Plan.² As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Pursuant to SB 162 and SB 244, the City is required to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any), upon updating the Housing Element. The City completed a comprehensive update to its General Plan in 2011. The General Plan 2035 Noise and Safety Element addresses environmental issues such as flooding and fires. No

¹ The American Community Survey (ACS) is a sample survey between censuses. However, given the small size of the City and the small sample size used, the margins of errors can reach a plus or minus of over 30 percent for certain variables. Therefore, the ACS data are used only as a reference in this report. Future ACS data may be more reliable when the 2010 Census results can be used as the baseline. According to “American Community Survey – What Researchers Need to Know”, the Census Bureau cautions the direct comparison between the ACS data and data from previous censuses, particularly as it relates to income, age, and household characteristics, as different methodologies were used or different questions were asked when collecting the sample.

² Pursuant to new State law, the General Plan Safety Element includes an analysis of and policies on flood hazards and flood management.

unincorporated islands are located within the City limits or any disadvantaged unincorporated communities in the City's sphere of influence.

II. Community Outreach

The City of West Hollywood values community input in the development of the Housing Element. A community outreach program was implemented, utilizing a variety of avenues to solicit input from residents, the business community, and other community stakeholders.

A. Consultation with the Community

1. Housing Element Update: A Community Conversation

To encourage participation and to solicit input from all segments of the community, a community outreach event - "Housing Element Update: A Community Conversation" - was held on Saturday, April 6, 2013. The event included information on local demographics, households, and housing characteristics, the Housing Element requirements, housing goals and programs, and facilitated small group discussions.

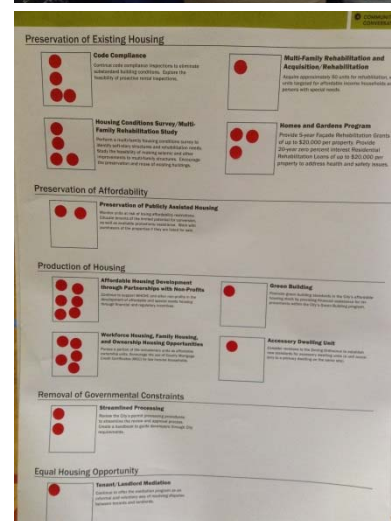
The following public outreach activities were utilized to notice the public about the community event:

General Advertisement

- City Calendar, City News briefs, webpage, social media (i.e. Facebook and Twitter), and WehoTV
- Press Release to 250 media outlets
- Advertisement in the Beverly Press (March 20th and March 27th editions)
- Flyers in English and Russian (City Hall, Plummer Park, and West Hollywood Library, West Hollywood Community Housing Corporation)
- 250 posters distributed to retail establishments

Direct Mail and/or Email

- Citywide mailing to all residential and commercial street addresses and residential property owners
- Neighborhood watch and block captains
- Boards and Commission Liaisons
- West Hollywood Chamber of Commerce



- Apartment Association of Greater Los Angeles
- Real Estate Professionals
- West Hollywood Preservation Alliance
- Affordable Housing Provides and Housing Rights Organizations:
 - West Hollywood Community Housing Corporation
 - Affordable Living for the Aging
 - Coalition for Economic Survival
 - Westside Center for Independent Living
 - Los Angeles Homeless Services Authority
 - Gay and Lesbian Elder Housing
- Social services providers:
 - LA Gay & Lesbian Center
 - AIDS Project LA
 - Jewish Family Services
 - Bet Tzedek Legal Services
 - PATH (People Assisting the Homeless)
 - PAWS/LA
 - Aid for AIDS
 - Aviva Family & Children’s Services
 - Being Alive
 - Center For Civic Mediation
 - Friends Research Institute
 - Jewish Vocational Services
 - McIntyre House
 - National Council Of Jewish Women
 - Pathways
 - Project Angel Food
 - The Saban Free Clinic
 - St. Thomas The Apostle Church
 - West Hollywood Recovery Center

Key Themes Emerging from the Workshop

Throughout the workshop and during discussions, several themes, most of them interrelated, emerged:

- Housing Affordability and Diversity** to accommodate all segments of the community was the top theme in both discussions of housing concerns and issues as well as in the ranking of programs. The top-priority program among discussion groups was Affordable Housing Development Through Partnerships with Non-Profits. Participants also saw the need for a variety of housing types and sizes to meet the needs of seniors, persons with disabilities as well as low- and moderate-income residents as a whole.
- Strengthening Rehabilitation Programs** was seen as a key way to preserve the affordability of existing housing in the City while still maintaining quality. The high ranking of programs such as the Homes and Gardens Program and Multi-Family Rehabilitation and Acquisition Rehabilitation were further evidence of this as a recommended priority.



- Proactive Code Compliance** emerged as an important program to ensure that the city is able to maintain an affordable housing stock that meets the needs of residents while not detracting from existing neighborhoods.
- Housing Policies and Quality of Life** was a common theme that cut across many areas of discussion – the concern is that issues such as sufficient open space, traffic, building mass need to be considered in decisions on housing programs and policies. While many want to have less restrictive zoning specifically for affordable housing options, there is concern that building size and mass, as a whole can impact quality of life in the City and in the neighborhood.

- **Landlord/Tenant Support** was another theme that was cross-cutting – the view was that quality, affordable housing stock could be maintained and expanded by supporting landlords in understanding rehabilitation and tax issues and stability for tenants could be increased thorough increased emphasis on the Tenant/Landlord Mediation program.

2. Consultation with Community Stakeholders

In addition to the community workshop on April 6, 2013, the City also outreached five focus groups between May 1 and May 22, 2013. Topics are as follows:

- Non-profit developers and service providers
- Chamber of Commerce and business community
- Tenants
- Owners, landlords, and property managers
- Mixed groups to review summary results and conclusions

Key Themes Emerging from the Focus Groups

The following are the major themes discussed during the focus groups:

- **Many good things are happening.** While there were many issues identified by participants, nearly everyone expressed that West Hollywood is a great place to live and do businesses and that the City is doing a lot to support is residents.
- **There is confusion about the definition of affordable housing.** During the discussions, participants mentioned that there is confusion among residents on the difference between Affordable housing (subsidized, Section 8, etc.) and inexpensive housing that occurs because of rent control. The City should continue to educate the community about different housing programs and should develop new policies and programs to promote both affordable housing and inexpensive housing from rent control.
- **Demographics are changing.** Many participants expressed that the demographics of the City has changed over time. The City is still diverse but some long-time residents are moving out, with higher income residents moving in.
- **The City’s policies and regulations may result in unintended consequences.** Over the years, the City has developed a large number of policies and programs to address housing. These include the inclusionary housing program, the density bonus for affordable housing, the requirement that new projects build up to 90 percent of the maximum density and the requirement for a maximum unit size. Each regulation and policy addresses an individual topic of concern but taken together they result in large buildings (which some said are out of scale with the City), inhibit creativity in

design, and limit the types of housing units that can be built in the City. Suggestions were made to examine the collective result of all these policies and develop solutions to address the issues.

- **Much of the housing stock is in poor physical condition.** While the City is a popular place to live and housing is expensive, there was general consensus that the quality of the housing stock is poor. There was also agreement that issues with housing could be divided into two categories: structural issues for items such as seismic, plumbing and electrical and cosmetic issues for items such as paint, carpeting and appliances. Another finding is that for some buildings, doing major structural repair is cost prohibitive due to the design of the building. In these instances it may be more cost effective to replace rather than repair the building. Multiple ideas were presented for how to pay for improvements, both structural and cosmetic. Owners stated that the current housing laws are a disincentive to make improvements since the costs of repair cannot be recouped through increases in rent.
- **There is disagreement over renovation versus replacement housing.** There was discussion and disagreement in the group about whether some of the housing stock should be replaced or whether it should be renovated. Based on the discussions in the focus groups, clearer guidance is needed from the City on the rules and regulations for replacing housing and the resulting impact on the displacement of tenants.
- **Education is crucial.** All focus groups discussed that additional tenant, owner and property manager education is critical.
- **Proactive code enforcement was a popular topic of discussion.** Every focus group had a discussion about proactive versus reactive code enforcement and there were mixed opinions about whether the City of West Hollywood should create a program similar to the City of Los Angeles. Before resorting to a proactive code enforcement program, the City should identify the issue that it is trying to solve and then determine whether proactive enforcement is the best solution.
- **Harassment occurs in the City.** Multiple focus groups said that there are many instances of harassment and retaliation against tenants who ask for repairs or who contact about code violations. In addition, some tenants said that the fear of harassment and retaliation alone keeps many tenants from reporting violations to the City. Recommendations were made that the City get a better understanding of the prevalence and type of harassment before making a decision on how to address the issue.
- **New housing in the City.** Every focus group discussed the question of whether new housing should be built in the City. In addition, the scale of new development, and impacts on traffic and parking were raised as issues.

- **New models for housing and clarity on City’s vision for new housing are needed.** Ideas for new housing types mentioned by the groups included: cottage clusters; zero lot line; co-op; micro-housing; live-work spaces; senior housing; assisted living; the ability to refashion existing housing for new types of tenants (bungalows to senior housing for example); and allowing groups of investors who buy a property and subdivide it.
- **Aging in place as a common theme:** There are multiple issues that the senior population faces in the City. One is that seniors are unable to move units to better serve their needs as they age since they will lose rent controlled units. Another is that more assistance is needed for seniors to help find age-appropriate housing in the City. Finally, recommendations were made to design and renovate units to support universal design.
- **Prioritization of new housing for existing residents.** Housing in West Hollywood is difficult to find and there are long wait lists for the new affordable housing in the City. New housing being constructed in the City should be reserved for existing City residents before being made available to those living outside of the City.
- **Housing is related to other topics:** In addition to affordability and quality issues, housing impacts and is impacted by other related topics, such as: built environment; sustainability/green buildings; economic development; transportation and transit; and streetscape.

B. 2013 Community Study

In February 2013, the City of West Hollywood’s Social Services Division embarked on an extensive Community Study process. The Community Study report will help update the City’s demographics, and also aid in the determination of funding priorities for social services. The report includes information from a statistically valid, randomly-mailed survey, pop-up workshops, focus groups, interviews and a community meeting. Approximately one in every four households in the City (6,498 households) was mailed a survey questionnaire and 727 surveys were completed. This same survey was made available to residents on paper and online in English, Spanish, and Russian in February and March of 2013. During this same time, thirteen small group discussions were held, which offered community members representing key demographic groups in the City an opportunity to discuss social and community services. A total of 109 people participated in these focus groups.

Community members also participated in a number of pop-up workshops (short meetings conducted at highly-trafficked locations throughout the City). During these workshops, residents participated in a budget exercise and indicated their priorities for social services. These events engaged a total of 404 community members. In addition to the outreach activities discussed above, individual interviews with 31 community members were conducted. Those interviewed include City Council members, the City Manager, the Sherriff’s Captain, and Human Services Commissioners. The Community Study process culminated in a community workshop held on March 14, 2013 in Room 5 & 6 at Plummer

Park (located at 7377 Santa Monica Boulevard). This community meeting engaged 81 residents in a variety of small group table-top exercises.

During the 2013 Community Study process, residents identified social services provision as an important part of the City's legacy. Community members valued support for children and youth, as well as services that would allow residents to age in place. Residents also noted the need for homeless services and the desire to feel safe in the City's public places. West Hollywood's programs were praised by residents, but noted that not all members of the community were aware of available programs. Overall, residents identified affordable housing, homeless services, and services for seniors and persons with disabilities as some of the most important services in the community.

C. Public Meetings

The City conducted three public meetings during the development of the Housing Element:

- Planning Commission – April 18, 2013
- Planning Commission – June 20, 2013
- Planning Commission and City Council Study Session – June 24, 2013

D. Public Hearings

Public hearings will be conducted prior to adoption of the Housing Element.

E. Housing-Related Comments and Responses

During the April 6, 2013 Housing Element workshop and focus group meetings in May 2013, the City gathered many comments from residents and community groups regarding housing issues and concerns. These comments are summarized by theme and presented in Table 1.

Table 1: Summary of Housing-Related Comments Received	
Comment Themes	City Responses
<ul style="list-style-type: none"> ▪ Affordability and Diversity: Preserve and expand affordability and diversity of housing – for first-time homeowners, persons with disabilities, returning veterans, seniors (including options for aging in place) and moderate income people, including those who work in the city 	<ul style="list-style-type: none"> ▪ The Housing Element includes a range of programs to foster a diverse housing stock to meet the needs of the community, including mixed-use development, live/work housing, and other flexible housing types.
<ul style="list-style-type: none"> ▪ Rehabilitation: Increase the level of attention paid to rehabilitation and provide landlord incentives to keep properties in the affordable rental market. 	<ul style="list-style-type: none"> ▪ The Housing Element includes programs to explore incentives to encourage rehabilitation of housing by landlords, including historic properties, and soft-story buildings.
<ul style="list-style-type: none"> ▪ Green Building: Emphasize green building for both new and rehabilitated properties – rehabilitation in itself is “green building.” 	<ul style="list-style-type: none"> ▪ The Housing Element includes programs to encourage green building practices for new construction and rehabilitation.
<ul style="list-style-type: none"> ▪ Stable and Knowledgeable Landlord Base: Provide information and training in rehabilitation and tax issues and offer mediation services for landlords and tenants. 	<ul style="list-style-type: none"> ▪ The Housing Element includes programs to address tenant/landlord issues, outreach, and education. Specifically, the Community Engagement program includes an educational series to discuss various housing-related topics.

III. Needs Assessment

A. Community Context

Incorporated in 1984, the City of West Hollywood is located within a rich urban fabric about eight miles northwest of the downtown Los Angeles. West Hollywood is generally bordered to the north by Hollywood Hills, to the east by Hollywood, to the south by the Fairfax District, and to the west by the City of Beverly Hills.

1. Regional Setting

Similar to most cities in metropolitan areas, no individual city is an island. Changing demographics, housing, and employment patterns extend beyond political boundaries. West Hollywood is a particularly good example. Surrounded on all sides by fully developed communities, West Hollywood is affected by physical, economic, and demographic forces emanating from the Los Angeles region. Thus, it is important to recognize the City within its regional context.

In this regard, the Southern California Association of Governments (SCAG) identifies two subregions – Westside and Los Angeles – that impact demographic, housing, economic, and transportation planning in West Hollywood. The “Westside” subregion consists of Beverly Hills, Culver City, Santa Monica, West Hollywood, and several unincorporated County areas.³ The City of Los Angeles is recognized as a separate subregion. Both subregions clearly influence conditions and planning decisions in West Hollywood because of their proximity. Therefore, this report makes frequent reference of West Hollywood within its regional context.

2. Local Setting

To analyze patterns and trends in West Hollywood, it is also useful to divide the City into smaller geographical subareas. The City is comprised of five census tracts:⁴

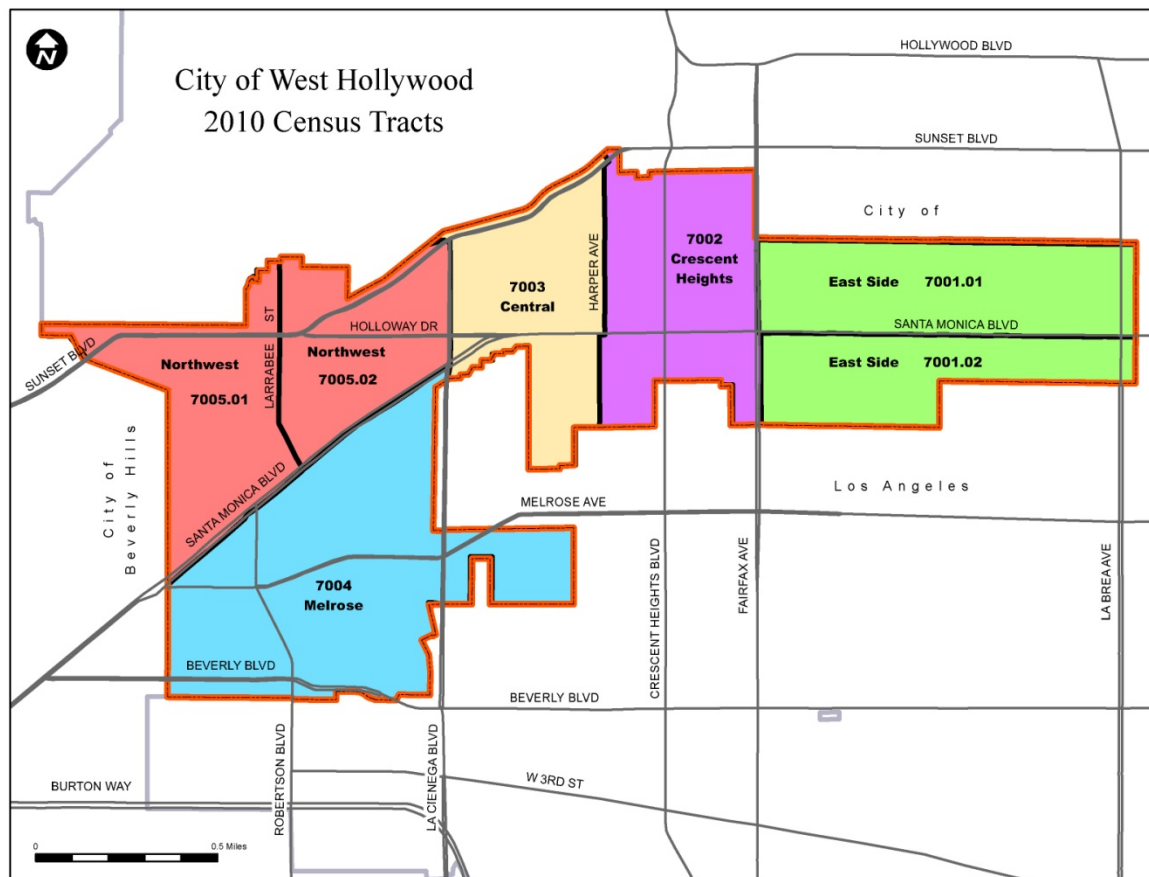
- **East Side (Tract 7001):** This census tract has 9,293 residents and extends west from La Brea to Fairfax. Between Fairfax and Gardner is a relatively dense residential and commercial neighborhood. East to La Brea are low density residential and commercial uses.
- **Crescent Heights (Tract 7002):** This census tract has 6,321 residents and extends from Fairfax west to Harper Avenue. The main land use is medium-high density residential and commercial uses along Santa Monica Boulevard.

³ Historical data for the small County unincorporated islands in the Westside is not available. Data for the Westside subregion presented throughout this report generally represents aggregates of the four cities.

⁴ The subarea names are not officially recognized neighborhoods; they are used in this report only for the purpose of providing some geographic reference to the readers.

- **Central (Tract 7003):** This tract has 5,623 residents and extends west from Harper Avenue to La Cienega. The primary land use is high density residential.
- **Melrose (Tract 7004):** Within the City limits of West Hollywood, this census tract has 5,237 residents. This tract extends west from La Cienega to the City limits, south from Santa Monica Boulevard and contains a mix of low density residential uses, as well as commercial and institutional uses.
- **Northwest (Tract 7005):** This tract has 7,925 residents and extends west from La Cienega to the City limits and north of Santa Monica Boulevard. This tract has high density residential areas on its eastern side, and low-medium density uses on its western side.

Figure 1: Census Tract Boundaries



B. Population Characteristics and Trends

Demographic characteristics of a community have direct impact upon housing needs. Characteristics such as race and ethnicity, population age structure, as well as income determine the type of housing needed and ability to afford housing. This section briefly outlines the major household characteristics in West Hollywood.

1. Population Growth

The greater Los Angeles region continues to be one of the fastest growing regions in California. In the City of Los Angeles alone, the total population grew by 35 percent between 1970 and 2010, with much of the growth occurring during the 1980s (Table 2). Countywide, the population increased by 40 percent. During this same period, however, the Westside sub-region experienced a population increase of just four percent. This limited population growth is reflective of the existing urbanized character of the Westside, and the scarcity of vacant land for development.

West Hollywood’s population has remained relatively stable since 1970, with an overall decrease of under one percent in the previous four decades. The City grew at a fairly steady rate during the 1970s and 1980s until it reached its population peak in 1990. However, since 1990, West Hollywood’s population has decreased by five percent.

	1970	1980	1990	2000	2010	% Change 1970-2010
Beverly Hills	33,416	32,367	31,971	33,784	34,109	2.1%
Culver City	34,541	38,139	38,793	38,816	38,883	12.6%
Santa Monica	88,289	88,314	86,905	84,084	89,736	1.6%
West Hollywood	34,662	35,703	36,118	35,716	34,399	-0.8%
Westside (subregion)	190,908	194,523	193,787	192,400	199,137	4.3%
Los Angeles City	2,811,801	2,966,850	3,485,398	3,694,820	3,792,621	34.9%
Los Angeles County	7,041,980	7,477,503	8,863,164	9,519,338	9,818,605	39.4%

Sources:

Bureau of the Census, 1970, 1980, 1990, 2000 and 2010 Census.

2. Race and Ethnicity

Race and ethnicity of residents in a community can affect their housing needs and preferences. Different people may have different household characteristics, such as family structure or linguistic ability, which affect their housing needs and/or their ability to earn sufficient income to afford suitable housing. This section details the diversity of West Hollywood’s residents and its impact on housing needs.

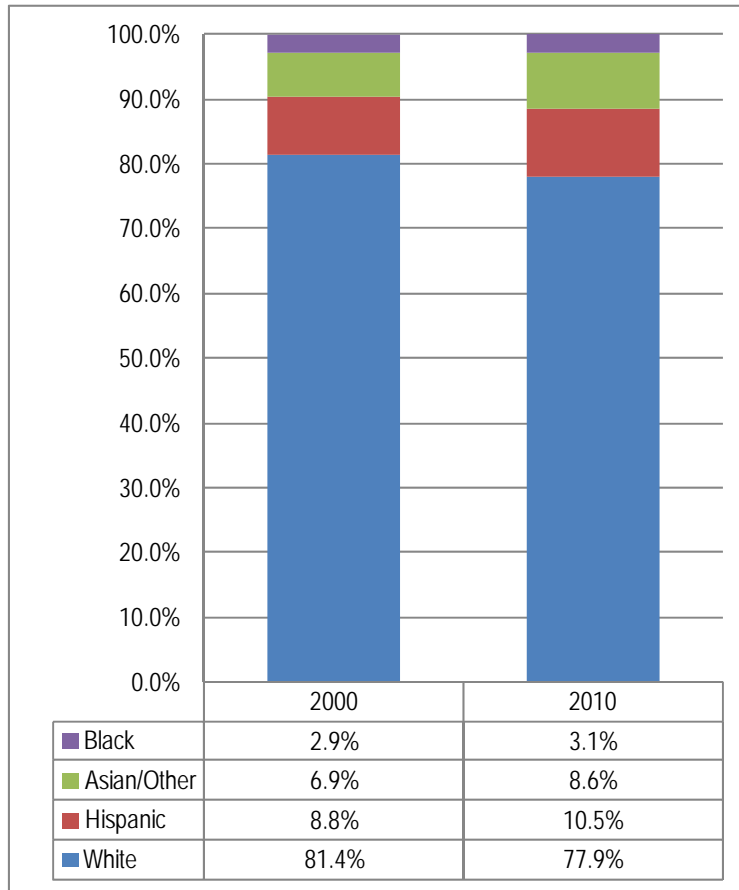
According to the 2010 Census, West Hollywood had a greater proportion of White residents and smaller proportions of Asian, Black and Hispanic residents than nearby Santa Monica and Culver City. The City’s demographics were most similar to Beverly Hills and Santa Monica. Whites comprised the majority of the population (78 percent) in West Hollywood, followed by Hispanics with 11 percent, Asians (nine percent) and Blacks (three percent) (Table 3). The ethnic and racial mix in the City has changed only marginally since 2000 (Figure 2). The City’s racial and ethnic distribution was similar to that of the Westside sub-region, albeit the Westside had a higher share of Hispanics and Asians than West Hollywood.

	2000				2010			
	% White	% Hispanic	% Asian/ Other	% Black	% White	% Hispanic	% Asian/ Other	% Black
Beverly Hills	82.0%	4.6%	11.6%	1.7%	78.6%	5.7%	13.6%	2.1%
Culver City	48.1%	23.7%	16.5%	11.7%	48.0%	23.2%	19.6%	9.2%
Santa Monica	71.9%	13.4%	11.0%	3.7%	70.1%	13.1%	13.1%	3.7%
West Hollywood	81.4%	8.8%	6.9%	2.9%	77.9%	10.5%	8.6%	3.1%
Westside	70.7%	13.1%	11.4%	4.8%	68.6%	13.3%	13.7%	4.4%
LA City	29.8%	46.6%	12.8%	10.9%	28.7%	48.5%	13.7%	9.2%
LA County	31.1%	44.6%	14.9%	9.5%	27.8%	47.7%	16.2%	8.3%

Sources: Bureau of the Census, 2000 and 2010 Census.

In contrast to the Westside subregion, the City and the County of Los Angeles had a far more diverse population. By 2010, the Hispanic population reached approximately 48 percent in both the City and County of Los Angeles (Table 3).

Figure 2: Race and Ethnicity Trends – West Hollywood



Source: Bureau of the Census, 2000 and 2010 Census.

3. Foreign-Born Population

Although West Hollywood’s population is relatively homogenous with respect to race and ethnicity, a significant share of the population is comprised of foreign born persons and recent immigrants. According to the 2006-2010 American Community Survey (ACS), about one third of City residents (32 percent) were foreign-born, with representation from well over 85 other countries (Table 4). The City’s sizable foreign-born population is an important factor affecting housing needs, especially with respect to linguistic isolation.

There is a significant Russian and Ukrainian immigrant population in West Hollywood.⁵ In 2000, Eastern Europeans accounted for over 50 percent of the foreign-born population and 19 percent of the total population in West Hollywood. Russian⁶ immigrants made up 15 percent of the foreign born population and five percent of the total City population. The 2000 Census found that the third largest group of foreign born residents was from South and Latin American countries, comprising 16 percent of the foreign born population. Foreign born persons continue to make up a significant portion of the City’s population.

⁵ The linguistic characteristics of residents are discussed later. This section refers to place of birth of residents.

⁶ This data is from 2000 Census, after the fall of the USSR. Therefore, Russian immigrants identified in the 2000 Census are likely to have come from Russia.

According to the 2006-2010 ACS, Europeans (which includes Eastern Europeans) made up 56 percent of the City’s foreign born population and an estimated 18 percent of the total population in West Hollywood. Foreign born residents from Europe have been a stable population in the City over the last two decades. This population, whose primary language is Russian, is aging in place. Their consistent presence in West Hollywood contributes to the need for housing in the community that meets the needs of an older, frailer population with linguistic concerns.

Compared to the Westside subregion, West Hollywood has a significantly higher concentration of foreign born residents from Europe and lower concentrations of Asian and South and Latin American foreign born residents.

Place of Birth	Number	% of Foreign Born Population (West Hollywood)	% of Total Population	% of Foreign Born Population (Westside)
Europe	6,174	55.5%	17.9%	31.3%
Asia	2,403	21.6%	7.0%	40.9%
So. & Latin America	1,853	16.6%	5.4%	19.4%
North America	277	2.5%	0.8%	3.4%
Africa	174	1.6%	0.5%	3.3%
Oceania	249	2.2%	0.7%	1.6%
Total Foreign Born	11,130	100.0%	32.4%	100.0%
City Population	34,399	---	---	63.0%
% Foreign Born	32.4%	---	---	27.7%

Note:

Source: American Community Survey, 2006-2010 ACS.

The City’s substantial foreign-born population makes linguistic ability an important issue. Linguistic ability can determine whether or not persons are able to secure employment and housing. In some cases, linguistic isolation can prevent immigrants from accessing social services, health care, and public assistance. Linguistic isolation may also result in ethnic enclaves characterized by social and cultural networks that impact housing choices and opportunities.

Language Spoken at Home	2000			2006-2010		
	Persons	Percent	% of Total Population	Persons	Percent	% of Total Population
Russian	5,912	44.2%	16.8%	--	--	--
Spanish	2,641	19.8%	7.5%	3,073	24.8%	8.9%
French	859	6.4%	2.4%	--	--	--
Other W. European	n/a	n/a	n/a	--	--	--
Indo-European	2,405	18.0%	6.8%	7,375	59.6%	21.4%
Other	552	4.1%	1.6%	866	7.0%	2.5%
Yiddish	257	1.9%	0.7%	--	--	--
Asian	742	5.6%	2.1%	1,063	8.6%	3.1%
Total	13,368	100.0%	38.0%	12,377	100.0%	36.0%
Total Population	35,158	---	---	34,399	---	---
% Not English	--	38.0%	---	--	36.0%	---

Source: Bureau of the Census, 2000 Census; American Community Survey, 2006-2010 ACS.

Note: ACS language categories differ from the 2000 Census and not all languages from 2000 are included in the 2006-2010 ACS.

According to the 2006-2010 ACS, 36 percent of all persons age five and over in West Hollywood spoke a language other than English at home. As shown in Table 5, the most prevalent foreign languages spoken were Indo-European (60 percent), Spanish (25 percent), and Asian (nine percent). The proportion of West Hollywood residents who spoke a language other than English at home has remained fairly constant since 2000. However, because the language categories differed so greatly between the 2000 Census and the 2006-2010 ACS, it is difficult to ascertain whether there were any significant changes in the prevalence of certain languages.

Ensuring linguistic accessibility to the large proportion of foreign speaking residents in West Hollywood is essential to meeting their housing needs. This especially applies to the Russian and Spanish speaking residents who make up large parts of the foreign speaking residents in the City. Specifically, having City materials available in these languages and making translators available at public meetings to facilitate the participation of these groups in matters that influence the provision of housing in the community is crucial. Furthermore, advertising of the availability of housing in the private market should be available in multiple languages to ensure equal access to housing.

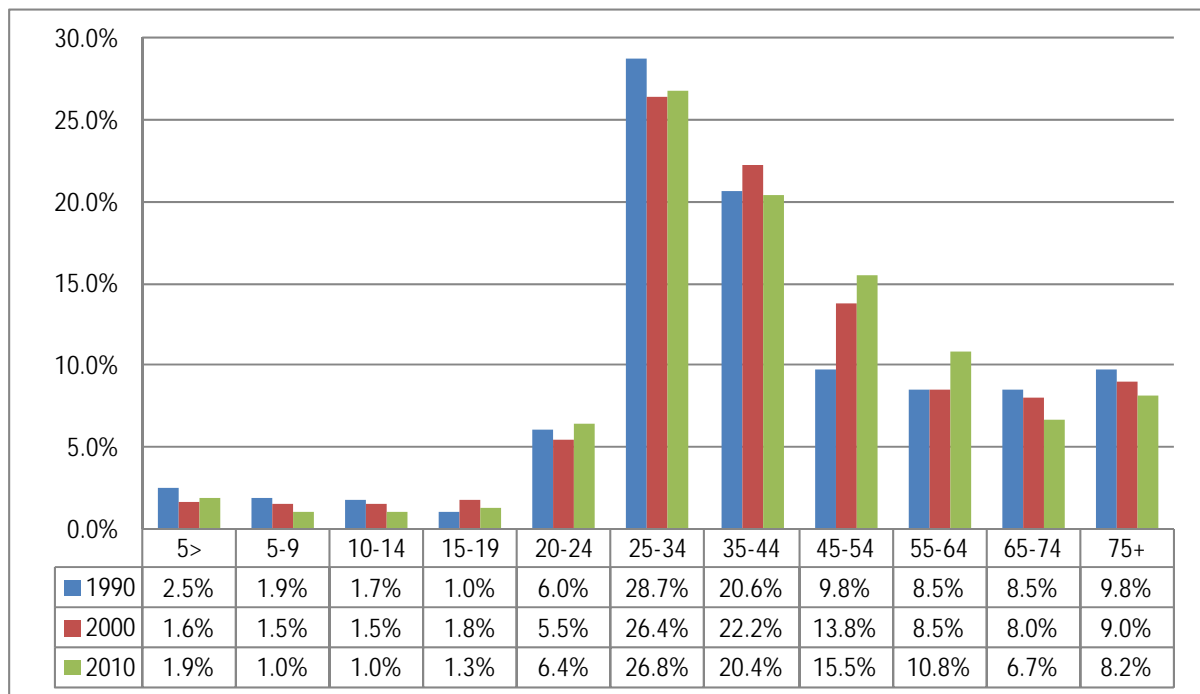
4. Population Age Structure

Housing need in a community is largely determined by population age structure and the life cycle of households, because people require different types of housing at different stages in their life. For example, while younger single adults prefer smaller rentals, partners and families may prefer larger dwellings and those with children may desire homes with an open space. However, as children leave home, seniors may begin to trade in their larger dwellings for smaller and more accessible homes.

Figure 3 shows that the largest age group in West Hollywood in 2010 was adults between the ages of 25 and 34 (at 27 percent). The second largest group, adults between 35 and 44 years old, made up 20 percent of the population. Adults between 35 and 44 years old typically comprise the majority of a community’s families with children. The proportion and number of this group declined between 2000 and 2010 most significantly compared to other age groups. Correspondingly, the number and proportion of children between five and 14 also declined in the City during the last ten years.

According to the 2010 Census, residents under the age of 19 made up just five percent of the population. The age distribution in the City remained mostly stable throughout the previous two decades. However, the proportion of seniors in the City did decline from 18 percent in 1990 to 15 percent in 2010, while the proportion of residents aged 45 to 54 years old increased from ten percent to 16 percent.

Figure 3: Age Distribution – West Hollywood



Source: Bureau of the Census, 1990, 2000, and 2010 Census.

C. Household Characteristics and Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households, and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

1. Household Characteristics

Household Type and Size

Table 6 shows the makeup of households in West Hollywood. Changes in household type were fairly minor between 1990 and 2010, with the largest change occurring in the category of other non-families (four percent increase). The City also experienced proportional decreases in families (both with children and without). Changes in the age of householders were also visible. A slight increase (three percent) in the proportion of householders ages 35 to 64 can be seen since 1990.

Household	1990		2000		2010		Percent Change	
	# of Families/ HH	%	#of Families/ HH	%	# of Families/ HH	%	1990-2000	2000-2010
Household Type								
Families with Children	1,704	7.6%	1,349	5.8%	1,053	4.7%	-1.7%	-1.1%
Families without Children	4,114	18.2%	3,862	16.7%	3,290	14.6%	-1.5%	-2.1%
Non-Family Single	13,375	59.3%	13,990	60.5%	13,434	59.7%	1.2%	-0.8%
Non-Family Other	3,375	15.0%	3,919	17.0%	4,734	21.0%	2.0%	4.0%
Householder Age								
Under 34	7,615	33.7%	7,124	30.8%	6,709	29.8%	-2.9%	-1.0%
35 to 64 years	10,172	45.1%	11,591	50.1%	11,882	52.8%	5.1%	2.7%
65+	4,781	21.2%	4,395	19.0%	3,920	17.4%	-2.2%	-1.6%
Household Size								
1 person	13,375	59.3%	13,990	60.5%	13,434	59.7%	1.2%	-0.8%
2 person	6,714	29.8%	6,987	30.2%	7,172	31.9%	0.5%	1.7%
3 to 4 person	2,155	9.5%	1,934	8.4%	1,749	7.8%	-1.2%	-0.6%
5+	324	1.4%	209	0.9%	156	0.7%	-0.5%	-0.2%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

The majority of households in West Hollywood were one-person households. These households made up 60 percent of all households in the City in 2010, a slight decrease from 2000, but consistent with 1990 levels. Family households made up about 19 percent of total households and other households represented about 21 percent of the total. Household size has remained relatively consistent from 1990 to 2010.

Population in Households

Because of the large proportion of one-person households in West Hollywood, the average household size in the City was small – just 1.52 persons per household in 2010. Among all West Hollywood residents in 2010, approximately 39 percent were living alone (in single households), and another 32 percent were in family households (Table 7). Residents in non-family (“other”) households made up about 29 percent of the City’s total population.

Household Type	1990		2000		2010	
	Number ¹	Percent	Number ¹	Percent	Number ¹	Percent
Families	15,040	42.1%	13,397	37.8%	10,869	31.7%
Singles	13,409	37.5%	13,989	39.4%	13,434	39.2%
Other Households ²	7,267	20.3%	8,100	22.8%	9,987	29.1%
Total Population in Households	35,716	100.0%	35,486	100.0%	34,290	31.7%
Average Household Size	1.58		1.53		1.52	

Notes:

1. Numbers represent population in each household type.
2. “Other” Households are non-family households made up of more than one person. The Census defines “Family” as two or more people who reside together and who are related by birth, marriage or adoption.

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

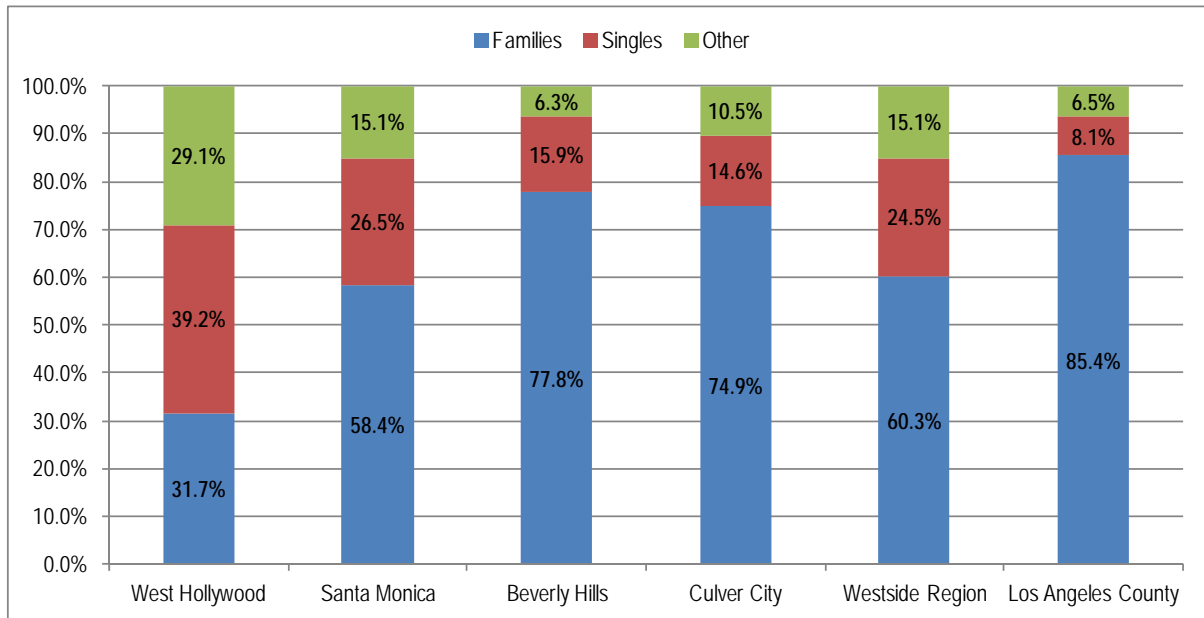
The large number of non-family households in West Hollywood was unique in Los Angeles County (Figure 4). According to the Census, this category typically includes unrelated persons living together, such as roommates, unmarried partners, and other housing arrangements between unrelated persons. The large share of non-family households residing in West Hollywood is attributed to the presence of the City’s single households.⁷

⁷ “Single households” are a subset of non-family households.

Generally, average household size increases when the proportion of family households in a community increases. Therefore, it should come as no surprise that West Hollywood had the smallest average household size among Westside communities and the City and County of Los Angeles (Figure 4 and Figure 5).

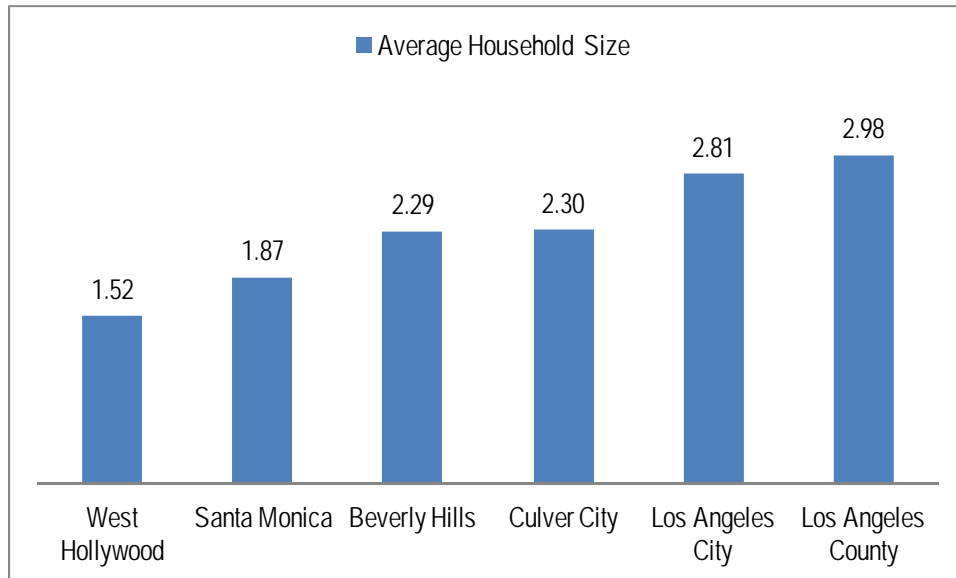
Although the majority of households in the City are defined by the Census as non-families and generally smaller in size than the regional average, they appear to fit reasonably well within the City’s housing stock. As discussed later, the “typical” home in West Hollywood is small, averages three rooms, and consists of one- or two-bedroom units with a kitchen, bathroom and living room.

Figure 4: Population by Household Type – West Hollywood and the Region



Source: Bureau of the Census, 2010 Census.

Figure 5: Average Household Size – West Hollywood and the Region



Source: Bureau of the Census, 2010 Census.

D. Employment and Income Characteristics

1. Employment Profile

Employment characteristics also affect housing needs of residents within West Hollywood. Different occupations often translate into different wage levels -- therefore affecting the ability to afford certain types of housing.

Table 8 presents the 2006-2010 ACS data on occupations by industry and the California Employment Development Department occupational wage scale in 2012 for Los Angeles County. Over one-half (55 percent) of West Hollywood residents worked in the management and professional industry between 2006 and 2010, followed by 24 percent in sales and office occupations. Residents in the Westside subregion had similar employment patterns. The City and County of Los Angeles, however, were more evenly divided among the five different occupational categories.

The mean for wages in 2012 for the Los Angeles-Long Beach Metropolitan Area show that management and professional occupations paid the highest with an annual wage of \$124,479. Sales and office occupations, which employed the second largest group of West Hollywood residents, had a mean wage of \$40,620. The overall mean wage for the County was \$52,381. Table 8 shows that, compared to the County and City of Los Angeles, a larger proportion of the employed residents in West Hollywood were engaged in higher paying management and professional occupations. However, the City also had a significant percentage of residents employed in lower earning service occupations. These employment

figures indicate a need for a housing stock that can accommodate a wide economic spectrum.

Occupation	West Hollywood		Santa Monica	Beverly Hills	Culver City	LA City	LA County	Mean Wage 2012
	#	%						
Management/Professional	12,517	55.3%	66.0%	60.8%	55.2%	34.5%	34.6%	\$124,479
Service	3,622	16.0%	9.1%	7.4%	12.9%	19.7%	17.8%	\$22,019
Sales/Office	5,370	23.7%	20.5%	29.0%	25.1%	24.4%	26.0%	\$40,620
Natural Resources, Construction, Maintenance	287	1.3%	2.1%	0.8%	3.0%	8.8%	8.5%	\$52,784
Production, Transportation, Material Moving	847	3.7%	2.3%	2.0%	3.8%	12.6%	13.1%	\$32,269
Total	22,643	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	\$52,381

Sources:

1. American Community Survey, 2006-2010 ACS.
2. California Employment Development Department, Occupational Employment Statistics, First Quarter 2012.

Table 9 shows the top ten employers in West Hollywood. Ticketmaster employs the most individuals by far but hotels in the City also collectively employ a significant number of workers – four hotels are currently on the list of top employers for West Hollywood). Many of the hotels in the City have undergone growth and renovations in the past years. A majority of hotel workers are classified as service workers and likely earn about \$22,019 annually (according to Table 8), indicating their affordable housing options may be limited by their low incomes.

Employer	IV. Industry	# Employed	% of Total City Employment
Interactive Corp (aka Ticketmaster)*	Internet	1,300	5.40%
Target Corp.	Retail	500	2.10%
Mondrian Holdings LLC (Mondrian Hotel)	Hotel	400	1.70%
House of Blues Concerts Inc	Concert Venue	300	1.30%
Dailey & Associates	Advertising	251	1.00%
Wyndham Bel Age Hotel LP (The London)	Hotel	230	1.00%
City of West Hollywood	Public Agency	209	0.90%
Hollywood Standard LLC (The Standard Hotel)	Hotel	185	0.80%
Gordon Ramsey at The London	Restaurant	170	0.70%
Hyatt Corp (Hyatt West Hollywood Hotel)	Hotel	165	0.70%
Total Jobs By Principal Employers		3,710	15.60%
Total Jobs (estimated) in City of West Hollywood		23,920	100%

Sources:

1. City of West Hollywood, 2012.
2. California Employment Development Department, 2012.

2. Income Profile

Median Incomes

West Hollywood is committed to ensuring that residents, regardless of economic status, have access to adequate and affordable housing opportunities. The primary factors affecting access to housing are household income and the availability and affordability of housing. This section documents changes in the economic status of West Hollywood residents. Later sections of this report will address the availability and affordability of housing. In general, median household income is the most commonly used data for income comparison. However, household income is a limited measure because it fails to account for differences in household characteristics among communities. The comparison implicitly assumes that each community has similar composition of households.

West Hollywood has a significantly higher share of retired and one-person households than the City of Los Angeles and the Westside subregion. Because of these differences in household composition, it is important to compare family and non-family median incomes when analyzing income in the region. The Census defines “family” as two or more people who reside together and who are related by birth, marriage or adoption; therefore, according to the Census non-family households include single-person households, roommate households and unmarried couples living together. Median household income in West Hollywood was lower than in the County and in nearby Westside communities (Table 10). However, family income was on par with the County median and non-family income in the City was significantly higher than the countywide median.

Median Income	West Hollywood	Santa Monica	Beverly Hills	Culver City	LA City	Los Angeles County
Household	\$52,009	\$68,842	\$83,463	\$72,199	\$49,138	\$55,476
Family	\$61,742	\$103,601	\$112,318	\$92,589	\$53,312	\$61,622
Non-Family	\$50,067	\$54,612	\$53,772	\$51,280	\$38,758	\$40,208
<i>Proportional Comparison to the County of Los Angeles</i>						
Household	93.8%	124.1%	150.4%	130.1%	88.6%	100.00%
Family	100.2%	168.1%	182.3%	150.3%	86.5%	100.00%
Non-Family	124.5%	135.8%	133.7%	127.5%	96.4%	100.00%

Note: The median incomes presented in this table represent the median income of all households/families, regardless of size.
Source: American Community Survey, 2006-2010 ACS.

Income Distribution

For purposes of housing planning and affordable housing funding, State housing laws have established the following income levels based on Area Median Income (AMI):

- Extremely Low Income: 0 to 30 percent AMI
- Very Low Income: 31 to 50 percent AMI
- Low Income: 51 to 80 percent AMI
- Moderate Income: 81 to 120 percent AMI
- Above Moderate Income: greater than 120 percent AMI

Combined, extremely low, very low, and low income households are considered lower income. The 2010 Census does not contain information on the number of households at each State income level. However, this data was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS. As shown in Table 11, between 2005 and 2009, approximately 45 percent of the City’s households earned lower incomes, while approximately 55 percent earned moderate or above moderate incomes.

Income Level	West Hollywood	Los Angeles City	Los Angeles County
Extremely Low Income (0-30% AMI)	18.6%	16.7%	13.7%
Very Low Income (31 and 50% AMI)	10.7%	13.0%	11.5%
Low Income (51 to 80% AMI)	15.4%	16.6%	15.6%
Moderate and Above Moderate Income (over 80% AMI)	55.3%	53.8%	59.2%

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Data, 2006-2008 CHAS.

Neighborhood Income Comparison

In analyzing the economic status of households in a community, it is important to identify neighborhoods where low income households are disproportionately concentrated. This section discusses the economic status of the City's five neighborhoods. The Los Angeles County median is used as a reference point to compare median incomes throughout the City.

West Hollywood's East Side had the lowest median income and the highest poverty rate in the City. The Crescent Heights area had the next lowest median income, but a lower poverty rate than the City's other neighborhoods, with the exception of the Central neighborhood (Table 12 and Figure 6). The Central area had the lowest poverty rate and one of the highest median incomes in the City. By contrast, the North West area had the highest median income, but also a fairly high poverty rate. The higher median income in the Northwest area coupled with the high poverty rate may indicate that this neighborhood is more economically stratified than other parts of the City.

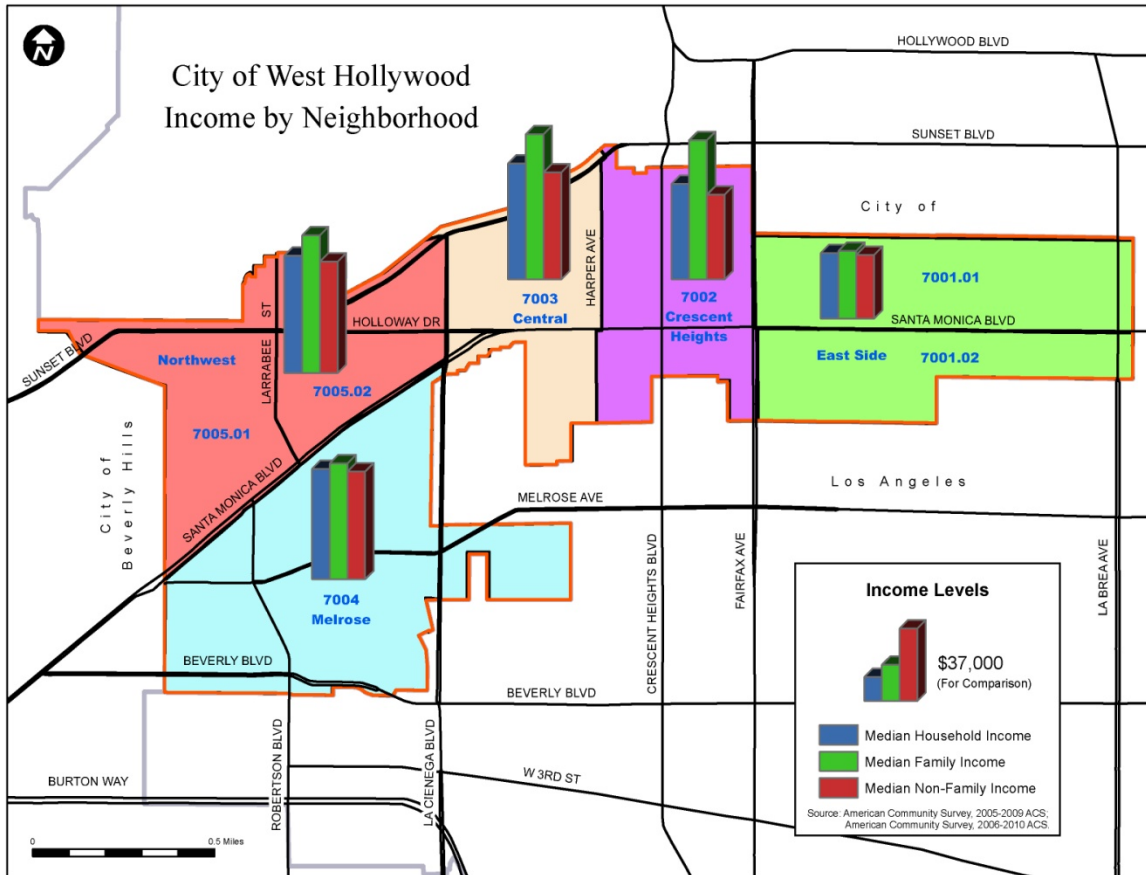
Table 12: Income by Neighborhood – West Hollywood

Income Category	East Side (Tract 7001)	Crescent Heights (Tract 7002)	Central (Tract 7003)	Melrose (Tract 7004)	North West (Tract 7005)	Total*
Median Household Income	\$33,674	\$49,075	\$59,583	\$56,766	\$60,277	\$52,009
% of County Household Median	60.7%	88.5%	107.4%	102.3%	108.7%	93.8%
Median Family Income	\$34,949	\$71,534	\$74,511	\$59,615	\$70,690	\$61,742
% of County Family Median	56.7%	116.1%	120.9%	96.7%	114.7%	100.2%
Median Non-Family Income	\$32,733	\$43,531	\$54,916	\$55,398	\$57,272	\$50,067
% County Non-Family Median	81.4%	108.3%	136.6%	137.8%	142.4%	124.5%
Poverty Rate	17.6%	11.2%	10.6%	11.7%	13.4%	13.2%

Note: * = Data from 2006-2010 ACS available and was used instead.

Source: American Community Survey, 2005-2009 ACS; American Community Survey, 2006-2010 ACS.

Figure 6: Income by Neighborhood – West Hollywood



Income Changes Over Time

An important question affecting housing policy is whether West Hollywood residents have improved their economic standing over time. Unfortunately, direct comparison is not possible because the Census does not show whether changes in household income are due to the influx/exit of residents or actual changes in the economic status of current residents. However, when comparing per capita and median household income in the various neighborhoods with the countywide figures, some general trends may be inferred. Specifically, between 1990 and 2009, the East Side, Crescent Heights, and Melrose neighborhoods experienced steady increases in per capita income, compared to countywide figures (Table 13). The Crescent Heights and Melrose neighborhoods also experienced continuous increases in household median income (Table 14), compared to the County, over time. However, these increases were more likely due to influx of higher income individuals/households than regular income increases due to inflation or improvements to employment status.

Neighborhood	1990		2000		2005-2009	
	Income	% of County	Income	% of County	Income	% of County
East Side	\$14,709	91.1%	\$22,346	108.0%	\$31,756	116.1%
Crescent Heights	\$23,654	146.5%	\$34,877	168.6%	\$54,362	198.8%
Central	\$29,669	183.7%	\$45,398	219.5%	\$52,635	192.5%
Melrose	\$23,814	147.5%	\$41,456	200.4%	\$61,151	223.6%
Northwest	\$34,612	214.3%	\$54,438	263.2%	\$65,455	239.4%
West Hollywood*	\$24,386	151.0%	\$38,302	185.2%	\$51,314	187.7%
County *	\$16,149	100.0%	\$20,683	100.0%	\$27,344	100.0%

Note: * = Data from 2006-2010 ACS available and was used instead.

Source: American Community Survey, 2005-2009 ACS; American Community Survey, 2006-2010 ACS.

Neighborhood	1990		2000		2005-2009	
	Income	% of County	Income	% of County	Income	% of County
East Side	\$21,501	61.5%	\$27,543	65.3%	\$33,674	60.7%
Crescent Heights	\$28,506	81.5%	\$37,239	88.3%	\$49,075	88.5%
Central	\$35,006	100.1%	\$47,574	112.8%	\$59,583	107.4%
Melrose	\$29,421	84.1%	\$40,521	96.0%	\$56,766	102.3%
Northwest	\$34,678	99.2%	\$46,143	109.4%	\$60,277	108.7%
West Hollywood*	\$29,314	83.8%	\$38,914	92.2%	\$52,009	93.8%
County Median*	\$34,965	100.0%	\$42,189	100.0%	\$55,476	100.0%

Note: * = Data from 2006-2010 ACS available and was used instead.

Source: American Community Survey, 2005-2009 ACS; American Community Survey, 2006-2010 ACS.

E. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain West Hollywood residents may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems. "Special needs" groups in West Hollywood include the following: senior households, persons with disabilities, large households, single-parent households, persons living in poverty, farmworkers and the homeless (Table 15). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Table 15: Special Needs Groups in West Hollywood (2010)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	4,197	--	--	--	--	18.6%
Senior Headed Households	3,920	1,031	26.3%	2,889	73.7%	17.4%
Seniors Living Alone	2,606	636	24.4%	1,970	75.6%	11.6%
Persons with Disabilities**	4,907	--	--	--	--	14.2%
Large Households	156	42	26.9%	114	73.1%	0.7%
Single-Parent Households	390	--	--	--	--	1.7%
Female Headed Households with children	278	--	--	--	--	1.2%
People Living in Poverty*	4,540	--	--	--	--	13.2%
Farmworkers*	45	--	--	--	--	0.2%
Homeless (daytime)	59	--	--	--	--	<0.1%

* = 2010 Census data not available. Estimate is from the 2006-2010 ACS.

** = 2010 Census data not available. Estimate is from the 2008-2010 ACS.

Sources:

1. Bureau of the Census, 2010 Census.
2. American Community Survey, 2006-2010 ACS.
3. American Community Survey, 2008-2010 ACS.
4. Estimates provided by City of West Hollywood Social Services Division as part of the 2013 Greater Los Angeles Homeless Count Report.

1. Elderly Households

Elderly households may have special needs resulting from four main concerns: limited and often fixed incomes; poor health and associated high health care costs; mobility limitations; and transit dependency.

In 2010, elderly persons (age 65 and up) comprised 15 percent of the total population in the City. Senior-headed households also made up 17 percent of all households in the City. Of these senior-headed households, 26 percent owned their homes and 74 percent rented their homes. By comparison, about 11 percent of Los Angeles County residents were seniors.

Residents with disabilities make up a separate special needs category but many seniors also suffer from one or more disabilities. Approximately 51 percent of the City's senior residents had some type of disability, according to the 2008-2010 ACS. The most common types of disabilities facing these elderly persons were physical and mobility related disabilities.

During the outreach process, the need for affordable housing options for seniors was a recurring theme among residents and housing advocates. Many seniors residing in apartments are unable to downsize because of the lack of affordable small units for seniors. For those in rent stabilized units, moving to another unit would trigger vacancy decontrol and therefore a significant rent increase.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. Assisted living options are limited in the community. As of August 2012, only two licensed residential care facilities for the elderly are located in West Hollywood. These two facilities have a combined capacity of 20 beds.

Residential care homes serving six or fewer clients are permitted in all residential zones in West Hollywood. Care homes serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving 13 or more clients are permitted subjected to a CUP. Residential care homes face the same restrictions based on size in commercial zones.

The City also offers a Senior Resource Guide for elderly residents, which includes information on nine housing agencies ranging from private developers that offer subsidized units to Section 8 Housing Choice Voucher rental assistance. As of March 2013, 1,112 households were receiving rent subsidies; of these, 83 percent were utilized by elderly households.

2. Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons 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. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2010 Census did not collect information on disability. The 2008-2010 ACS estimated that about 14 percent of West Hollywood residents had one or more disabilities (Table 16).

Age Group and Disability	Number	Percent of Total
Under 5 years	0	0.0%
5 to 17 years	224	0.7%
18 to 64 years	1,704	5.0%
65 years and over	2,979	8.7%
Total	4,907	14.3%

Source: American Community Survey, 2008-2010 ACS.

The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, ambulatory and independent living difficulties were the most common (Table 17).

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	28.6%	11.3%	32.2%	24.8%
With a vision difficulty	28.6%	22.6%	27.2%	25.7%
With a cognitive difficulty	100.0%	39.3%	55.3%	51.8%
With an ambulatory difficulty	28.6%	53.5%	79.7%	68.3%
With a self-care difficulty	62.1%	26.9%	61.4%	49.5%
With an independent living difficulty	--	37.2%	81.8%	62.6%
Total Disabled Persons	224	1,704	2,979	4,907

Note: A person can have multiple disabilities.

Source: Bureau of the Census, 2008-2010 American Community Survey (ACS).

Residents living with HIV/AIDS are also considered part of the disabled population. The County of Los Angeles Public Health Department produces semi-annual reports on HIV epidemiology that provides additional data about HIV/AIDS. According to County data, the City of West Hollywood had 4,087 cumulative reported cases of HIV, as of December 31, 2010.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 515 persons in the City of West Hollywood with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2012, approximately 530 West Hollywood residents with developmental disabilities were being assisted at the Frank D. Lanterman Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 243 of these persons with developmental disabilities were under the age of 18.

Resources

In general, physical disabilities have implications on housing design and accessibility. Given the older housing stock in the City, the majority of the units are not handicapped accessible because ADA came into effect in 1990 and is only triggered for an existing building when substantial rehabilitation/renovation works requiring building permits are made. Persons with mental or self-care disabilities may require housing arrangements that include a service component or medical care. Persons with go-outside-home disabilities require supportive services such as in-home care and transportation.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

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. For disabled persons unable to live independently, one licensed adult residential care facility, with a capacity of 15 beds, and two residential care facilities for the elderly, with a combined capacity of 20 beds, can accommodate persons with disabilities in the City. Residential care homes serving six or fewer clients are permitted in

all residential zones in West Hollywood. Care homes serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving 13 or more clients are permitted subjected to a CUP. Residential care homes face the same restrictions based on size in commercial zones.

The City offers a Disability Services Brochure which details housing assistance services for persons who live with a range of disabilities, including HIV/AIDS and those suffering from developmental disabilities. Specifically, for persons living with AIDS/HIV, housing opportunities are available through various resources, including: housing provided by the West Hollywood Community Housing Corporation; Housing Opportunities for Persons with AIDS (HOPWA) provided through local area contractors Aid for AIDS and AIDS Project Los Angeles; and CHIRP Roommates assistance.

3. Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. A large household may 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 often have lower disposable incomes on a per-capita basis, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

Less than one percent of West Hollywood households had five or more members in 2010; these households do not constitute a significant special needs population in the City.

Resources

The City's large households can benefit from programs and services that provide assistance to lower and moderate income households in general. These programs include the Housing Choice Voucher program, which offers rental assistance to residents, and publicly assisted affordable housing in the City (see inventory in Table 29 on page 58).

A list of affordable housing resources is made available to residents through the City's website and Social Services Guide which details information about local-non-profits and other government agencies who provide affordable housing programs. Among the service providers listed is the West Hollywood Community Housing Corporation (WHCHC), a non-profit housing developer that builds, rehabilitates and manages housing for lower income families in the City.

4. Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for convenient and affordable day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability.

Only two percent of West Hollywood households in 2010 were single-parent households. However, 71 percent of these single-parent households were headed by females. About 32 percent of female-headed households with children in the City lived below the poverty level between 2006 and 2010.

Resources

A number of programs and services in the City provide assistance to single-parent households. The City offers information and referrals on its website regarding local schools, day-care providers, and other services for children and youth. A Social Services Guide distributed by the City also details 21 parenting and children and youth services accessible to residents.

5. Residents Living Below the Poverty Level

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 2006-2010 ACS found that eight percent of all families and 13 percent of all persons in the City live below the poverty level. The proportion of West Hollywood residents living below the poverty level has increased by 1.5 percent since the last Census. These households often need assistance with housing subsidies, utility allowances and other living expense subsidies, as well as other supportive services.

Resources

Households living in poverty can benefit from single room occupancy housing units (SROs). The West Hollywood Zoning Ordinance was amended in April 2013 to define SRO units as “a residential facility providing individual secure room/s for one or two person households, which may have individual or shared kitchen and/or bathroom facilities. SRO units are rented on a monthly basis or longer.” The Zoning Code was also amended to allow for the development of SRO units in the R3, R4, and CN zones, subject to a conditional use permit.

With the City’s Community Needs Assessment results, there will be more information about those impacted by poverty and the City can develop more and appropriate resources and responses to their needs.

6. Farmworkers

The City of West Hollywood is a highly urbanized and built out community. No farmland or farm operations exist in the City. The 2006-2010 ACS documents 45 residents employed in the agricultural, forestry, fishing and hunting, and mining industry. Because farmworkers make up such a small percentage (0.2 percent) of the City’s population, no specific programs are necessary for this special needs group. In general, housing assistance such as rent subsidies would benefit farmworker families.

7. Homeless

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include:

- Persons living in substandard housing, unless it has been officially condemned;
- Persons living in overcrowded housing (for example, doubled up with others);
- Persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or
- Persons who may be at risk of homelessness (for example, living temporarily with family or friends).

According to estimates documented in January 2013 by the City’s Social Services Division in as part of the Los Angeles Homeless Service Authority’s (LAHSA) 2013 Greater Homeless Count, 59 homeless persons are located in West Hollywood during the daytime. Among the City’s homeless are 58 single adults over age 18 and one youth under age 18.

Resources

West Hollywood funds several programs that target both the chronic homeless and episodically homeless and provides referrals and information to homeless residents who look to City Hall for assistance. Specifically, the City funds an outreach team that operates in the City two days per week and a multi-service center and shelter in Hollywood. The City also funds outreach to youth, ages 18 to 24, and an emergency and transitional shelter for youth. Additional funding is directed to a food pantry located just outside the City. Several other programs do street outreach targeting risk reduction around HIV and sexually transmitted diseases and there is a free clinic just outside the City. An Emergency Services brochure distributed by the City provides a list of services located in the City and surrounding areas along with a map that details seven referral locations accessible to homeless persons.

F. Housing Stock Characteristics

A community’s housing stock is defined by the number and condition of housing units located within the jurisdiction. Housing stock characteristics include growth, age, types, condition, tenure, vacancy status, costs and affordability. These characteristics are all important in determining the housing supply of a community.

1. Housing Growth

The City’s housing stock largely reflects its proximity to regional employment and entertainment centers, as well as planning efforts by the County of Los Angeles prior to City incorporation. High demand for scarce land resulted in a very dense and compact urban environment consisting largely of multi-family apartments and condominiums.

Between 1990 and 2000, the City’s housing stock increased about one percent. Between 2000 and 2010, West Hollywood’s housing stock grew by two percent. This rate of growth was noticeably lower than for other Westside cities, the City of Los Angeles, and the County (Figure 7). With a decrease in population but an increase in housing stock, the City’s average household size also decreased by 0.8 percent.

Figure 7: Housing Unit Growth – West Hollywood and the Region



Source: Bureau of the Census, 1990, 2000 and 2010 Census.

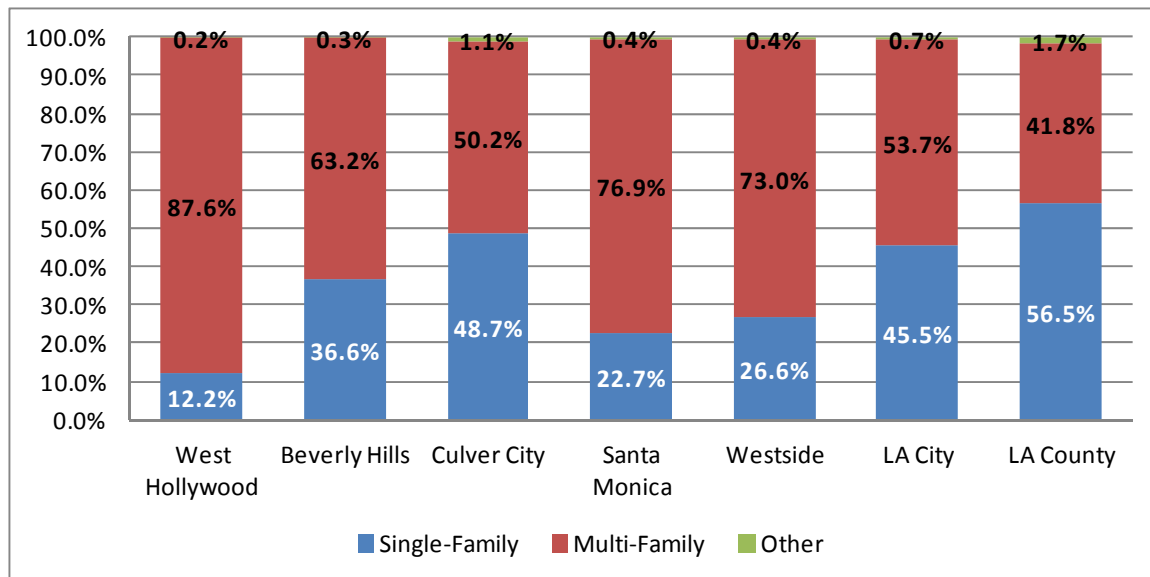
2. Housing Type

In general, communities in the Westside subregion have significantly higher proportions of multi-family housing than the countywide average. According to 2006-2010 ACS data, the housing stock in West Hollywood is comprised of 88 percent multi-family units and 12 percent single-family units (Figure 8 and Table 18).

The housing stock in West Hollywood consists primarily of larger multi-family structures with more than five units, followed by smaller multi-family buildings with two to four units. Because the City is nearly built out, the composition of the housing stock will likely remain stable, except for the possible demolition of older buildings and replacement with new units.

Although historically, housing trends in the City have been toward the development of multi-family housing and away from single-family housing, in recent years, the development of single-family homes in the City has increased (Table 18). From 1990 to 2000, there was a 17-percent decline in attached single-family homes but small increases in detached single-family and multi-family units.⁸ From 2000 to 2010, the number of detached single-family homes increased 23 percent, accompanied by a small increase in attached single-family homes (four percent). Some of this increase can be attributed to the demolition and replacement of single-family homes; however, there also appears to be an issue with housing unit estimates for the City of West Hollywood in the American Community Survey and Department of Finance data. The preservation of single-family neighborhoods is an expressed interest among many members of the community.

Figure 8: Housing Unit Mix between 2006 and 2010 – West Hollywood and the Region



Source: Bureau of the Census, 2006-2010 ACS.

⁸ Attached single-family homes refer to townhouses or accessory units. They are single-family homes but are attached instead of on individual lots.

Unit Type	1990	2000	1990-2000 % Change	2010*	2000-2010 % Change
Single-Family	2,571	2,554	-0.7%	3,019	18.2%
Detached	1,753	1,871	6.7%	2,306	23.2%
Attached	818	683	-16.5%	713	4.4%
Multi-Family	21,244	21,662	2.0%	21,619	-0.2%
2-4 Units	1,865	1,840	-1.3%	2,369	28.8%
5+ Units	19,379	19,822	2.3%	19,250	-2.9%
Other Units	6	0	-100.0%	45	--
Total	23,821	24,162	1.4%	24,683	2.2%

* Estimate is from 2006-2010 ACS.

Sources:

1. Bureau of the Census, 1990 and 2000 Census.
2. American Community Survey, 2006-2010 ACS.

3. Housing Unit Size

In West Hollywood, the average home is smaller than those found in the rest of the Westside subregion. As shown in Table 19, between 2006 and 2010, the “typical” housing unit averaged 3.3 rooms (including living and dining rooms, but excluding kitchens and bathrooms) and 51 percent of the City’s housing units had one bedroom. However, even though the average West Hollywood home is generally small, it fits reasonably well with the City’s households, of which about 92 percent consist of two or fewer persons.

Number of Bedrooms/Rooms	Bedrooms		Total Rooms	
	#	%	#	%
0	2,204	8.9%	--	--
1	12,655	51.3%	1,748	7.1%
2	8,543	34.6%	3,168	12.8%
3	1,025	4.2%	9,050	36.7%
4	168	0.7%	6,550	26.5%
5+	88	0.4%	4,167	16.9%
Median	--	--	3.3	--
Total Housing Units	24,683	100.0%	24,683	100.0%

Source: Bureau of the Census, 2006-2010 ACS.

Note: Bedrooms are defined as an enclosed room with a closet, while rooms counts all non bedrooms in a unit.

The numbers represent the number of housing units with that number of bedrooms and rooms.

4. Housing Age and Condition

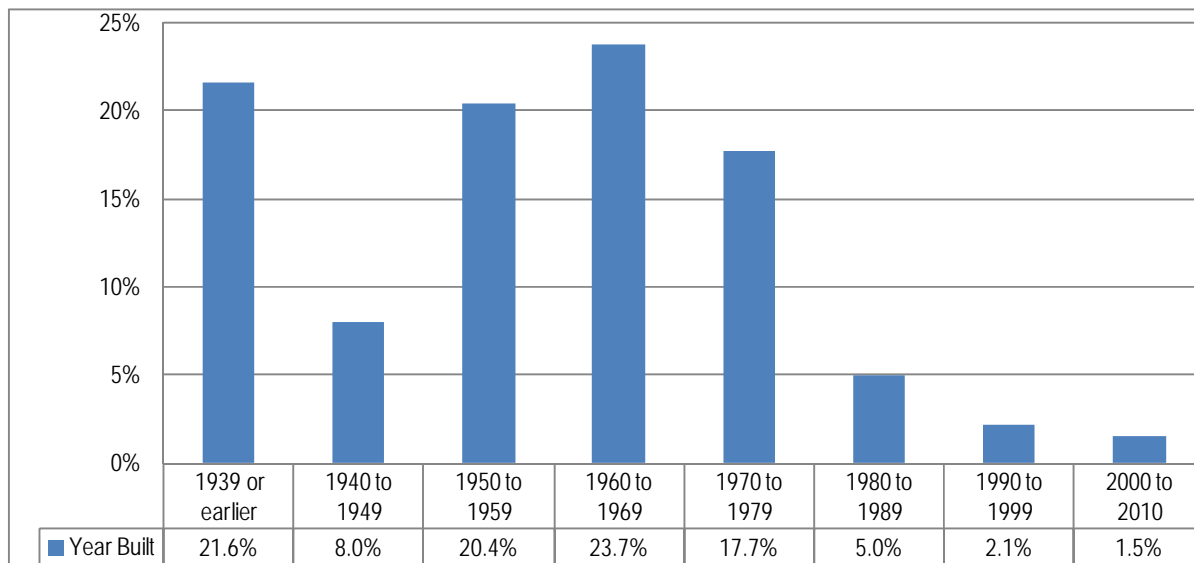
The condition of housing is an important indicator of needs within a community. This section discusses the age and condition of the City’s housing stock.

Age of Housing Stock

Figure 9 and Table 20 detail the age of West Hollywood’s housing stock. Several points are particularly noteworthy. First, West Hollywood’s housing stock is aging; the median age of housing is over 50 years, as of the 2010 Census. Approximately 91 percent of the units are over 30 years of age (built prior to 1980). Having a large share of older housing has important implications with respect to housing conditions and maintenance. Typically, housing units older than 30 years require significant rehabilitation and upgrades, such as electrical, plumbing, and roof repairs.

The citywide median year built of 1960 indicates that half of the units in the City are at least 50 years old. However, there are variations among the different neighborhoods in the City. The newest neighborhood in the City is the Northwestern area, where 58 percent of the units were built before 1970 and about five percent of the units were built after 1990. Approximately 83 percent of the units in the Crescent Heights district were built in the 1960s or earlier. Crescent Heights, while being one of the older areas, also has the second highest proportion of newer units; four percent of the units were constructed in 1990 or later. Melrose’s housing stock has similar characteristics as Crescent Heights. The Central and Eastern areas have seen the least amount of development in recent years.

Figure 9: Age of Housing Stock in 2010 – West Hollywood



Sources:

1. Bureau of the Census, 2006-2010 ACS.
2. Bureau of the Census, 2010 Census.

Table 20: Housing Unit Age by Tract in 2010 – West Hollywood

Census Tract	Units	Median Year Built	<1939	1940s	1950s	1960s	1970s	1980s	1990s	2000s
Eastern	6,112	1957	23.2%	9.0%	26.6%	25.8%	7.5%	5.6%	1.4%	0.8%
Crescent Heights	4,785	1955	26.1%	9.6%	31.3%	15.5%	8.8%	4.3%	2.4%	1.9%
Central	4,206	1964	12.1%	5.6%	21.3%	28.0%	27.8%	3.4%	1.1%	0.6%
Melrose	3,731	1961	25.5%	10.2%	12.2%	22.6%	24.2%	2.3%	2.2%	0.8%
Northwest	6,256	1967	14.2%	7.4%	12.1%	24.2%	29.5%	7.9%	3.3%	1.4%

Sources:

1. Bureau of the Census, 2006-2010 ACS.
Bureau of the Census, 2010 Census.

Housing Conditions

In 2007-08, the City proactively inspected 33 buildings containing 537 units on the East Side. The top five violations were:

- Deteriorating and Defective Structure -- 482 violations (this is a catch-call category including damage to walls or ceilings, incomplete repairs, etc.)
- Missing or Inoperable Smoke Detectors -- 93 violations
- Inadequate or Faulty Plumbing -- 49
- Other Code Provisions -- 10
- Hazardous Electrical Supply, Lighting, or Wiring -- 8

According to Code Compliance staff, approximately 30 percent of the rental units inspected by staff require some kind of systemic rehabilitation. Given that inspections are usually complaint driven, the 30 percent estimate may over-represent the extent of rehabilitation needs in general. Therefore, staff estimates that between 20 and 25 percent of the City’s rental housing requires some kind of major work. Applying this proportion to the number of rental housing units in the City, based on 2010 Census numbers, this translates to approximately 4,384 rental units in West Hollywood in need of major repairs.

Furthermore, many of the City’s older housing units are soft-story buildings. A soft-story building is a multi-story building with openings in places where a shear wall would currently be required for stability as a matter of earthquake engineering design. A typical soft-story building in West Hollywood is an apartment building with “tuck-under” parking. In the Fall of 2012, the City conducted a survey of all residentially zoned parcels to identify and assess the condition of its soft-story structures. A total of 4,056 structures were surveyed at this time, and only a limited number of observations (44 total observations) indicated instances of structural damage, cracking stucco, or unstable chimneys.

The City’s Code Compliance Division routinely conducts field surveys of unit exteriors to identify residential properties in violation of the City’s Property Maintenance Code. The most common property maintenance violation was unpermitted construction, followed by the lack of landscape maintenance.

5. Housing Occupancy

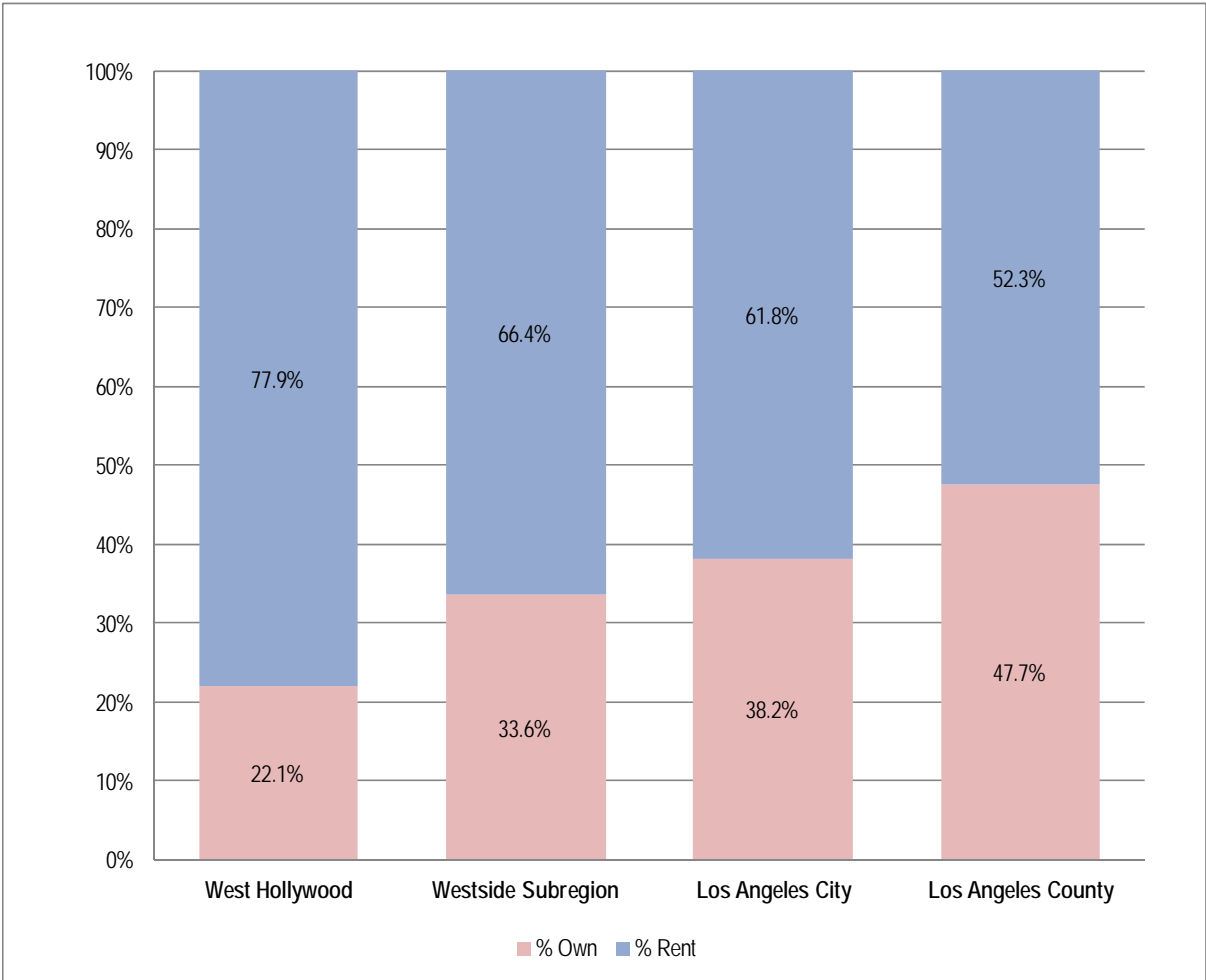
Housing occupancy simply refers to whether a unit is owned, rented, or vacant. Occupancy is an important issue because it reflects the relative income of residents, the cost and affordability of housing, as well as the interaction of market forces of supply and demand of housing. This section addresses occupancy status of the housing stock in West Hollywood.

Housing Tenure

Housing tenure refers to whether the occupants of a housing unit own or rent the unit. Tenure typically influences residential mobility, with renters exhibiting a larger degree of mobility than homeowners.

Figure 10 compares tenure in West Hollywood with the Westside subregion and the greater Los Angeles area. According to the 2010 Census, West Hollywood had the largest proportion of renters at 78 percent. While recent development in the City has been primarily condominium construction, the relatively few units added to the housing stock are not likely to have any significant impact on the tenure distribution of occupied housing units.

Figure 10: Housing Tenure in 2010 – West Hollywood and the Region



Source: Bureau of the Census, 2010 Census.

Table 21 shows the change in tenure patterns from 1990 to 2010. The number and proportion of owner-households in the City has remained essentially unchanged in the last two decades.

Building Type	1990			2000			2010		
	Rented	Owned	Total	Rented	Owned	Total	Rented	Owned	Total
<i>Number</i>									
Single-Family	1,171	1,238	2,409	1,094	1,210	2,304	1,191	1,362	2,553
Multi-Family	16,368	3,807	20,175	17,038	3,778	20,816	16,367	3,913	20,280
Condominiums	894	3,268	4,162	n/a	n/a	n/a	n/a	n/a	n/a
Total	17,539	5,045	22,584	18,132	4,988	23,120	17,558	5,275	22,833
<i>Percent</i>									
Single-Family	48.6%	51.4%	100.0%	47.5%	52.5%	100.0%	46.7%	53.3%	100.0%
Multi-Family	81.1%	18.9%	100.0%	81.9%	18.1%	100.0%	80.7%	19.3%	100.0%
Condominiums	21.5%	78.5%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a
Total	77.7%	22.3%	100.0%	78.4%	21.6%	100.0%	76.9%	23.1%	100.0%

Note: In response to Congressional guidance to minimize reporting burden, the Census Bureau included only those 1990 census subjects that had a strong legislative or judicial justification. As a result, five subjects that appeared on the 1990 census long form were dropped: Children Ever Born (fertility), Year Last Worked, Source of Water, Sewage Disposal, and Condominium Status.

Sources:

1. Bureau of the Census, 1990 and 2000 Census.
2. Bureau of the Census, 2006-2010 ACS.

Vacancy

Vacancies, another aspect of housing occupancy, indicate the demand and availability of housing. In the open market, low vacancy rates are indicative of a housing shortage, which usually restricts residential mobility, increases housing costs, and leads to overcrowding. On the other hand, high vacancies often lead to rent deflation and greater housing affordability, but may decrease property values over time, lower profits for rentals, and discourage maintenance and repairs. In general, an optimal vacancy rate is two percent for owner-occupied housing and five to six percent for rental units. This level of vacancy is assumed to ensure sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes. A healthy housing market will have a vacancy rate that falls between the two and five percent range.

At the time of the 2010 Census there were 2,077 vacant units in West Hollywood (Table 22). Overall, the vacancy rate in West Hollywood was 8.4 percent, well within the healthy range. However, only about one-half of these vacant units were actually available for rent. It is fairly common for Westside communities to have a large proportion of seasonally occupied vacant housing units, and with the exception of Culver City, Westside communities had significantly higher proportions of seasonally occupied units in 2010 than the City and County of Los Angeles. When considering only those vacant units that are actually available for rent, the vacancy rate in West Hollywood was lower than optimal, resulting in pressures for rent increases.

City	Vacant Units					% Vacant
	For Rent	For Sale	Seasonally Occupied	Other Vacant Units	Total Vacant	
West Hollywood	4.9%	0.8%	1.6%	1.9%	2,077	8.40%
Beverly Hills	4.9%	1.0%	2.2%	2.2%	1,525	9.30%
Culver City	2.0%	0.4%	0.4%	1.5%	712	4.10%
Santa Monica	3.8%	0.3%	2.3%	2.0%	3,995	7.80%
Westside	3.9%	0.5%	1.8%	1.9%	8,309	8.22%
Los Angeles City	4.0%	0.8%	0.6%	1.8%	95,827	6.80%
Los Angeles County	3.2%	0.8%	0.6%	1.6%	203,872	5.90%

Note: Other vacant units include those that were sold or rented by not occupied, occupied by migrant workers, and other vacant status such as abandoned and boarded up units.
Source: Bureau of the Census, 2010 Census.

G. Housing Costs and Affordability

West Hollywood is committed to ensuring that residents, regardless of economic status, have access to adequate and affordable housing opportunities. Two key factors affecting access to housing are household income and housing cost. Building upon previous sections which documented household income, this section addresses housing costs in West Hollywood.

1. Ownership Market

The Southern California region is known across the nation for its high home prices. Table 23 shows the median sales price of homes in the West Los Angeles area in 2011. According to DataQuick Information Systems⁹, from 2010 to 2011, many communities in the Los Angeles area saw decreases in home prices. Home prices in West Hollywood, however, remained steady while median prices in Santa Monica actually increased slightly during this time period.

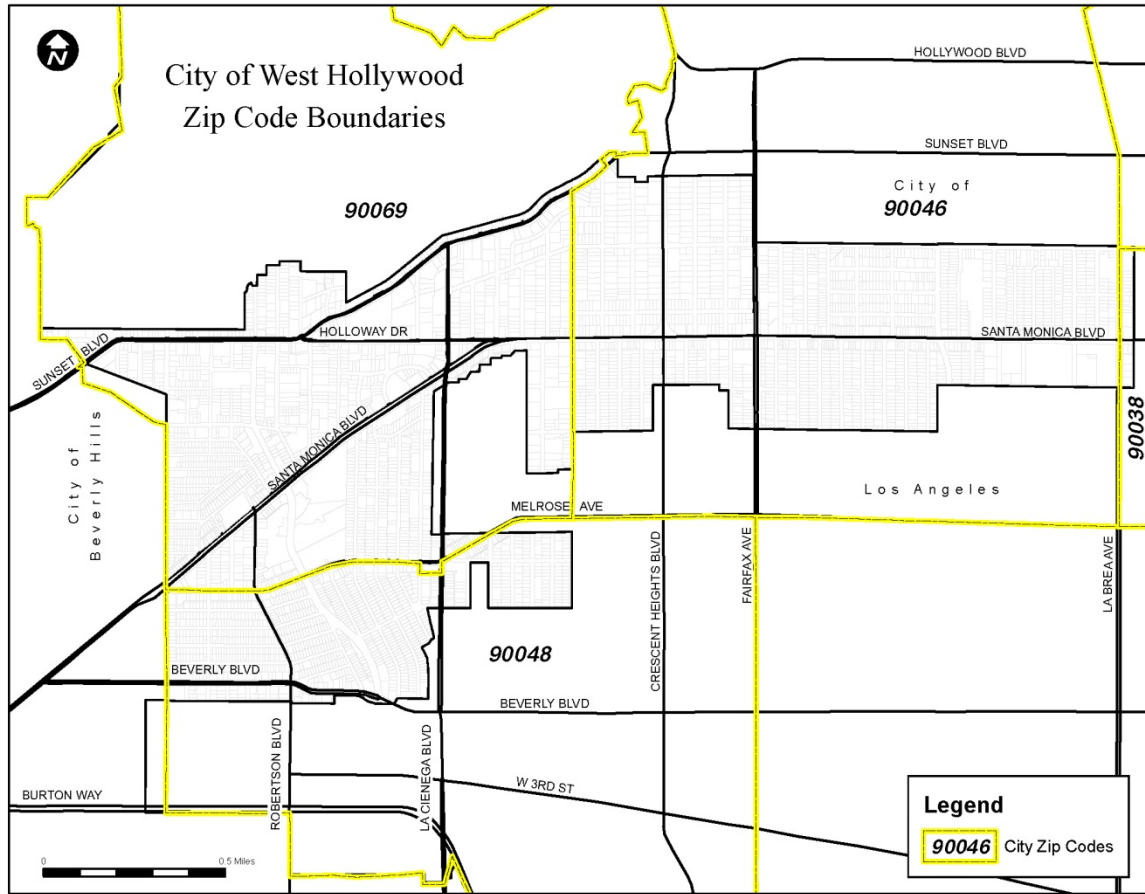
	# Sold	2011	2010	% Change
West Hollywood	430	\$620,000	\$620,000	--
Beverly Hills	459	\$1,750,000	\$1,770,000	-1.13%
Culver City	337	\$419,000	\$455,000	-7.91%
Santa Monica	640	\$849,000	\$845,000	0.41%
Los Angeles City	11,379	\$300,000	\$320,250	-6.32%
Los Angeles County	74,209	\$315,000	\$335,000	-5.97%

Source: DQNews August 2012.

⁹ DataQuick Information Systems is one of the largest real estate data providers in California. Data compiled by DataQuick are published in most major newspapers.

Table 24 shows that sales prices for single-family homes have increased in all West Hollywood ZIP Codes, with the exception of 90048. It should be noted, however, that ZIP Code boundaries do not align with city limits. The ZIP Codes that encompass West Hollywood also include parts of surrounding communities such as Beverly Hills and neighborhoods up to Mulholland Drive (Figure 11). Therefore, while ZIP Code data can provide some geographical reference, price scales tend to be skewed depending on the bordering communities.

Figure 11: West Hollywood ZIP Code Boundaries



Most residential real estate activities occurred in ZIP Code 90046, followed by ZIP Codes 90069 and 90048. ZIP Code 90069 had the highest median price for single-family homes among all ZIP codes, while ZIP Code 90038 had the lowest. Meanwhile, ZIP Code 90048 experienced the only decline in single-family home prices and ZIP Code 90046 experienced the largest decrease in condominium prices.

Table 24: Home Price Trends by ZIP Code in 2011 – West Hollywood/Los Angeles							
Zip Code	Single Family Homes				Condominiums		
	# Sold	Median Price	% Change in Price Since 2010	Price/Sq. Ft.	# Sold	Median Price	% Change in Price Since 2010
90038	25	\$466,000	3.6%	\$366	9	\$450,000	-9.8%
90046	226	\$887,000	4.4%	\$508	126	\$350,000	-18.1%
90048	125	\$1,049,000	-3.8%	\$604	57	\$453,000	-13.8%
90069	135	\$1,550,000	8.4%	\$683	272	\$410,000	-5.7%

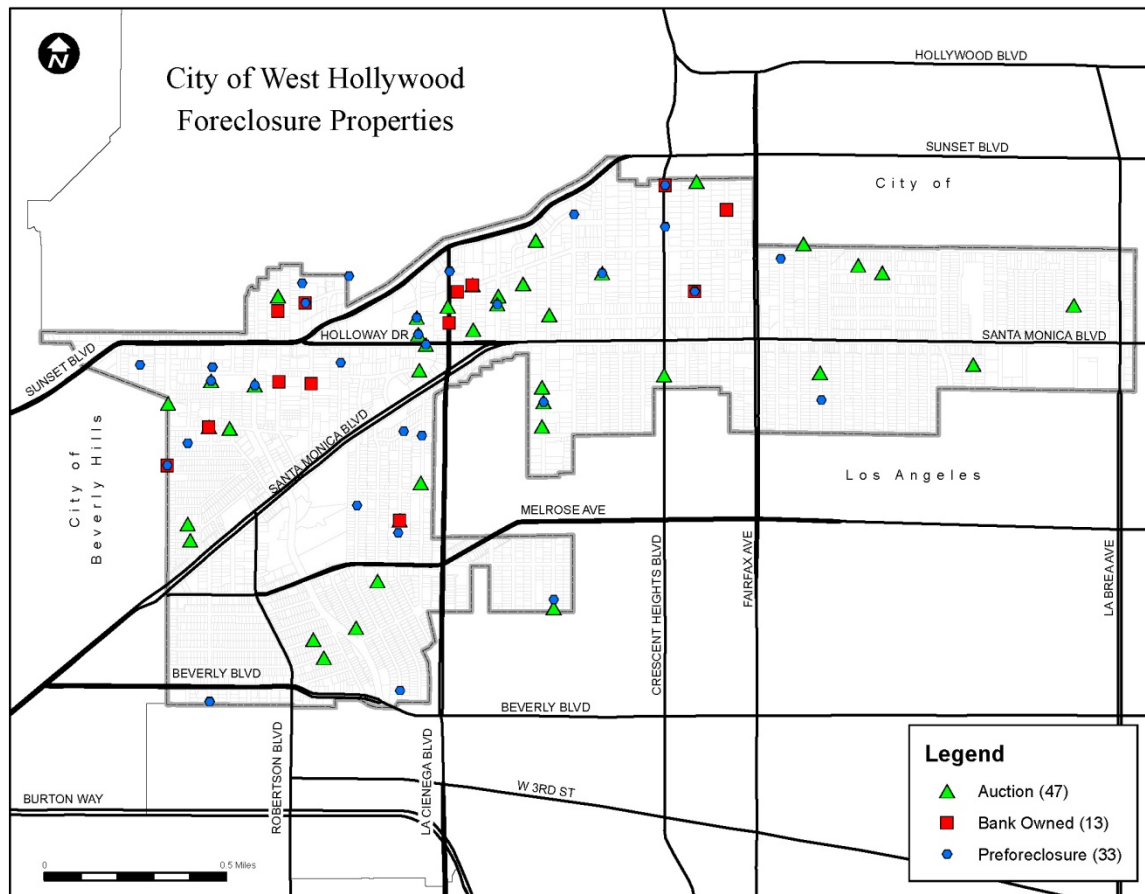
Note: Change in price based on median sales price in 2010 and 2011.
Source: www.dqnews.com, Accessed August 20, 2012.

Foreclosures

The recent decreases in home prices reflect the decline of the mortgage lending market that has seriously impacted home sales in Southern California. Between 2000 and 2005, with low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households in the region purchased homes that were beyond their level of affordability. Under the false assumptions that refinancing to lower interest rates would always be an option and that home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in home values that started in 2006. Suddenly faced with inflated mortgage payments and mortgage loans that were larger than the current market value of their homes, many households were unable to refinance to lower monthly payments and resorted to defaulting on payments and foreclosures.

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the lender an additional amount. Figure 12 displays the location of properties within the City that were in the foreclosure process as of December 2012.

Figure 12: Foreclosures



Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of December 2012, 33 properties in West Hollywood were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 47 properties in the City were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. The City of West Hollywood had 13 bank owned properties in December 2012.

2. Rental Market

The rental market in West Hollywood is unique because about 15,049 of the approximately 16,367 multi-family rental units in the City of West Hollywood are covered by the Rent Stabilization Ordinance, as of December 2012. The Ordinance establishes the Maximum Allowable Rent (MAR), minimum maintenance standards, rent adjustments for reductions in housing services, eviction protections and other regulations. Units covered by the entire Ordinance are those that were first occupied before July 1, 1979. However, even rental units occupied after this date are subject to the eviction protections of the Ordinance. Units exempt from the entire Ordinance include units in certain institutional facilities, rooms rented to boarders, housing operated by nonprofit agencies, units while occupied by owners and certain relatives and units used for non-rental purposes.

In 1995 the State passed the Costa-Hawkins Rental Housing Act that enforces statewide decontrol of rent controlled housing as voluntary vacancy occurs. Full implementation of the Costa-Hawkins Act began in 1999. Under the vacancy decontrol provisions of the Costa-Hawkins Act, a rent controlled unit, when voluntarily being vacated by the tenant, can be rented to the next tenant at market rate. Once reoccupied, the annual rent increases will be limited by the local jurisdiction's rent stabilization ordinance. The impacts of vacancy decontrol of affordability of rental housing have been significant. When vacancy decontrol was fully implemented in 1999, the rents of voluntarily vacated units rose an average of over 20 percent in just one year.

Over the years since Costa-Hawkins was implemented, rents rose significantly. Under pre-Costa-Hawkins regulations, the rent for a unit could be increased by the Annual General Adjustment which is set by the City. In the case of a vacancy, rents could be increased by only ten percent and only once every five years.

To see the impact of vacancy decontrol, one can compare current average market rents to average rents for apartments occupied by a long-term tenant who moved into their unit prior to 1996 (before the Costa Hawkins Act). For units with pre-1996 tenants, the rent for a one-bedroom apartment would be \$883.¹⁰ In 2011, the average market rent for a rent stabilized one-bedroom apartment was \$1,440.

¹⁰ This assumes that a property owner took every Annual General Adjustment and a vacancy increase every time it was available.

Number of Bedrooms	Rents for Units with pre-1996 Tenants ¹	Income Needed to Afford Rent for Units with pre-1996 tenants ²	Market Rents (2011)	Income Needed to Afford 2011 Market Rent ²
0	\$808	\$31,640	\$1,140	\$45,600
1	\$883	\$34,560	\$1,440	\$56,400
2	\$1,179	\$46,000	\$1,867	\$74,680

Notes:

1. Determined by taking the unit's December 31, 1995 MAR (Maximum Allowable Rent) and imputing all of the subsequent general adjustments through 2011.
2. Based on 30% of household income as rent expense

Source: City of West Hollywood Rent Stabilization and Housing Department, 2011.

Under the California Ellis Act, property owners have the right to remove apartment buildings from the rental market for development or repurposing. If a property is Ellised, the State does not require the owner to report the purpose of its removal. As a result, West Hollywood does not always know the landlord's intentions when a property is removed. From January 1, 2000 through December 31, 2012, 506 units in West Hollywood were Ellised. Of these, 107 apartments have been returned to the rental market, amounting to 399 net units withdrawn. This is less than three percent of the rent stabilized apartments in the City.

In 2009 the City began a monitoring and tracking program for Ellised properties. The City developed the program in order to address the concerns of community members who feared that the Ellis process was reducing the inventory of rent stabilized apartments. The intention of the program is to 1) identify the reasons the properties were taken off the rental market, 2) to ensure the buildings are in compliance with all codes and requirements, and 3) to track changes made on the properties.

The monitoring program has helped identify the reasons properties were Ellised. The most common reasons were to demolish for new development (121 units), rehab for low and moderate income housing (47 units), or for the owner to occupy the apartment (46 units).

The Rent Stabilization & Housing Division staff continues to monitor Ellised properties, working closely with other city hall divisions, such as Legal Services and Code Compliance. Every six months, staff visits the buildings and makes sure they are in compliance with all health and safety standards. Staff assists landlords in the Ellis process to make certain they understand the Ellis timelines and relocation requirements. Staff assists tenants while they are in place to help them through the process and, especially in the cases of disabled, low-income, or senior households, to ensure that they have up to a full year to find housing. Additionally, the City provides relocation counseling to tenants. As directed by City Council, Ellised tenants are a high priority for the City's low and moderate income housing program.

3. Housing Affordability

Housing affordability can be estimated by comparing the affordable housing cost of owning or renting a home in the City with the maximum affordable housing cost for households at different income levels. Together, this information can show who can afford what size and type of housing and indicate the type of households most likely to experience housing cost burden and overcrowding issues.

Table 26 shows the affordable housing cost guidelines established in Section 50052.5 and 50053 of the California Health and Safety Code. The guidelines are based on the median income calculated by the California Department of Housing and Community Development (HCD) income limits.

Table 26: Affordable Housing Cost Guidelines

Income Level	For Sale	Rental
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 120% of AMI	35% of 120% of AMI

AMI = Area Median Income, as established by the State Department of Housing and Community Development (HCD) by county.

Note: Affordability Level should be adjusted for household size.

Housing affordability can be estimated by comparing the cost of renting or owning a home with the maximum affordable housing costs to households at different income levels. Taken together, this information can generally indicate the size and type of housing available to each income group and can indicate which households are more susceptible to overcrowding and cost burden.

HUD conducts annual household income surveys to determine the maximum payments that are affordable for different household income groups. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income categories. Table 27 shows annual household income by household size. The maximum affordable housing payment is based on the standard of 30 to 35 percent of gross household income (the former for renters and latter for homeowners). General cost assumptions for utilities, taxes, and property insurance are also shown.

When comparing the maximum affordable rents and home prices presented in this table with the market conditions, some general conclusions about housing affordability can be made. The citywide median home price (\$620,000) in 2011 places homeownership out of reach for West Hollywood's lower and moderate income households. The affordability problem also persists in the rental market. Most appropriately-sized rental housing in West Hollywood is unaffordable for the City's lower income households.

Table 27: Housing Affordability Matrix – Los Angeles County (2012)

Household	Annual Income	Affordable Costs		Utilities		Taxes and Insurance	Affordable Rent	Affordable Home Price
		Rental	Ownership	Renters	Owners			
<i>Extremely Low Income (under 30% MFI)</i>								
1-Person	\$17,750	\$444	\$444	\$76	\$82	\$89	\$368	\$63,537
2-Person	\$20,250	\$506	\$506	\$88	\$96	\$101	\$418	\$71,915
3-Person	\$22,800	\$570	\$570	\$106	\$117	\$114	\$464	\$78,897
4-Person	\$25,300	\$633	\$633	\$127	\$142	\$127	\$506	\$84,715
5-Person	\$27,350	\$684	\$684	\$146	\$165	\$137	\$538	\$88,905
<i>Very Low Income (31 to 50% MFI)</i>								
1-Person	\$29,550	\$739	\$739	\$76	\$82	\$148	\$663	\$118,462
2-Person	\$33,750	\$844	\$844	\$88	\$96	\$169	\$756	\$134,753
3-Person	\$37,950	\$949	\$949	\$106	\$117	\$190	\$843	\$149,416
4-Person	\$42,150	\$1,054	\$1,054	\$127	\$142	\$211	\$927	\$163,147
5-Person	\$45,550	\$1,139	\$1,139	\$146	\$165	\$228	\$993	\$173,620
<i>Low Income (51 to 80% MFI)</i>								
1-Person	\$47,250	\$1,181	\$1,181	\$76	\$82	\$236	\$1,105	\$200,850
2-Person	\$54,000	\$1,350	\$1,350	\$88	\$96	\$270	\$1,262	\$229,011
3-Person	\$60,750	\$1,519	\$1,519	\$106	\$117	\$304	\$1,413	\$255,543
4-Person	\$67,450	\$1,686	\$1,686	\$127	\$142	\$337	\$1,559	\$280,911
5-Person	\$72,850	\$1,821	\$1,821	\$146	\$165	\$364	\$1,675	\$300,693
<i>Moderate Income (81 to 100% MFI)</i>								
1-Person	\$54,450	\$1,361	\$1,588	\$76	\$82	\$318	\$1,285	\$276,605
2-Person	\$62,200	\$1,555	\$1,814	\$88	\$96	\$363	\$1,467	\$315,433
3-Person	\$70,000	\$1,750	\$2,042	\$106	\$117	\$408	\$1,644	\$352,903
4-Person	\$77,750	\$1,944	\$2,268	\$127	\$142	\$454	\$1,817	\$389,171
5-Person	\$83,950	\$2,099	\$2,449	\$146	\$165	\$490	\$1,953	\$417,487

Assumptions:

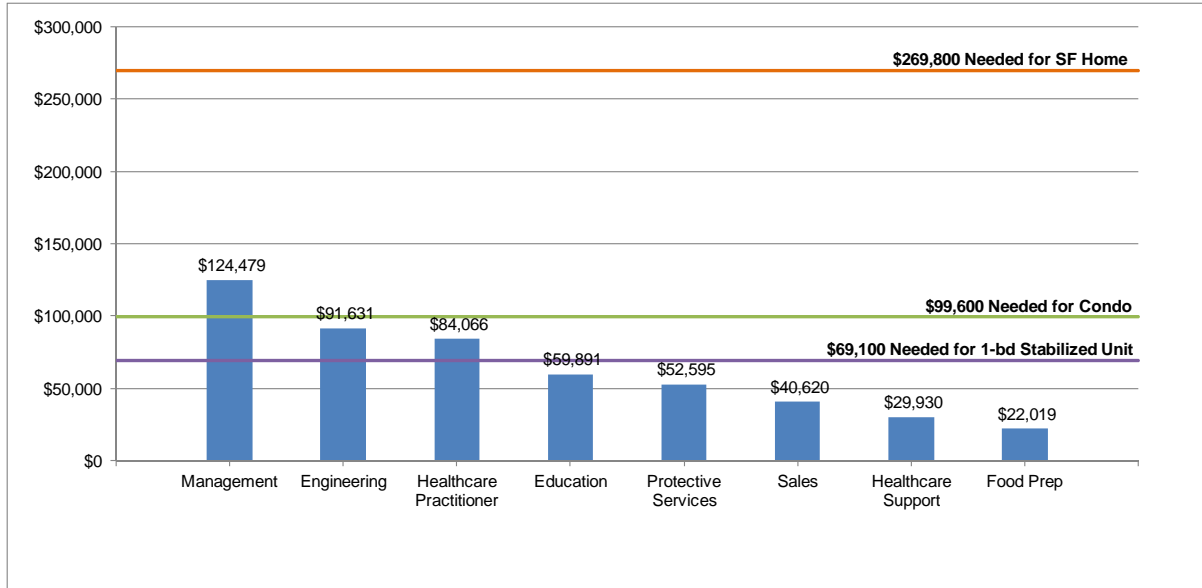
1. California Department of Housing and Community Development (HCD) income limits, 2012.
2. Health and Safety code definitions of affordable housing costs (between 30 and 35 percent of household income depending on tenure and income level).
3. Housing Authority of the County of Los Angeles (HACoLA) Utility Allowance Schedule, 2012.
4. 20 percent of monthly affordable cost for taxes and insurance.
5. 10 percent down payment.
6. Four percent interest rate for a 30-year fixed-rate mortgage loan.
7. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: HCD Income Limits, 2012.

Extremely low, very low, and low income (collectively lower income) households have limited housing options in West Hollywood unless they are long-time tenants of rent-stabilized units or they reside in affordable housing units created through the City’s inclusionary housing program or developed by nonprofit developers. Based on the wage scales for various occupations, housing in West Hollywood is not affordable to those in the service industries. Even professionals may have difficulty procuring adequate sized affordable housing in the City. Homeownership generally requires at least two wage-

earners in each household, with both in professional fields and making higher incomes (Figure 13).

Figure 13: Housing Affordability by Occupation – West Hollywood



Assumptions:

1. Affordable housing costs are based on Health and Safety Code standards; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4% interest rate for a 30-year fixed rate mortgage loan.
2. Median price of single-family home = \$1,081,000
3. Median price of one-bedroom condominium = \$399,000
4. Average stabilized rent for one-bedroom unit = \$1,440 (2011)

Sources:

1. State Employment Development Department, Labor Market Statistic, Occupational Wages for First Quarter 2012.
2. Veronica Tam and Associates, 2012.

H. Housing Problems

The most common housing problems facing jurisdictions in Southern California are twofold: overcrowding and cost burden. These problems are common when the cost of living is high and there is a shortage in affordable housing.

1. Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹¹ Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need in order to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate the normal wear and tear, resulting in deterioration of housing.

Given the small average household size in West Hollywood, overcrowding is not a major issue. Between 2006 and 2010, only two percent of West Hollywood households were living in overcrowded conditions, compared to 12 percent of all households in Los Angeles County. By tenure, two percent of renter-households and less than one percent of owner-households in the City were affected by overcrowding. Countywide, 18 percent of renter-households and six percent of the owner-households were living in overcrowded conditions.

2. Cost Burden

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing are considered as having a cost burden and have limited remaining income for other necessities. The calculation of cost burden includes utility costs for renters and includes utility costs, taxes, and insurance for homeowners.

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in West Hollywood. Detailed CHAS data based on the 2006-2008 ACS data is displayed in Table 28. Housing problems considered by CHAS include:

¹¹ The Census Bureau's definition of a "room" excludes bathroom, porch, balcony, foyer, hall, or half-room. See 2000 Census Long Form, Question #37.

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Table 28 presents the extent of housing cost burden by income group and household type in the City. Housing cost burden was most prevalent among the City’s lower income households and seemed to affect owner households more than renter-households. Generally, the incidence of overpayment for housing decreased as a household’s income increases. Because few households in the City were large households, cost burden was not an issue among large households regardless of income.

Household Type	Percent Households with Cost Burden							
	Extremely Low Income (30% AMI)		Very Low Income (50% AMI)		Low Income (80% AMI)		Moderate/ Above Moderate Income (80%+ AMI)	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
Elderly	1,755	225	675	210	315	410	670	715
% with Any Housing Problem	70.9%	100.0%	63.7%	100.0%	34.9%	95.1%	9.0%	31.5%
% with Cost Burden	70.9%	100.0%	63.0%	100.0%	34.9%	93.9%	9.0%	31.5%
Small Families	255	55	190	0	485	20	1,370	800
% with Any Housing Problem	80.4%	100.0%	81.6%	n/a	44.3%	100.0%	21.5%	36.3%
% with Cost Burden	78.4%	100.0%	81.6%	n/a	37.1%	100.0%	14.6%	36.3%
Large Families	20	0	10	0	0	0	75	25
% with Any Housing Problem	0.0%	n/a	100.0%	n/a	n/a	n/a	0.0%	0.0%
% with Cost Burden	0.0%	n/a	100.0%	n/a	n/a	n/a	0.0%	0.0%
All Other	1,785	200	1,135	105	1,960	135	6,650	2,325
% with Any Housing Problem	86.6%	87.5%	89.4%	100.0%	83.9%	88.9%	15.0%	41.1%
% with Cost Burden	86.6%	87.5%	89.4%	100.0%	81.9%	88.9%	14.7%	36.3%
Total	3,815	480	2,010	315	2,760	565	8,765	3,865
% with Any Housing Problem	78.5%	94.8%	80.1%	100.0%	71.4%	93.8%	15.5%	38.0%
% with Cost Burden	78.4%	94.8%	79.9%	100.0%	68.7%	92.9%	14.1%	35.2%

Elderly = Elderly headed households

Small Families = Families with two to four members

Large Families = Families with five or more members

Note: CHAS data is developed with sample Census data and therefore, the numbers indicate in this table may deviate slightly from data from the 100 percent Census counts.

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2006-2008 ACS.

I. Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from October 15, 2013 through October 15, 2023. Consistent with State law, this section identifies publicly assisted housing units in West Hollywood, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

1. Publicly Assisted Housing

Housing that received governmental assistance is a significant source of affordable housing. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2013, and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law. This inventory includes all publicly assisted housing projects within the geographic boundaries of the City, regardless of ownership. Therefore, projects owned and operated by the County of Los Angeles Housing Authority are also included.

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions.

Most of the publically assisted rental units in West Hollywood are rent restricted in perpetuity. There are a total of 1,147 publicly assisted rental units located in the City. Most are owned by the West Hollywood Community Housing Corporation and a few are owned by other non-profit agencies or Los Angeles County.

Currently, three projects, totaling 215 units, are at-risk of losing their affordability. Two of these developments (1123 Fuller and Fairfax Tower) are assisted with project-based Section

8 contracts under agreements with HUD. These Section 8 contracts are due to expire prior to October 15, 2023. Fairfax Tower and 1123 Fuller have already submitted applications to renew their Section 8 contracts and are awaiting approval. Fairfax Tower has submitted its requests for rent increases, but the requests have been denied by HUD.

The third at-risk project, located at 1274 Crescent Heights, has restrictive covenants for 26 affordable units for low-income families that are set to expire on January 1, 2014. The developer participated in the Los Angeles County Multi-family Bond Program and the rent restrictions on these 26 units will likely expire in 2014. The City has reached out to the Housing Authority of the County of Los Angeles regarding the expiration of the regulatory agreement associated with the County of Los Angeles Multi-family Housing Bond Program.

The City has limited resources to preserve these units as the City's Affordable Housing Trust Fund is over obligated and the City no longer has access to redevelopment funds for low- and moderate- income housing.

Table 29: Publicly Assisted and Inclusionary Multi-Unit Developments					
Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
At-Risk					
1123 Fuller	Senior	39 of 39	Menorah Housing Foundation	HFDA/ Section 8; Section 8 NC	7/24/2013 (Extension Anticipated)
Fairfax Tower 1222 N. Fairfax	Senior	150 of 151	G & K	Section 8	6/30/2013 (Extension Pending)
1274 Crescent Heights	Family	26 of 130	LA Crescent Gardens L.P.	LA County Multi-Family Bond Program	1/1/2014
Not At-Risk					
800 Kings Rd.	Senior	106 of 106	LA County	Section 8 NC; LA County Housing Authority	10/23/2022
1212 Detroit Street	Family	10 of 10	WHCHC	LIHTC	2050
1155 Detroit Street	Senior	10 of 10	WHCHC	LIHTC	2/25/2090
901 Genesee Avenue	General	12 of 12	WHCHC	City Subsidy	3/7/2091
7719 Willoughby	General	12 of 12	WHCCC	City Subsidy	3/7/2091
937 Fairfax Ave.	Senior	16 of 17	Alternative Living for the ALA	LIHTC; City Subsidy	Perpetuity
Fountain Avenue Apartments 7292 Fountain Ave.	Family	28 of 28	WHCHC	LIHTC; City Subsidy; Density bonus	Perpetuity
Detroit Bungalows 1123 N. Detroit St.	Senior	8 of 8	WHCHC	AHTF; City Subsidy; Density Bonus	Perpetuity
Harper Avenue Apartments 1276 N. Harper Ave.	Senior	17 of 17	WHCHC	LIHTC; City Subsidy; Density Bonus	Perpetuity
Harper Community Apartments 1260 N. Harper Ave.	Persons w/ HIV/AIDS	22 of 22	WHCHC	City Subsidy; State Rental Housing Construction Programs; Century Freeway Housing Program; Density Bonus	Perpetuity
Laurel/Norton Inter-Generational Community Apartments 1217 N. Laurel Ave.	Family/ Senior	41 of 41	WHCHC	LIHTC; City Subsidy, Century Freeway Housing Program; Density Bonus	Perpetuity

Table 29: Publicly Assisted and Inclusionary Multi-Unit Developments					
Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
The Palm View 980 Palm Ave.	Persons w/ HIV/AIDS	40 of 40	WHCHC	The Actor's Fund; LIHTC; City Subsidy; Density Bonus	Perpetuity
Scattered Sites Inclusionary Units*	Family/ Senior	185	Various	Inclusionary Housing Agreement	Perpetuity
959 Palm Ave.	Senior	126 of 126	LA County	LA County Housing Authority	Perpetuity
838 West Knoll	Senior	133 of 133	LA County	LA County Housing Authority	Perpetuity
1435 Havenhurst Drive	Disabled	24 of 24	WHCHC	City Subsidy	Perpetuity
7530 Santa Monica	Disabled	42 of 42	WHCHC	CDBG; City Subsidy	Perpetuity
954 Hancock Avenue	General	3 of 3	LA Housing Partnership	City Subsidy	Perpetuity
916 Gardner Street	Senior	18 of 18	Alternative Living for the Aging	City subsidy	Perpetuity
114 S. La Brea (Courtyard at La Brea)	Family/ Disabled/ Youth	32 of 32	WHCHC	City subsidy, LIHTC, County HOME	Perpetuity
1234 Hayworth	Senior	48 of 48	WHCHC	City subsidy, LIHTC, County HOME	Perpetuity
Total		1,147			

Source: Housing Department, City of West Hollywood, 2013.

* Includes one ownership unit.

2. Preservation and Replacement Options

The majority of the City's affordable housing units are deed restricted as permanent or long-term affordable housing. Only a small portion of the units are subject to renewals of subsidy contracts and therefore considered to be at risk under the Housing Element law. To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of projects to non-profit ownership; 2) provision of rental assistance to tenants; and 3) extension of affordability covenants.

Among the three at-risk projects in West Hollywood, the affordability covenants are only at risk for one—1274 Crescent Heights. For the remaining two at-risk developments, only the rent subsidy contracts (Section 8) are subject to annual renewal. Therefore, the extension of affordability covenants, while a typical option explored by other communities, is not

necessarily an appropriate option in the City. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. Given the cost of land, the replacement option is the most expensive option. These options are described below.

Transfer of Ownership

Typically, transferring ownership of an at-risk project to non-profit housing providers is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become available for a greater range of governmental assistance.

One of the at-risk projects in West Hollywood is already owned by a nonprofit entity (Menorah Housing Foundation). Therefore, transferring ownership to a nonprofit organization in this situation is not an applicable option. The Fairfax Tower is owned by Goldrich & Kest, a for-profit management company that has a portfolio of 7,500 subsidized units in California. Discussions with Goldrich & Kest indicate that the company has no plan to dispose the property and has continued to seek Section 8 contract renewal. Affordable Units located at 1274 Crescent Heights are also owned by a for-profit company, LA Crescent Gardens L.P, and are assisted through the LA County Multi-Family Bond Program.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated, the estimated market value of the at-risk units at the Fairfax Towers and 1274 Crescent Heights is \$22.1 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, and other factors. In fact, based on a capitalization analysis, the City estimates the real market value of these at-risk units would be closer to \$35 million.

Table 30: Market Value of At-Risk Housing Units	
Unit Information	Total
1-Bedroom Units	156
2-Bedroom Units	20
Annual Operating Cost	\$513,990
Gross Annual Income	\$2,282,006
Net Annual Income	\$1,768,016
Market Value	\$22,100,205

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2013) established by HUD (One-bedroom unit = \$1,101, and Two-bedroom unit = \$1,421).
2. Average size is assumed to be: 620 square feet for a one-bedroom apartment, and 875 square feet for a two-bedroom apartment.
3. Annual income is calculated on a vacancy rate = 5%.
4. Annual operating expenses per square foot = \$4.50.
5. Market value = Annual net project income * multiplication factor.
6. Multiplication factor for a building in good condition is 12.5.

Rental Assistance

Rental subsidies can be used to maintain affordability of the 215 at-risk affordable units. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. In the Los Angeles-Long Beach Metropolitan Area, the 2013 FMR was \$1,101 for a one-bedroom unit and \$1,421 for a two-bedroom unit. As indicated in Table 31, the total cost of subsidizing the rents of all 215 at-risk units is estimated at around \$92,215 per month or \$1,106,574 annually. Providing this level of subsidies for at least 55 years would require approximately \$128,000,000, assuming an average inflation rate of 2.5 percent.

Table 31: Rental Subsidies Required						
Unit Size/ Household Size	Number of Units	Fair Market Rent ¹	Househol d Annual Income	Affordable Housing Cost ⁴	Monthly per Unit Subsidy ⁵	Total Monthly Subsidy
Very Low Income (50% AMI)²						
1-Bedroom/ 2-Person Household	189	\$1,101	\$34,200	\$683	\$418	\$79,059
Low Income (80% AMI)³						
1-Bedroom/ 2-Person Household	6	\$1,101	\$54,650	\$683	\$418	\$2,510
2-Bedroom/ 3-Person Household	20	\$1,421	\$61,500	\$889	\$532	\$10,646
Total Monthly	215					\$92,215
Total Annual Subsidy						\$1,106,574

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. Rents are restricted to 80% AMI in these buildings, which puts residents in the Low Income Category, set by the California Department of Housing and Community Development (HCD).
4. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals
5. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Source: Veronica Tam and Associates, 2013

Construction of Replacement Units

The construction of new low income housing units is a means to replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors including density and size of the units (i.e. square footage and number of bedrooms), location, land costs and type of construction. Assuming an average construction cost of \$90,461 per one-bedroom unit (assuming a 620-square-foot unit) and \$127,667 per two-bedroom unit (assuming a 875-square-foot unit), it would cost approximately \$20,193,000 to construct all 215 assisted units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

Table 32: Estimated New Construction Costs				
Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
1-Bedroom	195	620	145,080	\$17,639,915
2-Bedroom	20	875	21,000	\$2,553,338
Total	215	--	166,080	\$20,193,252
Average Per Unit Cost:				\$93,922

Source: RS Means Construction Cost Data (2012).

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).

(D) = (C) x \$97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

IV. Housing Constraints

Although the City of West Hollywood strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance and improvement of housing. These include market mechanisms, government regulations and physical as well as environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in West Hollywood.

A. Market Constraints

West Hollywood is impacted by various market constraints that affect the maintenance and improvement of the existing housing stock, the construction of affordable housing, and the preservation of affordable housing. The market constraints on housing development are discussed below.

1. Availability of Land for Residential Development

West Hollywood is one of the most densely developed cities in California. About 70 percent of the City's residential areas are zoned for high density, allowing for up to 50 housing units per acre. This density is much higher than surrounding cities. Moreover, West Hollywood is almost completely built out, with only a limited number of vacant sites still available for development.

Because nearly all land in the City contains existing structures, developers must usually demolish the existing older structures and then replace them with new buildings, thereby raising the total cost of developing the property. This condition becomes less of a constraint if the developer can achieve a high enough density that can allow the development to realize a reasonable rate of return. Between 2000 and 2006, the housing market in California was spurred by "cheap" financing, driving the demand for ownership housing. During that time, West Hollywood experienced a trend of recycling existing properties into higher density development. However, the resultant developments were usually luxury condominiums that were not affordable to existing City residents.

2. Land and Construction Costs

West Hollywood is a built out and highly desirable community, and property values in the City are high. With limited vacant land available in the City, development activities typically occur on underutilized properties, requiring the demolition of existing improvements on site. As a result, land cost represents a significant cost component of residential development.

Construction costs are typically uniform across the region and not a constraint to the development, improvement, and maintenance of housing to a particular community. In some cases, however, local factors (environmental constraints, building and safety codes,

exactions, or other similar factors) may raise construction costs and constrain housing investment.

According to a study prepared for the City by Keyser Marston, the actual cost of developing a typical ten-unit project in West Hollywood in 2007 would involve an above-grade construction cost of \$154 per square foot, \$29 per square foot of site work, and \$31 per square foot of below-grade parking, for a total construction cost of \$214 per square foot of gross building area. These costs do not include land acquisition, architecture, permits, and other soft costs.

Reducing amenities and the quality of building materials (above a minimum acceptability for health, safety and adequate performance) can result in lower sales prices. Prefabricated and factory built housing can also help bring down the cost of construction and labor. An additional way to bring down the cost of construction is to utilize economies of scale. By increasing the number of units built in a development, the fixed costs of construction can be spread among more units and reduce the per-unit cost. This reduction in costs is a particular benefit when density bonuses are utilized for the provision of affordable housing.

3. Construction Financing

The current economic turmoil has made construction financing difficult to secure. Lenders are requiring even higher cash contributions, a larger percentage of pre-leased rentals or pre-sold homes and are scrutinizing the books of construction companies to make sure they are not over-leveraged (i.e. have too many debt-financed construction projects underway). All of these factors make it more difficult to obtain financing and constrain development of housing.

The financing of a residential project, particularly affordable housing is quite complex. No firm threshold determines an acceptable “return” on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. The upfront cash commitment is not always a significant problem for developers as long as the project can generate an acceptable net cash flow to provide an adequate return on investment. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not unique constraints to housing production in West Hollywood.

4. Mortgage and Rehabilitation Financing

Between 2000 and 2009, home prices and interest rates escalated and fell, having a substantial impact on housing costs for purchasers. Many homebuyers chose variable rates in the early part of the decade as they might be a percentage point or two lower than fixed rate mortgages. However, the ability of lending institutions to raise rates to adjust for inflation resulted in mortgage holders overextending themselves financially, as well as returning to a situation where high financing costs substantially constrain the housing market.

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City’s residents. The Annual HMDA report for 2011 (the most recent available at the writing of this report) was reviewed to evaluate the availability of residential financing within the City. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in West Hollywood.

Table 33 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance and home improvement loans in West Hollywood in 2011. Included is information on loan applications that were approved and originated,¹² approved but not accepted by the applicant, denied, withdrawn by the applicant or incomplete.

Table 33: Disposition of Home Loans – 2011				
Applications	Total	Percent Approved	Percent Denied	Percent Other
By Loan Type				
Conventional	392	68.9%	13.3%	17.9%
Government Backed	52	67.3%	13.5%	19.2%
Home Improvement	60	58.3%	16.7%	25.0%
Refinancing	1,010	64.7%	21.6%	13.8%
By Income				
Very Low (<50% AMI)	39	48.7%	38.5%	12.8%
Low Income (51-80% AMI)	65	52.3%	26.2%	21.5%
Moderate Income (81-120% AMI)	156	62.2%	19.9%	17.9%
Above Moderate (>120% AMI)	1,115	66.3%	18.5%	15.2%
Not Available	139	74.8%	12.9%	12.2%
Total	1,514	65.6%	19.0%	15.5%

Notes:

“Approved” includes loans approved by the lenders whether or not they are accepted by the applicants.

“Other” includes loan applications that were either withdrawn or closed for incomplete information.

Includes loans for all property types (i.e. 1-4 family, manufactured housing, and multi-family).

Source: www.lendingpatterns.com, 2012.

Home Purchase Loans

In 2011, a total of 392 households applied for conventional loans to purchase homes in West Hollywood. The overall loan approval rate was 69 percent and 13 percent of applications were denied. Just 52 applications were submitted for the purchase of a home in West Hollywood through government-backed loan programs (e.g. FHA, VA), of which 67 percent were accepted and 14 percent were denied. To be eligible for such loans, residents must not exceed the income limits established for the program and the price of the home to be purchased must be below a capped value. Few lower and moderate income households

¹² An originated loan is one that is approved by the lender and accepted by the applicant.

would qualify to purchase a home in West Hollywood and very few of the homes available on the market would be below the capped price.

Refinance Loans

West Hollywood residents filed 1,010 applications for home refinance, more than any other type of loan in 2011. Approximately 65 percent of these applications were approved while 22 percent were denied.

Home Improvement Loans

Only 60 households applied for home improvement loans in 2011. Over half of the home improvement loan applications in West Hollywood were approved (58 percent) and 17 percent were denied. Overall, home improvement financing had a lower approval rate compared to other types of financing applications.

B. Governmental Constraints

Governmental regulations are often cited as constraints to the maintenance, improvement, and development of housing, because such regulations typically raise housing costs and a portion of the costs is inevitably passed down to consumers. This section discusses the impact of land use controls, development standards, building codes, and fees/taxes on the maintenance, improvement, and production of housing.

1. Land Use Controls

Like all communities, West Hollywood regulates the type, location, density, and scale of residential development through a range of land use/zoning codes. These ordinances are designed to balance the need to provide housing opportunities for all economic segments of the community, while still protecting the general health and safety of residents and preserving the character and integrity of existing neighborhoods.

Residential development is provided for within four residential districts as well as in most commercial districts as part of a mixed-use development:

- R1: Single-family or Two-Unit Low Density Residential
- R2: Low Density Residential
- R3: Multi-Family, Medium Density Residential
- R4: Multi-Family, High Density Residential
- CN1: Commercial, Neighborhood, mixed use with residential
- CC: Commercial, Community, mixed use with residential
- CA: Commercial Arterial
- CR: Commercial Regional

Ground floor commercial with residential units on top is encouraged in portions of the CC and CN districts. Most CC development is along Santa Monica Boulevard and Beverly Boulevard, and most CN development is along Robertson Boulevard (CN1). Mixed-use

development is allowed in the CC zone outside the Commercial-Only Overlay Zone, which covers about seven blocks of a nightlife area on the west side of the City. In addition, mixed use development is also allowed in the CA and CR districts.

The Sunset Specific Plan also includes CN, R2 and R4 development along Sunset Boulevard. The General Plan Update introduced the Transit Overlay, which is applied to areas where transit-oriented developments are encouraged. The City also encourages mixed-use development in the Mixed-Use Incentive Overlay Zone at key transit nodes along commercial boulevards.

The General Plan Land Use Element is implemented by the West Hollywood Zoning Ordinance. Table 34 summarizes the land use designations and zoning districts that either allows residential development as a permitted use or through consideration of a discretionary process.

Table 34: Land Use Designations		
General Plan Land Use Designations	Corresponding Zone District(s)	Primary Residential Types
Residential Zoning Districts		
Residential Single-Family or Two Unit Low Density	R1A R1B R1C	Detached single-family, duplex, or triplex units, one- or two-story
Residential Low Density	R2	2-story duplex or triplex on a typical lot
Residential Multi-Family Medium District	R3A R3B R3C	2- to 4-story, 1 dwelling unit per 1,210 of square feet of lot area
Residential Multi-Family High Density	R4A R4B	3- to 4-story, one dwelling unit per 872 square feet of lot area
Combination Districts		
Sunset Specific Plan	SSP CN	Commercial, Neighborhood
	SSP R2	Residential, Low Density
	SSP R4	Residential, Multi-Family High Density
Commercial and Public Zoning Districts		
Commercial Neighborhood	CN	2 stories, 1.0 FAR (Mixed use is allowable only within the CN1 district)
Commercial Community	CC	3 stories, 1.5 FAR (Residential not allowed in the Commercial-Only Overlay Zone)
Commercial, Arterial	CA	Mixed Use: 5 stories, 2.5 FAR
Commercial, Regional Center	CR	Mixed Use: 8 stories, 3.0 FAR

Source: City of West Hollywood Zoning Code, 2012.

Sunset Specific Plan

The City of West Hollywood implements the Sunset Specific Plan with the intention of preserving the eclectic character of Sunset Boulevard, managing and directing growth and promoting responsible development. Sunset Boulevard in West Hollywood, known as “The Strip”, extends for approximately 1.2 miles, serves as one of the major traffic arteries connecting Downtown Los Angeles to the Westside, and proves a shopping and entertainment district for City residents and visitors. A variety of residential neighborhoods directly border the street. Single-family residences are typical in the hills to the north, located in the City of Los Angeles. There is a combination of single-family homes and multi-family housing units south of the Boulevard in the City of West Hollywood. The development guidelines in the Specific Plan area are informed by the following goals:

- Distribute intensification along Sunset Boulevard to encourage responsible development.
- Allow increases in density and height at locations where impacts are more easily mitigated.
- Create a cohesive sense of design, using density and height so that new development feels integrated with existing development.
- Encourage the creation of public amenities by allowing density and height bonuses in exchange for good urban design features and desirable uses, such as theaters and parks.

In addition to setting specific development and design guidelines for the Sunset Boulevard Specific Plan area, the plan identifies a total of ten Target Sites to receive increases in Floor Area Ratio (FAR) allowances and height limits. These sites were chosen based on their location, characteristics, and development potential. If a developer wants to develop a non-Target Site, a proposal must be made documenting that the site meets the criteria of the Target Sites and must be brought forward for Planning Commission review. This includes residential uses in a mixed-use setting. An accepted proposal will require an amendment to the Sunset Specific Plan and a zoning text amendment, both requiring Planning Commission consideration at public hearings. A public hearing on such a proposal must be scheduled before the Planning Commission within 60 days of the completion of any necessary environmental review. The City Council also holds public hearings and makes the final decision on legislative amendments such as Sunset Specific Plan amendments and zoning text amendments.

2. Residential Development Standards

The City’s residential development standards contain provisions that affect housing costs and affordability, including lot coverage limits, building height limitations, densities, parking requirements, open space, and other similar requirements. Summarized in Table 36, these requirements affect new development, because they regulate the number and size of housing units per acre.

West Hollywood encourages development with design guidelines in mind. The City’s development standards are not restrictive but detailed. Specifications are provided for

various types of development that encourage density and mixed use with urban design in mind as well. Residential mixed use is permitted in the CN1, CA, and CR zones, and in the CC zone outside the Commercial-Only Overlay Zone. Table 35 presents the City’s density standards and Table 36 summarizes other site development standards.

Density

The City of West Hollywood provides increasing levels of density within each zoning district as well as progressively higher densities from one district to another. The R1-A zone permits eight dwelling units per acre and each zoning district above the R1-A zone permits higher densities. The City requires differing densities for different lot sizes to ensure that units do not overwhelm lots and neighborhoods.

Table 35: Maximum Density	
Zoning District	Maximum Number of Units Allowed ¹
R1-A	1 unit per lot, and 1 second dwelling unit
R1-B	2 units per lot of less than 8,499 sq. ft. 3 units per lot between 8,500 and 11,999 sq. ft. 1 additional unit per lot, for each 3,500 sq. ft. in excess of 11,999 sq. ft.
R1-C	1 unit per lot
R2	2 units per lot of less than 4,000 sq. ft. 3 units per lot between 4,000 sq. ft. and 7,999 sq. ft. 4 units per lot between 8,000 sq. ft. and 9,999 sq. ft. 1 additional unit per lot for each 2,000 sq. ft. in excess of 9,999 sq. ft.
R3	1 unit per 1,210 sq. ft. of lot area ²
R4	1 unit per 872 sq. ft. of lot area ²

Source: City of West Hollywood, Zoning Ordinance, 2012.

Notes:

1. Density limits may be exceeded to permit legalization of illegal dwelling units in accordance with Section 19.36.270
2. All new residential projects must be built to minimum of 90% of the density allowed by the zoning district. Inclusionary units do not count toward density.

Table 36: Residential Development Standards							
Development Feature	R-1 and R-2 Low density	R-3 Medium density	R-4 High density	CN Mixed-use	CC Mixed-use	CA Commercial Arterial	CR Commercial Regional Center
Maximum Height	25 ft., 2 stories	R3-A: 25 ft., 2 stories R3-B: 35 ft., 3 stories R3-C: 45 ft., 4 stories	R4-A: 35 ft., 3 stories R4-B: 45 ft., 4 stories	CN1 – 25 ft	CC1 – 35 ft CC2 – 45 ft	60 ft. or 5 stories	90 ft. or 8 stories
Min. Lot Size	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Setbacks							
First Story, front yard	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums.			Not required			The façade may be set back a maximum of one-third of the parcel depth or a maximum of 60 feet from the street property line, whichever is less, along 50 percent of its length. An additional setback of 16 feet from the street property line may be allowed along an additional 50 percent of the façade length to accommodate plazas, landscape, public art, water fountains, benches, outdoor dining, and other pedestrian amenities.
	10 ft. in Norma Triangle, 15 ft. elsewhere; 30 ft. max	15 ft., 30 ft. max.	7.5 ft., no max.				
Front yard, upper stories	An additional 6 ft. for 2nd story and upper stories in addition to the 1st story setback.			Not required			
Side yard							
Interior lots	5 ft., for lots less than 50 ft. wide, 10% average of lot width with 3 ft. min.	5 ft. for 2 story structures. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. min. for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.		Not required			10 ft. if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.
Street side, corner lots	5 ft., 10 ft. for reversed corner lots	5 ft., 7.5 ft. for reversed corner lots.		Not required			No minimum required; a maximum of 25 ft. is allowed.

Development Feature	R-1 and R-2 Low density	R-3 Medium density	R-4 High density	CN Mixed-use	CC Mixed-use	CA Commercial Arterial	CR Commercial Regional Center
Rear	15 ft. for lots with a depth less than 75 ft., 20 % of the average lot depth, but not less than 10 ft.			If adjacent to residential district, 10 ft. between commercial and residential structures is required.		10 ft. if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.	
FAR	R1 – 0.5, R2 – n/a	n/a	n/a	1.0	CC1 – 1.5 CC2 – 2.0	2.5	3.0

City of West Hollywood, Zoning Ordinance, 2012.

Lot Standards

The minimum lot size for residential lots in West Hollywood is set at 5,000 square feet. There are no minimum lot widths or other restrictions on lot size, aside from setbacks. Minimum lot area is assigned to parcels proposed in new subdivisions and lot line adjustments. Condominiums, townhomes or planned development projects can be subdivided with smaller parcel sizes for ownership purposes, provided that the overall development site complies with the other lot area requirements of the Zoning Ordinance.

Yard Setbacks

The Zoning Ordinance provides various setbacks throughout the residential zones. Front yard setbacks range from 7.5 feet to 30 feet. The R1, R2, and R3 zones have a ten- to 15-foot minimum coupled with a 30-foot maximum setback and the R4 zone has a 7.5-foot minimum and no maximum. Interior side lots and street side corner lots are required to have a five-foot setback. Street side reverse corner lots must have a ten-foot side yard setback in the R1 and R2 zones and 7.5-foot setback in other residential zones. There is a 15-foot minimum for rear setbacks, for all lots that are less than 75 feet deep.

Maximum Average Unit Size

In recent years, the City experienced a development trend whereby existing properties were being redeveloped with fewer units than permitted by the Zoning Ordinance. This trend was a result of the housing market boom and availability of “cheap” mortgage financing. Large, luxury condominiums that would generate the greatest profit margin were being favored by the development community. However, this type of housing did not necessarily match the demographics and income profiles in the community, which is comprised primarily of small, renter-households.

In order to address the mismatch between the housing supply and demand in the community, the City amended the Zoning Ordinance in 2009 to establish a maximum average unit size requirement for projects located in the R3 and R4 zones. The aggregated maximum average size of all dwelling units within a new residential project can be no

greater than 1,500 square feet in the R3 district and no greater than 1,200 square feet in the R4 district. For example, the developer of a ten-unit development in the R-3 zone could choose to develop two larger units (2,000 square feet each), but the remaining eight units would have to average 1,375 square feet each to meet the maximum average unit size of 1,500 square feet. This requirement is intended to:

- Encourage a greater mix and balance of unit types (studios, one-bedroom units, two-bedroom units, etc.) within any individual new project;
- Limit projects containing a smaller number of larger units than is otherwise permitted on a multi-family zoned property (for example two very large townhouse units on a site that could hold multiple units); and
- Increase the amount of building articulation because the maximum average unit size requirement will encourage a greater mix of unit types and sizes.

In general, applying a maximum average unit size standard for new multi-family projects will encourage over time a balanced increase in dwelling units that will meet the City's housing goals and objectives.

In addition to establishing a maximum average unit size, the City adopted required density standards in 2009. All new residential projects in the R3 and R4 zones must now be built to a minimum of 90 percent of the density allowed by the zoning district. This requirement will ensure that the City's residential land is developed efficiently.

Height Limits

Height limits in the R1 and R2 zones range from 25 feet or two stories in the R1-A, R1-B and R-2 zones and then go down to 15 feet or one story in the R1-C zone. The R3 zone is also divided into three subcategories that allow for consecutively greater height limits. The R3-A zone permits up to two stories, the R3-B zone allows up to three stories and the R3-C zone goes up to four stories. The R4 zone is divided into R4-A and R4-B which allow three and four stories, respectively.

As part of the Zoning Ordinance amendment in 2009, the City also reduced the height limits in a few specific areas within the R3 and R4 zones. The specific areas for reduction included most of the R3C zone and two areas of the R4 zone, one north of Sunset Boulevard and the other in the central portion of the City on both sides of Crescent Heights Boulevard. These areas were reduced from four stories/45 feet, to three stories/35 feet. The reduction in height in these targeted areas is intended to address compatibility issues in these specific locations, and to work with the maximum average unit size to encourage smaller units by allowing the same density in a smaller building envelope.

Targeted areas were selected for height reduction based on the predominant height of existing structures in these areas. Locations where heights were mainly two to three stories were targeted for height reductions. Areas of predominantly three and four stories were left with four story height limits.

In order to ensure that new residential projects in areas with reduced heights could still maximize development opportunities and build to existing densities, the City commissioned a number of studies to evaluate the feasibility of these standards using typical sites in the R3C and R4 zones. The studies found that it was still possible to build the maximum number of units allowed under current density standards even with reduced heights.

Open Space

Open space requirements can also constrain housing development, because it reduces the total amount of livable space that can be constructed per acre and therefore lowers the possible amount of revenue available from the property. Additional open space, aside from the required yard setbacks, is not required in single-family zones. Multi-family developments with three or more units are required to provide open space. The specifications are provided in Table 37 below. Large multi-family developments are required to offer more open space for the benefit of all residents.

Table 37: Open Space Requirements	
Project Size	Common Open Space Required
3 to 4 units	200 sq. ft.
5 to 10 units	500 sq. ft.
11 to 30 units	1,000 sq. ft.
31 or more units	2,000 sq. ft.

Source: City of West Hollywood Zoning Ordinance, 2012.

Parking Standards

On-site parking space requirements can also serve as a constraint to housing development, because they necessarily reduce the maximum number of units that can be constructed on an acre. Like most communities, West Hollywood’s parking standards vary according to the type and size of the housing unit, as indicated in Table 38. Single-family homes require two spaces per unit and multi-family homes as well as condominiums and townhouses have requirements based on unit size. Guest parking requirements are also included in multi-family dwellings. The City also allows shared use of parking facilities and permit only street parking in some cases. The City’s parking standards are the lowest among most surrounding communities, reflecting the City’s compact development character.

For affordable housing projects utilizing a density bonus pursuant to State law, the developer is entitled to use the State-established parking standards as shown in Table 49 later. These State-established standards are slightly lower than City standards.

Table 38: Parking Requirements	
Residential Land Use	Required Parking Spaces
Single-family detached dwellings, mobile homes	2 spaces per unit.
Duplexes, multi-family dwellings, condominiums, townhouses	Studio units up to 500 sq. ft.: 1 space; One-bedroom units and studios larger than 500 sq. ft.: 1.5 spaces for each unit. In a courtyard building, one loft and one ancillary room may be added to a unit without increasing the parking requirement.
	2 to 3 bedrooms: 2 spaces; 4 or more bedrooms: 3 spaces.
	Guest parking: 1 covered space for each 4 units for residential projects of 5 or more units.
Mixed-use projects	As required for each residential and non-residential use.
Organizational houses, residential hotels, room rental	1 space for each sleeping room, or 1 space for each 100 sq. ft. of net habitable area if separate sleeping rooms not provided.
Residential care facilities	1 space for each 5 beds the facility is licensed to accommodate.
Second residential units	1 space in addition to that required for the primary single-family dwelling.
Senior housing and congregate care projects	0.5 space for each unit, plus 1 guest parking space for each 10 units.
Child Care Centers	1 space for each 10 children that the facility is licensed to accommodate, plus adequate drop-off area as approved by the Director.
Emergency Shelters	1 parking space for every 6 beds, plus 0.5 space for each bedroom designated for families with children
Single-Room Occupancy Housing	0.5 space per unit, plus 1 guest space for each 5 units

Source: City of West Hollywood Zoning Ordinance, 2013.

3. Provisions for a Variety of Housing Types

State Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, second units, factory-built housing, mobile homes, emergency shelters and transitional housing. Table 39 and Table 40 summarize the residential uses permitted in each of West Hollywood’s residential and commercial zone districts.

Development Type	R1	R2	R3	R4
Single Family ⁴	P	P	P	-
Multi-Family	-	P	P	P
Mobile Home Park	CUP	CUP	CUP	CUP
Second Dwelling Unit	P	-	-	-
Residential Care Facilities (Six or fewer clients)	P ¹	P ¹	P ¹	P ¹
Residential Care Facilities (7 to 12 clients)	MCUP	MCUP	MCUP	MCUP
Residential Care Facilities (13 or more clients)	CUP	CUP	CUP	CUP
Single-Room Occupancy			CUP	CUP
Supportive Housing- Single Family Structure	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}
Supportive Housing- Multi Family Structure		P ^{1, 2}	P ^{1, 2}	P ^{1, 2}
Transitional Housing- Single Family Structure	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}
Transitional Housing- Multi Family Structure		P ^{1, 2}	P ^{1, 2}	P ^{1, 2}

P = Permitted, CUP = Conditional Use Permit, MCUP = Minor Conditional Use Permit, "-" = Not permitted.

Notes:

1. Zone clearance, administrative permit or development permit may be required.
2. Subject to the same standards as similar residential uses, which shall be determined by the City based upon the predominant operating characteristics of the use. Only one land use category shall be applied to a use at a time.
3. Does not include Supportive and Transitional housing, which have separate use categories. City makes final determination on classification based on the predominant operating characteristics.
4. While the code does not explicitly state this, single-family dwellings are not permitted in the R4 zone due to the 90 percent maximum density requirement.

Source: City of West Hollywood, Zoning Ordinance, 2013.

Development Type	CN	CC/SSP	CA	CR
Caretaker and Employee Housing	P ^{1, 2}	P ^{1, 2}	P ¹	P ¹
Mixed-Use and Live/Work Units	P ^{1, 2}	P ^{1, 2}	P ¹	P ¹
Emergency Shelters	P ^{1, 3}			
Single-Room Occupancy	CUP ^{1, 3, 4}			
Supportive Housing	P ^{1, 2, 4}	P ^{1, 2, 4}	P ^{1, 2, 4}	P ^{1, 2, 4}
Transitional Housing	P ^{1, 2, 4}	P ^{1, 2, 4}	P ^{1, 2, 4}	P ^{1, 2, 4}

P = Permitted, CUP = Conditional Use Permit, MCUP = Minor Conditional Use Permit, "-" = Not permitted.

Notes:

1. Zone clearance or development permit may be required.
2. Not allowed in the CN2 district or in the commercial-only overlay district.
3. Allowed only on Santa Monica Boulevard, outside the commercial-only overlay district.
4. As part of a mixed-use development only.

Source: City of West Hollywood, Zoning Ordinance, 2013.

Single Family Housing

Single-family homes are permitted in all of the City's residential zones, with the exception of the R4 zone which is intended primarily for multi-family residential uses. Detached single-family homes are the primary residential use in the R1 zone and attached single-family units (duplexes) are the primary use in the R2 zone (see Table 34).

The West Hollywood Zoning Ordinance defines a single-family dwelling as a building designed for and/or occupied exclusively by one family. This also includes factory built, modular housing units constructed in compliance with the Uniform Building Code and mobile homes or manufactured housing on permanent foundations.

Multi-Family Housing

Multi-family dwellings are permitted with a discretionary permit in the R2, R3, and R4 zones. A multi-family dwelling is a building or portion of a building used and/or designed as residences for three or more families living independently of each other. The City's definition includes triplexes, fourplexes, and apartments as well as townhouse development and senior citizen multi-family housing (also known as "Common Interest Development").

Mobile Homes/Manufactured Housing

There are currently no mobile home units in West Hollywood. The City permits mobile home parks in all residential zones, subject to a CUP. Pursuant to State law, manufactured housing placed on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as stick-built housing as set forth by the zoning district.

Second Dwelling Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits by right the development of second residential units in the R1 zone. One parking space is required for a second unit. Second dwelling units typically accompany single-family homes and are not permitted in any other zoning district.

Residential Care/Community Care Homes/Facilities

The West Hollywood Zoning Ordinance defines residential care facilities as facilities providing residential social and personal care for children, the elderly, and people with limited ability for self-care. They include: board and care homes; children's homes; transitional houses; orphanages; rehabilitation centers; self-help group homes, convalescent homes, nursing homes and similar facilities.

In April 2013, the City processed a zone text amendment to change the way residential care facilities were listed in the Zoning Code. The amendment changed the listing from "residential care homes" to "residential care facilities" in order to maintain consistency with the existing definition for this housing type. Transitional housing had also previously been included as part of the definition for residential care facility; the 2013 amendment removed transitional housing from the definition of residential care facility and added a separate definition and provisions for transitional housing to the Zoning Ordinance. Residential care homes serving six or fewer clients are permitted in all residential zones in West Hollywood. Care homes serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving more than 13 or more clients are permitted subjected to a CUP. Residential care homes face the same restrictions based on size in commercial zones.

As of March 2013, there were three State-licensed residential care facilities in West Hollywood. These include:

- Residential Care for the Elderly – two facilities with a total of 20 beds
- Adult Residential Facility – one facility with the capacity of 15 beds

Emergency Shelters

In June 2013, the City of West Hollywood amended its definition of emergency shelters and added provisions for their development to the Zoning Code. The Zoning Ordinance now defines emergency shelters as “a facility that provides immediate and short-term housing with minimal supportive services for homeless persons or families, victims of domestic violence, persons requiring temporary housing, and other individuals and households made temporarily homeless due to natural disasters (e.g., fires, earthquakes, etc.), that is limited to occupancy of six months or less and operated by a government agency or non-profit organization” and permits them in the Commercial Community (CC1 and CC2) zoning districts, except for within the commercial-only overlay district.

In addition to providing emergency shelter, these facilities are also permitted to provide services and facilities to its residents, including a recreation area, counseling center, laundry facilities, kitchen area, a dining hall, client storage areas and other similar supportive services. The City requires one parking space for every six beds located within the shelter facility, as well as 0.5 spaces for each bedroom designated for families with children. If the emergency shelter is located within 1,000 feet of a public transit stop, however, this parking requirement can be reduced by 25 percent as part of the land use permit approval process for the project. The City also adopted the following standards for the development of emergency shelters:

- The minimum floor area per shelter occupant must be at least 150 square feet and the maximum number of occupants can not exceed 50 persons.
- An emergency shelter must be located at least 300 feet from any other emergency shelter.
- The maximum stay at the shelter facility can not exceed 90 days.
- On-site client waiting and intake area must be located inside the building and must be screened from public and private property, where feasible.
- Intake hours must be between 5 and 9 pm and occupants can not leave the facility before 7 am the following morning.
- A minimum of one employee is required for every 15 beds.
- Security personnel must also be provided during operational hours and whenever occupants are on-site.
- Exterior lighting must be provided in outdoor areas of the site.
- The operator of the emergency shelter must provide, at the City’s request, an annual report of the facility’s use and determination of compliance with development standards.

- The operator of the emergency shelter must also maintain a management plan, subject to approval by the Director of Community Development prior to issuance of Certificate of Occupancy.
- The operation of vehicles to transport residents can not generate vehicular traffic substantially greater than normally generated by residential activities in surrounding areas.
- Deliveries of goods to the facility must occur within specified hours.
- The emergency shelter facility can not generate noise or lighting at levels adversely affecting surrounding properties.

Transitional Housing

The West Hollywood Zoning Ordinance was amended in June 2013 to specifically define transitional housing and include provisions for their development within the City. The City now defines transitional housing as “temporary rental housing intended for occupancy by homeless individuals or families transitioning to permanent housing that calls for the termination of assistance and recirculation of the dwelling unit to another eligible recipient at a predetermined future time, which shall be no less than six months. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling to allow individuals to gain the necessary life skills to support independent living.”

The City permits the development of transitional housing configured as a single family structure in all residential zones where single-family housing is permitted, subject to the same development standards as similar residential uses. Transitional housing configured as a multi-family structure is permitted in all residential zones where multi-family housing is permitted, subject to the same development standards as similar residential uses. Transitional housing developed as part of a mixed-use project is also permitted in the CN, CC/SSP, CA, and CR zones, except for in the CN2 district or in the commercial-only overlay district.

Supportive Housing

The City’s Zoning Ordinance was also amended in June 2013 to define supportive housing and explicitly allow for their development in the City. The City defines supportive housing as “permanent housing with no limit on length of stay, that is occupied by the target population as identified in state law (such as person with disabilities, homeless families, and homeless youth), and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as set forth in California Health and Safety Code Section 50675.14.”

The City permits the development of supportive housing configured as a single family structure in all residential zones where single-family housing is permitted, subject to the same development standards as similar residential uses. Supportive housing configured as a multi-family structure is permitted in all residential zones where multi-family housing is permitted, subject to the same development standards as similar residential uses. Supportive housing developed as part of a mixed-use project is also permitted in the CN,

CC/SSP, CA, and CR zones, except for in the CN2 district or in the commercial-only overlay district.

Single Room Occupancy Units

Traditionally, single Room Occupancy (SRO) unit is usually a small (between 80 and 250 square feet) one room unit with shared bathrooms and kitchen spaces. Today, SRO units often include either a small kitchenette and/or a bathroom. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

AB 2634 mandates local jurisdictions address the provision of housing options for extremely low income households, including SRO units. The West Hollywood Zoning Ordinance was amended in June 2013 to define SRO units as “a residential facility providing individual secure room/s for one or two person households, which may have individual or shared kitchen and/or bathroom facilities. SRO units are rented on a monthly basis or longer.” The Zoning Code was also amended to allow for the development of SRO units in the R3, R4, and CN zones, subject to a conditional use permit.

The City requires 0.5 parking spaces per SRO unit, plus one guest space for each five units. In addition, the City has established the following development standards for SRO units:

- The minimum size of a unit must be 150 square feet and the maximum size must be 400 square feet, including bathroom and/or kitchen facilities.
- A minimum of 10 square feet of common area is required for each unit.
- The operator of the SRO facility must maintain a management plan, subject to approval by the Director of Community Development prior to issuance of a Certificate of Occupancy.
- A 24-hour resident manager is required for any SRO development with 12 or more units.
- Each unit must contain a kitchen sink with a garbage disposal, serviced with hot and cold water, a sufficiently sized counter top and a refrigerator and microwave. If each unit does not have a refrigerator and microwave, then a complete kitchen facility must be provided on every floor of the SRO structure.
- Each unit must contain a private toilet in an enclosed compartment, with a door, that is a minimum of 15 square feet. If bathing facilities are not provided for each unit, shared shower and bathtub facilities must be provided at a ratio of one for every seven units, or fraction thereof.

Mixed Use Development

A mixed-use project combines both commercial and residential uses, with the residential component typically being located above the commercial. Mixed-use developments are permitted in the Commercial Neighborhood (CN1), CA, CR, and CC zones outside of the Commercial-Only Overlay District. These projects are also encouraged in the Mixed-Use Incentive Overlay Zone and within the Transit Overlay District.

As part of the General Plan update, the City created the Mixed-Use Incentive Overlay Zone, which identifies certain locations where a mix of residential and commercial uses is encouraged. The Overlay zone covers portions of Santa Monica Boulevard, Beverly Boulevard, and a few other nodes. The Mixed-Use Incentive Overlay zone is intended to focus residential mixed-use projects in high priority nodes, focused on commercial corridors and including locations with high transit levels of service and major intersections. New development with a mix of residential and commercial uses in this overlay zone may receive an additional 0.5 FAR and ten (10) feet in height. The additional height and FAR may be used in conjunction with any incentives provided by the Transit Overlay Zone where both are allowed.

Live/Work Unit

Live/work facilities are defined in the West Hollywood Zoning Ordinance as an integrated living unit and working space, occupied and utilized by a single housekeeping unit, in a nonresidential building or commercial zoning district, or in a building specifically designed and constructed to provide live/work units. They are permitted with a discretionary permit in commercial zones throughout the City. There are currently no live/work developments in the City.

4. Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disabilities Act (ADA) came into effect in 1990. ADA does not cover single-family homes. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. With limited multi-family construction between 1990 and 2012, few rental housing units in West Hollywood are accessible. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older housing stock. Therefore, it is important that the City's codes, policies and regulations are free of undue constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Land Use Controls

Small residential care homes (serving six or fewer residents) are permitted by right in residential and commercial zones and larger ones are permitted by CUP or MCUP. According to the State Department of Social Services, there are three residential care facilities located in West Hollywood. The City complies with all land use regulations regarding residential care facilities and housing for the disabled. The Zoning Ordinance was recently amended in June 2013 to include provisions for transitional housing, supportive housing, and SRO housing, all of which will provide additional housing options for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly

sized or situated.¹³ The West Hollywood zoning ordinance has an extensive glossary but does not define family.

Reasonable Accommodation

Both the Federal Fair Housing and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Administrative Regulation No. 418 was passed on April 1, 1993 and revised on March 5, 1996 to provide a framework for ADA accommodation requirements. It provided that the ADA prohibits failure to make reasonable modifications in policies, practices or procedures necessary to avoid discrimination on the basis of disability, unless such modification would fundamentally alter the nature of the service, program or activity. City programs strive to provide equal or better degrees of services to disabled persons in comparison to members of the City on the whole.

Programs and services designed to provide reasonable accommodations for a disability category must provide equitable service levels for the entire category or sub-category of disabilities (i.e. mobility impaired-wheelchair; mobility impaired-ambulatory; vision impaired; hearing impaired; etc.). Nothing in this regulation prohibits the City from developing programs to target service needs of non-disabled special populations. The City is not required to provide an accommodation that imposes an “undue hardship” to the City. Undue hardship includes: a significant difficulty or expense, financial difficulty, or a practice that is extensive, substantial or disruptive to the organization.

The City of West Hollywood adopted a formal procedure for a reasonable accommodation request in July 2012. The City’s Municipal Code was amended to add Reasonable Accommodations Permit to the list of land use permits and other development entitlements granted by the City. The Reasonable Accommodations Permit is intended to overcome any barriers to equal housing opportunities a person with a disability may face due to the application of a zoning law, building code provision or other land use regulation, policy or practice. A request for reasonable accommodation may be made by any person with a disability, his/her representative, or a developer or provider of housing for the disabled.

¹³ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Applications for a reasonable accommodation are typically reviewed by the Community Development Director, who may refer the matter to the Planning Commission if the request for reasonable accommodation has the potential to materially affect surrounding properties. The application for a Reasonable Accommodation Permit will be approved (or not approved) based on the following findings:

- Whether the housing that is the subject of the reasonable accommodation request will be occupied by a person with a disability;
- Whether the requested accommodation is reasonable and necessary to make housing available to a person with a disability;
- Whether the requested accommodation will impose an undue financial or administrative burden on the City; and/or
- Whether the requested accommodation will require a fundamental alteration in the nature of the City's zoning or building laws, policies, and/or procedures.

Building Codes

West Hollywood enforces the requirements of Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. The City also requires all newly constructed non-residential buildings with more than one floor and containing a gross floor area of more than 7,000 square feet to install and continuously maintain an elevator that complies with the State of California disabled access requirements. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, living rooms, bedrooms or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as part of the building permit submittal.

Conclusion

The Zoning Ordinance was amended in April 2013 to address emergency shelters, transitional housing, supportive housing and SRO housing. With these revisions, no policy

or regulation of the City of West Hollywood serves to constrain housing for persons with disabilities.

5. Permit Procedures and Processing Times

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by the developers are ultimately manifested in the unit’s selling price.

The West Hollywood Zoning Ordinance has established the threshold for administrative review of residential projects in R1, R2 and R3 zones at 4 units, and at 8 units plus one inclusionary/density bonus unit in R4 zones. All condominium projects continue to require Planning Commission review. In addition, the City has developed the “Development Permit Application and Instructions” to guide the applicant through the development approval process.

Table 41 summarizes the approval requirements and processing times for various permits and planning services offered by the City’s Community Development Department. Most items require either the Director or Planning Commission approval.

Table 41: Approval Requirements and Processing Times					
Permit Type	Approving Body	Neighborhood Meeting Required?	Public Hearing Required?	Sign Posting on Site Required?	Average Approval Time
Development Permit					
Residential Project: <ul style="list-style-type: none"> ▪ 5 or more units in R1, R2 and R3 zones (10 or more if at least 1 is inclusionary) in R4 zones ▪ Residential Condominiums 	PC	Yes	Yes	Yes	9 months
Residential Project: <ul style="list-style-type: none"> ▪ 4 or fewer units in R1, R2 and R3 zones, except condominiums ▪ 8 or fewer units in R4 zones (or 9 units where one is inclusionary), except condominiums 	Director	No	No	Yes	3 months
Demolitions Permit					
Class A	PC	Yes	Yes	Yes	Approved with Project
Class B-C	Director	No	No	Yes	
Zone Clearance					
Major	Director	No	No	No	1 Week
Minor	Director	No	No	No	1 day

Table 41: Approval Requirements and Processing Times					
Permit Type	Approving Body	Neighborhood Meeting Required?	Public Hearing Required?	Sign Posting on Site Required?	Average Approval Time
Conditional Use Permit (CUP)					
Major	PC	No	Yes	Yes	6 months
Minor	Director	No	Yes	Yes	2 months
Variance	PC	No	Yes	Yes	6 months
Environmental Review					
Minor Categorical Exemption	Director	No	No	No	Approved with project
Categorical Exemption with Filing	Director	No	No	No	
Negative Declaration	PC	No	No	Yes	
Environmental Impact Report	PC	No	Yes	Yes	
Subdivision Parcel or Tract Map	PC	No	Yes	Yes	6 months
Lot Line Adjustment	Director	No	No	No	1 week

Notes:

Class A = Projects over 10,000 square feet

Class B = New projects under 10,000 square feet

Class C = Major remodels, intensification of use with additional square footage

Source: Community Development Department, City of West Hollywood, 2010.

Development Permit

A development permit is required for the following:

- An addition of 1,001 square feet or more;
- An addition to a single-family dwelling or duplex that expands the gross floor area by more than 50 percent;
- Any new non-residential parking facility in a PK Overlay zone or any alterations to an existing non-residential parking lot including intensification of hours of operation;
- Any substantial remodel (removal of 50 percent or more of the exterior wall area, supporting members of structure);
- A common interest development created through the conversion of existing residential units that does not comply with Section 19.36.100(C);
- An intensification of use; or
- A new structure except as follows:
 - A new garage or carport or other residential accessory structure of 500 square feet or less;
 - Fences and other yard improvements or equipment
 - Structures specified as allowed residential and commercial and public uses

A development permit is approved with or without conditions if the reviewing authority finds all of the following:

- The proposed use or construction is allowed within the applicable zoning districts, and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code;
- The proposed project can be adequately conditioned so as not to endanger, jeopardize or otherwise constitute a menace to the public convenience, health, interest, safety or general welfare of persons residing or working in the neighborhood of the proposed use;
- The proposed use of construction is consistent with the objectives, policies, general land uses and programs of the General Plan and any applicable specific plan; and
- The new structure is compatible with the scale, bulk and mass of existing structures in the vicinity of the subject property and does not impair the integrity and character of the zoning district in which it is to be located.

Demolition Permit

The City requires a demolition permit to implement a discretionary review before demolition of any structure to protect against the inadvertent destruction of structures of historic, architectural or cultural importance and the potentially blighting effects that the unregulated demolition of structures can have on surrounding neighborhoods. A demolition permit must be approved by the Planning Director or Planning Commission based on what other discretionary permits are being processed concurrently. The Director can always approve a demolition permit when the demolition of the structure is compelled by public safety and only the Commission can approve a demolition permit for a remodel of a designated historical, cultural or architectural landmark.

Demolition permit applications are required to be accompanied by the applications for all discretionary approvals necessary for the proposed project and are not approved until all the accompanying discretionary permits are also approved. A demolition permit is approved if all other discretionary approvals are in place and the structure is not a designated historic resource, is not being considered for historical designation and is not listed on the City's List of Potential Resources.

Conditional Use Permits and Minor Conditional Use Permits

The West Hollywood Zoning Ordinance defines a conditional use as one that has a special impact of uniqueness so that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The CUP and MCUPs are intended to protect the integrity and character of residential and commercial areas of the City. A project requiring a CUP or MCUP approval is reviewed as to its location, design configuration and potential impacts by comparing the project to clearly established standards. The review determines whether the permit should be approved by weighing the public need for and the benefit derived from the project against any impacts it may cause. The difference between a MCUP and CUP is only that the Director reviews the MCUP and the Planning Commission reviews CUP. The uses requiring each one are listed in Table 39.

A conditional use permit or minor conditional use permit is approved with or without conditions based on the following findings:

- The proposed use is allowed within the applicable zoning district with conditional use permit approval and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The site is physically adequate for the type, density and intensity of the use being proposed;
- The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and
- The establishment, maintenance or operation of the proposed use at the location proposed will not endanger, jeopardize or otherwise constitute a menace to the public convenience, health, interest, safety or the general welfare of persons residing or working in the vicinity of the proposed use.

When approved a CUP or MCUP the reviewing authority can require reasonable and necessary specific design, locational and operational conditions relating to both on- and off-site improvements.

Neighborhood Meeting

A neighborhood meeting is required for all projects that:

- Require development permit approval by the Commission;
- Are located in the Sunset Specific Plan (SSP) zoning district with 30,000 square feet or more of total gross floor area; or
- Are residentially zoned with five or more units.

A neighborhood meeting consists of the applicant conducting a meeting with property owners and tenants located within a 500-foot radius of the subject site to present the project and discuss identified concerns prior to action by the reviewing body. The meeting must be held within 60 days of the application date and not less than 28 days before the public hearing date.

Neighborhood meetings help resolve many of the issues faced by applicants prior to review by the Planning Commission. During the neighborhood meetings, applicants present initial development plans to residents and solicit their input and/or concerns. There are no formal committees that preside over the neighborhood meetings to make any formal recommendation or decision. Comments from the meetings are for consultation

only. Neighborhood meetings help developers tailor their projects to gain community support and ultimately enhancing certainty of project approval by the Planning Commission.

Discussions with affordable housing developers (WHCHC and Los Angeles Housing Partnership) indicate that the neighborhood meeting is an essential process of affordable housing development in any jurisdiction. The cost impacts on the project are minimal and the time spent on the meetings ultimately helps expedite the approval process. As these meetings are required to take place within 60 days of application submittal and before the public hearing is held, they usually do not lengthen the timeframe of the review/approval process, with the occasional exception of scheduling difficulties.

The results of the neighborhood meeting are summarized in the Planning Commission staff report, which contains information on the number of attendees, concerns raised, etc. While the neighborhood meeting is one aspect of project review by the Planning Commission, and is a mandatory part of the entitlement process of the Community Development Department, it is not one of the findings of fact that must be made by the Commission in order to approve a project. Furthermore, during the Commission review, the applicant is given the opportunity to present their project, including how the project is modified to address neighborhood concerns.

Typical Processing Time

West Hollywood's development approval process is designed to further housing development. The Planning Department has established a time table for processing applications. Often, processing time depends on CEQA requirements and the Permit Streamlining Act provides strict timelines that the City must abide by. To further streamline processing times, in 2010, the City eliminated the public meeting requirement for EIR comments.

Given the City's built out character and market conditions, new single-family subdivisions are rare in the community. A new single-family unit can be processed in six weeks after the application is deemed complete. A typical multi-family project requiring Planning Commission approval can be processed in two to three months from date when the application is deemed complete. These timeframes are typical and do not constrain housing development. As evidenced by the large number of approved projects and pending projects in the City that have already received Planning Commission approval (shown in Appendix A), the City review and approval process is not onerous and does not constrain housing development.

6. Planning and Development Fees

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as costs of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community's infrastructure, facilities, parks and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a municipality in California receives. Similar to most communities, West Hollywood charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed (Table 42).

Table 42: Planning and Subdivision Fees		
Action	City Fee	Additional Information / Fees
Environmental Review		
Categorical Exemption with Filing	\$67	
Initial Study w/ Negative Declaration	\$2,435	
Initial Study w/ Mitigated Negative Declaration	\$3,085	
Seismic Study Review	\$2,500*	Deposit plus additional fees
EIR Processing	Negotiated	
Construction Development Permits		
Class A	\$11,563	Projects over 10,000 square feet
Class A Large	\$11,563	Deposit plus \$121/hour for hours in excess of 92 The deposit includes staff efforts on related tasks as needed. The developer reimburses actual out-of-pocket expenses incurred.
Class B	\$6,523	New projects under 10,000 square feet
Class C	\$4,331	Major remodels, intensification of use w/ additional square footage
Class D	\$3,114	Intensification of use w/o additional square footage
Subdivisions		
Subdivision (Parcel Maps of Tract Maps)	\$2,904	
Lot Line Adjustments	\$734	
Use Permits		
Major Conditional Use Permit	\$6,514	Planning Commission Approval Required
Major Conditional Use Permit	\$5,148	Tall Walls only
Minor Conditional Use Permit	\$4,906	Director Approval (Hearing) Required
Variances		
Major Variance	\$3,179	Planning Commission Approval Required
Modification	\$669	
Legislative and Policy Actions		
Zoning Text or Map Amendment	\$16,667	
General Plan Amendment	\$16,667	
Specific Plan Amendment	\$16,667	
Development Agreement	\$16,667	
Miscellaneous		
General Plan	\$36.50	
Zoning Ordinance	\$50	
Sunset Specific Plan	\$20	
Zoning Map	\$5	
Mills Act Application	\$759	

Source: West Hollywood, Community Development Department Fees, 2012.

Planning fees for the City of West Hollywood and neighboring jurisdictions are summarized in Table 43. Culver City and Beverly Hills charge significantly higher fees than West Hollywood for nearly all planning actions. The City’s fee schedule is fairly comparable to the City of Los Angeles’ and Santa Monica’s.

Action	West Hollywood	Santa Monica	Beverly Hills	Culver City	Los Angeles*
Tract/Parcel Map	\$2,904	\$3,584	\$14,232	\$15,736**	\$8,935**
Conditional Use Permit	\$6,514	\$12,070	\$16,293	\$18,655	\$13,224
Variance	\$3,179	\$3,444	\$11,224	\$19,401	\$6,448
Zone Change	\$16,667	\$10,842	\$16,990	\$28,627	\$11,734
General Plan Amendment	\$16,667	\$11,503	\$12,310	\$30,310	N/A

Source: City of West Hollywood, Community Development Department Fees (2012); City of Santa Monica, City Planning Application Fees (2012); City of Beverly Hills, Planning Division Fee Schedule (2012); Culver City, Planning Division Fees (2012); and City of Los Angeles, Zoning Ordinance 180191 (2012).

Notes:

*The City of Los Angeles has starting fees that go up with additional units, lots, blocks, and housing type. The presented fees in the table are the starting fees.

**Parcel Map only

Development Impact Fees

The City of West Hollywood charges a range of residential impact fees to offset the future impact that development will have on existing infrastructure, city services (such as public safety), schools, and other services. In West Hollywood, developers are assessed fees for public art, parks and recreation, public schools, traffic mitigation, sanitation, and inclusionary housing in-lieu fee among others.

Cumulative impact fees tend to be higher in West Hollywood than in surrounding cities largely because the City levies art and transportation fees that are not charged by nearby cities (with the exception of Culver City, which levies an art fee, and Santa Monica, which levies inclusionary housing and art fees). The art fee is required for projects that do not provide some form of on-site public art. Many residential projects have opted to provide the art, including items such as stained glass, decorative fencing and tiling. The transportation fee is needed to provide/upgrade streets, curbs, gutters, signal coordination, and to fund buses and dial-a-ride programs. To address its severe park shortage and meet the recreation needs of residents, the City also levies a park fee. Park fees collected are used for the improvement of existing parks and acquisition of new parkland. Park fees apply only to residential projects requiring tract/parcel maps and do not apply to apartment developments. Sanitation fees are collected and determined by the County Sanitation District and therefore not within the control of the City. These fees are used to pay for use of increased capacity at the Hyperion Sewage Treatment Plant.

Table 44 through Table 46 provide examples of recent residential projects in West Hollywood and their associated fees. For a typical new single-family unit, total fees (including planning and development impact fees) are approximately \$8,200 per unit. For a

multi-family development, developers can expect to pay about \$36,400 per unit in total fees; and for a mixed use project, fees total approximately \$32,000 per unit.

To ensure that impact fees do not constrain affordable housing development, the City exempts non-profit affordable housing projects and residential developments with more than 25 percent affordable housing units from the art, park, and transportation fees (per Section 19.64.030(a) of the Zoning Ordinance). Historically, 100 percent non-profit affordable housing projects have been entirely exempt from City imposed planning and development fees.

Table 44: Recent Single-Family Development (8756 Ashcroft Avenue)		
Project Description		
Total proposed number of dwelling units	1 unit	
Total existing number of dwelling units to be demolished	1 unit	
Net new dwelling units	0 units	
Gross square feet (proposed)	2,299 sq. ft.	
Gross square feet (existing)	932 sq. ft.	
Proposed gross livable floor area (including private open space)	2,299 sq. ft.	
Existing gross livable floor area (including private open space)	932 sq. ft.	
Estimated construction value	\$316,954	
Net sewage units	1 unit	
Fees for Residential Development Projects		Total
Inclusionary Housing (sq. ft. based on # of units constructed, Table 50)	--	--
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	--
Transportation (based on number of net dwelling units)	\$447.92	--
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$75.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.69	\$5,044.23
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$3,169.54
Total Fees Collected		\$8,288.77

Source: City of West Hollywood, 2013.

Table 45: Recent Multi-Family Development (1232-36 North Kings Road)		
Project Description		
Total proposed number of dwelling units	25 units	
Total existing number of dwelling units to be demolished	2 units	
Net new dwelling units	23 units	
Gross square feet (proposed)	31,463 sq. ft.	
Gross square feet (existing)	3,669 sq. ft.	
Proposed gross livable floor area (including private open space)	30,593 sq. ft.	
Existing gross livable floor area (including private open space)	3,669 sq. ft.	
Estimated construction value	\$4,321,461	
Net sewage units	25 units	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (sq. ft. based on # of units constructed, Table 50)	\$24.68	\$755,035.24*
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	--
Transportation (based on number of net dwelling units)	\$447.92	\$10,302.16
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$1,050.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.69	\$102,559.86
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$43,214.61
Total Fees Collected		\$912,161.87

V. * Indicates the assessed fee; however, the developer did not pay the fee since the required affordable units were provided on site.

Source: City of West Hollywood, 2013.

Table 46: Recent Mixed Use Development (Monarch at La Brea)		
Project Description		
Total proposed number of dwelling units	187 units	
Total existing number of dwelling units to be demolished	0 units	
Net new dwelling units	187 units	
Gross square feet (proposed)	154,776 sq. ft.	
Gross square feet (existing)	0 sq. ft.	
Proposed gross livable floor area (including private open space)	193,669 sq. ft.	
Existing gross livable floor area (including private open space)	0 sq. ft.	
Estimated construction value	\$42,923,781	
Net sewage units	187 units	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (sq. ft. based on # of units constructed, Table 50)	\$21.96	\$4,252,971.24
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	\$621,377.06
Transportation (based on number of net dwelling units)	\$447.92	\$83,761.04
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$14,025.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.87	\$598,983.12
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$429,237.81
Total Fees Collected		\$6,000,355.27

Source: City of West Hollywood, 2013.

Conclusion

Based on recent projects, the City's fees have minimal impacts on overall development costs, given the high price of land in West Hollywood. As demonstrated by the numerous recently approved and pending projects in the City, planning and development impact fees do not constrain residential or mixed use developments in the City.

7. Inclusionary Housing Ordinance

Like many communities in California, the City of West Hollywood has implemented an Inclusionary Housing Ordinance. The City utilizes the Ordinance as a tool to provide affordable housing to all economic and population groups in need, and to meet its regional fair-share requirements for construction and rehabilitation of affordable housing to low and moderate income households. Adopted in April 1986, the Ordinance requires developers to set aside a portion of units in each new residential development for low and moderate income households, or pay an in-lieu fee, in certain cases.

Beginning in December 2006 the City Council and Planning Commission began to explore methods to enhance the effectiveness of the Ordinance and to better respond to the housing need in the community by requiring more units to be built on-site rather than allowing in-lieu fee payments and by encouraging smaller units. Additionally SB1818 was passed, requiring the City to permit additional market-rate units (a density bonus), allow reduced requirements in the form of "concessions" or modifications to development standards

(height, setbacks, open space), and permit lower minimum parking requirements for projects that include affordable housing. On July 18, 2007 the Council adopted changes to the Inclusionary Housing and Density Bonus Ordinance in order to comply with new State mandated requirements as well as encourage new affordable housing development. Recent changes to the Ordinance include:

- Created new tiers for projects of 21-40 units and 41+ units to allow requirements to change as project scale changes, and opportunities and constraints change.
- For projects between 11 and 20 units, removed the option to pay in-lieu fee instead of building units on site, but added the option to meet requirements with smaller units.
- Allowed projects between 21 and 40 units to satisfy requirements with smaller units, if a higher percentage of affordable units is provided.
- Allowed projects with 41+ units to meet requirements by providing a percentage of market-rate floor area that is divided into smaller units, as long as it results in more affordable units.
- Removed the requirement that affordable units must be comparable in size and finish quality for some tiers. All inclusionary units must be at least 650 square feet, which allows for a one-bedroom unit with a standard size kitchen, living room, and bathroom. Interior material and finishes must be of good, durable and lasting quality, and exterior materials and finishes must be consistent throughout the building.
- Added provisions to comply with SB 1818.
- Amendment to address the provision of transitional and supportive housing in June 2013.

As amended, the Inclusionary Housing Program applies to construction of all residential units except single-family dwellings and projects developed, owned and operated by a nonprofit housing developer, where all of the units are exclusively for low and moderate income persons. The City requires units created within the Program to be available to low and moderate income households. Table 47 summarizes the City's inclusionary requirements.

The income restricted units shall on average contain the same number of bedrooms and have comparable finishes and amenities to market-rate units or be smaller "alternate" units, defined as one-bedroom units with a minimum floor area of 650 square feet developed to "builder's quality" standard or better. When only one affordable unit is constructed, it can be designated for a low or moderate income household. When two or more affordable units are constructed, they should be designated for low income households, then moderate income households, alternately. Developers have to provide units on site; however, under certain circumstances, they may apply for an exception to provide required inclusionary units off site.

The City offers a density bonus for those developers who provide these units. For every inclusionary unit provided, the developer receives bonus units. The Ordinance also provides the following regulatory incentives to ensure that residential construction is not constrained by the inclusionary requirement: reduction in site development standards; modification of architectural design requirements; approval of a mixed-use project in conjunction with the residential project if commercial, office, or other land use will reduce the cost of the residential development; and other regulatory incentives proposed by the applicant or City which results in identifiable cost reductions.

This inclusionary housing requirement also applies to projects where apartments are being converted to condominiums. The replacement of a single-family unit with another such unit is exempt from this requirement.

Table 47: Inclusionary Housing Requirements	
Number of Market-Rate Units	Inclusionary Housing Requirement
2-10	One unit, comparable size, or Pay the in-lieu fee
11 to 20 units ¹	20% of market-rate unit count, comparable size, or 20% of market-rate unit count, alternate*
21-40 units	20% of market-rate unit count, comparable size, or 30% of market-rate unit count, alternate*
40+	20% of market-rate unit count, comparable size, or 20% of market-rate floor area, minimum alternate* units, if the minimum alternate units result in additional inclusionary units and units that better serve the affordable housing needs of the City.

Notes:

(*) Alternate units shall be minimum of one bedroom and 650 SF and built to a "builder's quality" standard or better.

Source: Community Development Department, City of West Hollywood, 2013.

With these changes the City has an opportunity to create more affordable units, better suited to the needs of the inclusionary housing waiting list, at no cost to the City. West Hollywood's affordable housing need is high and is primarily for smaller units. The changes mitigate a tendency of the market to produce larger, luxury units, and pay the in-lieu fee. The amended Ordinance gives options for how inclusionary units are built and to tailor regulations to project size in response to opportunities and constraints.

The City undertook extensive outreach efforts to consult with the development community before making these changes to the Inclusionary Housing Program. The specific changes were made in response to comments from both for-profit and non-profit housing developers. A feasibility study was conducted to ensure that the changes to the Inclusionary Housing Ordinance do not unduly constrain housing development, and the flexibility offered by the Ordinance facilitates and encourages new residential development.

As evidenced by the number of development applications that occurred since amendment of the Inclusionary Housing Program, the amendment has not constrained development applications. Despite a dampened housing market in the region since 2007, development

activities in the City have not been affected significantly. Since amendment of the Inclusionary Housing Ordinance, the City has received 20 development applications, compared to 47 applications received between 2004 and 2007 (the three years prior to the amendment). However, these 20 applications total 1,196 units, compared to only 875 units from the 47 applications received prior to the Ordinance amendment. Overall, the Inclusionary Housing Ordinance has proven to be an effective tool in the community, creating permanently affordable units for lower and moderate income residents.

Flexibility with Inclusionary Housing Ordinance

In order to provide greater flexibility within the Inclusionary Housing Ordinance, the City offers a number of concessions including an off-site affordable unit option, coordination with the State Density Bonus Law, parking concessions, and an in-lieu fee option (for smaller properties).

On-Site Affordable Unit Option

To encourage the construction of housing affordable to low and moderate income persons and the replacement of residential rental units lost through new construction¹⁴, density bonuses are allowed. Density bonuses cannot be used in conjunction with paying a fee in-lieu of providing inclusionary units, the demolition of a cultural resource, or any other density bonus, except in commercial zones. The amount of density bonus permitted in coordination with the Inclusionary Housing Program is shown in Table 48, which also shows the levels of flexibility the City offers with the Inclusionary Housing Program.

Affordable Unit Type	Min. % of Affordable Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Affordable Units
Very Low Income	5%	20%	2.5%
Low Income	10%	20%	1.5%
Moderate Income	10%	5%	1%

Source: City of West Hollywood, Inclusionary Housing Developer Fact Sheet, 2012.

Note:

1. The Planning Commission may waive this requirement if it determines that there is not an undue concentration of high density units in the neighborhood.

Parking Incentives

Density bonus housing developments are granted additional flexibility through parking concessions as demonstrated in Table 49. The parking spaces are inclusive of handicapped and guest parking, which are granted to all units in the development.

¹⁴ The City is primarily built out and therefore new development often occurs when existing lower intensity uses are demolished to make room for new development.

Table 49: Parking with Density Bonus Developments	
Number of Bedrooms	Required Parking Spaces per Unit ¹
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2.5

Source: City of West Hollywood, Inclusionary Housing Developer Fact Sheet, 2012.

Notes:

1. If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number.

Off-Site Affordable Unit Option:

Developers can apply, under certain conditions, to provide inclusionary housing off-site at one or more approved locations. Application materials for the off-site project should be filed concurrently with application materials for the main project. The Planning Commission grants exceptions allowing off-site inclusionary units only after first finding that:

- The number of units provided off-site would be greater than the number required on-site;
- All off-site inclusionary units will contain on average the same number of bedrooms as the non-inclusionary units in the project and be comparable with the non-inclusionary units in terms of appearance, finished quality, materials and location within the building;
- All inclusionary off-site units would be constructed before or concurrently with the main project and final approval of the project shall be contingent upon completion and final approval of the inclusionary units;
- Off-site inclusionary units shall be allowed only in those areas which are designated in the General Plan for medium to high density residential development (e.g., R3 and R4 zoning districts);
- Off-site inclusionary units shall only be constructed and managed in conjunction with a nonprofit housing development corporation; and
- Approval of the off-site inclusionary units shall not result in an over-concentration of low income housing in any specific neighborhood within the City.

In-Lieu Fee Option

Developers of residential projects with ten or fewer units may choose to pay a fee in-lieu of providing the units on-site. The in-lieu fee is to be paid before issuance of a building permit for the approved project and is placed in the City’s Affordable Housing Trust Fund. The funds are used for projects that have a minimum of 60 percent of the dwelling units affordable to low and moderate income households, with at least 20 percent of the units available to low income households. The fee is calculated based on the gross livable area, including private balconies, decks and patios of the entire project. The amount of the in-lieu fee is calculated in compliance with the City Council’s Fee Schedule. The fee schedule is presented in Table 50. These fees are adjusted annually for inflation. Since adoption of the Ordinance, the City has collected approximately \$15 million in in-lieu fees for residential projects.

Number of Units Constructed	Fee per Square Foot
2	\$11.58
3	\$13.25
4	\$14.91
5	\$16.56
6	\$18.22
7	\$19.88
8	\$21.54
9	\$23.19
10	\$24.84

Source: Community Development Department, City of West Hollywood, (2012).

For example, a project which involves the construction of eight new units with a total gross livable floor area of 20,000 square feet would result in a fee of \$430,800 (\$21.54 multiplied by 20,000 square feet). Affordable housing developments are unaffected by the housing in-lieu fees because they already provide affordable units on-site.

8. Rent Stabilization Ordinance

The City Council enacted the Rent Stabilization Ordinance in June 1985 to maintain the stability of the City’s community via keeping affordability of rental housing in West Hollywood. The Ordinance regulates residential rent levels, requires that rental units meet specific maintenance standards, and protects tenants from certain types of eviction. Under the Ordinance, the Maximum Allowable Rent (MAR), the most a landlord could legally charge, is the initial rent charged for the tenancy plus any intervening general adjustments allowed by the City that the landlord charges to the tenant.

In 1995 the Costa-Hawkins Rental Housing Act was passed to enforce gradual Statewide de-control of rent-controlled housing as vacancy occurs. With Costa Hawkins, the MAR of a rental unit is decontrolled upon vacancy of the unit. The landlord can demand any monthly

rental amount they wish to set. However, when a tenant moves in, the unit becomes rent stabilized again and the rent charged to the tenant then becomes the MAR. Full implementation of Costa-Hawkins began in 1999. The City tracks the number of rent stabilized units whose rents were reset by the Costa-Hawkins Rental Housing Act on a yearly basis. As of 2012, a total of 10,253 rent stabilized units have had at least one market rate vacancy increase since vacancy decontrol began in 1999, representing almost two-thirds of the City's rent stabilized units.

The Rent Stabilization Ordinance limits the grounds on which a tenant may be evicted to the following: nonpayment of rent; creating a nuisance or using a rental unit for illegal purposes; subleasing without a landlord's permission; failure to provide the landlord with reasonable access; violating the rental agreement; and failure to renew a rental agreement. Also tenants may be evicted when the owner seeks to withdraw the entire property from the rental housing market pursuant to the Ellis Act. Certain of these evictions entitle the tenant to receive relocation assistance from the tenant's landlord.

9. Condominium Conversion Ordinance

Apartment projects proposed for conversion to common interest developments are subject to the City's condominium conversion regulations. These regulations require a permit for conversion, and compliance with current zoning and design requirements for newly developed condominiums, including parking requirements. Condominium conversion is also subject to the inclusionary housing requirements. The Ordinance further makes provisions for protecting the rights of tenants currently residing in the units that are approved for conversion. Tenants must be offered right of first refusal to purchase the occupied unit at the same or better terms than those offered to the general public.

These provisions comprise specific purchasing rights for the tenants as well as eviction clauses to which they must adhere. Tenants must be given at least 120 days notice of eviction through first-class mail, record it through the Los Angeles County Registrar-Recorder and provide written notice of termination to all tenants. If the tenant is over 62 years of age or older or disabled or has lived in the unit for at least one year before they are given notice of conversion, they may have up to one year to vacate, provided they give written notice to the landlord within 60 days of receiving notice. There are a number of provisions in place to ensure that the tenant is treated fairly and the landlord has adequate control over the property.

The conversion can be exempt from the conversion regulations and standards if 80 percent of the tenants residing in the building agree to purchase units or the conversion is carried out by a government agency or nonprofit that is developing housing for seniors or low- to moderate-income households.

10. On- and Off-Site Improvements

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new residential development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units and eventually passed in various degrees to the homebuyer or property owner. Because areas where new development and redevelopment will occur are largely developed with infrastructure in place, the City does not assess major infrastructure buy-in fees.

On- and off-site infrastructure improvements/requirements are assessed based on the merits of each project during discretionary project review and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction:

- Five- or ten-foot median in the Sunset Specific Plan area
- On-site underground utilities
- Adequate water and sewer facilities provided to the satisfaction of the County Health Department
- Curb, gutter, sidewalk, street and parkway improvement plan to the satisfaction of City Engineer
- Drainage of storm water from property be disposed of under the sidewalks in a manner satisfactory to the City Engineer
- Landscape and irrigation plans consistent with standards established in the Zoning Code and design guidelines
- All landscaping to be served by a permanent irrigation system
- A minimum of one tree per 1,200 square feet of paved area that accommodates vehicular traffic in surface parking lots

These standards are typical and necessary to serve the development and do not constrain housing development in West Hollywood.

11. Building Codes and Enforcement

Building and safety codes, while adopted to preserve public health and safety ensures the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards and other related ordinances.

Uniform Building Code (UBC)

West Hollywood has adopted and enforces the following building codes:

- 2010 California Building Code with Los Angeles County Amendments
- 2010 California Mechanical Code with Los Angeles County Amendments

- 2010 California Electrical Code with Los Angeles County Amendments
- 2010 California Plumbing Code with Los Angeles County Amendments
- 2010 California Green Building Standards Code with Los Angeles County Amendments

Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The California Building Standards Code prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City’s building code requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies. Furthermore, in July 2012, the City adopted a formal procedure for a reasonable accommodation request in order to facilitate the development of housing for persons with disabilities.

Code Compliance

The City’s Residential Code Compliance seeks to maintain the quality of the existing housing stock by implementing and enforcing residential property maintenance laws. Primary compliance efforts are directed toward issues affecting public health, safety and welfare. Other special projects are the identification of units constructed or remodeled without appropriate permits, a special emphasis on vacant and abandoned properties and compliance with smoke detector laws.

C. State Tax Policies and Regulations

1. Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except where there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development (e.g., construction of infrastructure and community facilities) to developers who use Mello Roos as a way to offset facilities and improvement costs.

2. Federal and State Environmental Protection Regulations

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by mandated public review period, also add to the cost of housing. However, the presence of these regulations helps preserve the environment and ensure environmental quality for West Hollywood residents.

D. Environmental and Infrastructure Constraints

Overcoming environmental and infrastructure constraints can add significantly to the cost of developing housing. In West Hollywood, the primary environmental constraints are:

1. Environmental Hazards

Geological Hazards

The Hollywood Fault (active) and Santa Monica Fault (potentially active) are located near the Newport-Inglewood Fault, which is the closest regional fault to the City. Development sites that are located in the Hollywood Fault area require either site-specific fault rupture evaluation by a California Certified Engineering Geologist or strengthening of foundations to provide for estimates ground displacement, depending on their location. Southern California is a seismically active area and all construction is applicable to building standards and codes to ensure safety.

Sites that are considered to be in the liquefaction hazard zone by the California Geological Survey are required by the Zoning Ordinance to provide a soils report to the Building Official. When liquefaction potential is identified, projects must provide mitigating siting and design features subject to review and approval of the Building Official.

Flood

With the completion of the Holly Hills Storm Drain Project in 2005, the City was remapped by FEMA and removed from the 100-year flood hazard area. There is no hazard of flooding in West Hollywood.

2. Infrastructure

Wastewater

The City of West Hollywood Public Works Division (WHPWD) provides wastewater service to the project area through the City of Los Angeles Bureau of Sanitation (LABS). The City is currently served by sanitary sewers conveying effluent to the Hyperion Treatment Plant (HTP). HTP (operated by the City of Los Angeles) conforms to all wastewater treatment requirements of the Regional Water Quality Control Board and treats approximately 340 million gallons per day (mgd) of influent). The plant has a dry weather capacity of 450 mgd for full secondary treatment and 850 mgd wet weather capacity.¹⁵ Although there are no existing or foreseeable deficiencies in the capacity of this treatment facility, LABS, in conjunction with the Los Angeles Department of Water and Power (DWP), has begun preparation of an Integrated Resources Plan (IRP), which identifies alternatives that will meet the wastewater infrastructure needs of the Los Angeles area population. The population is expected to increase by over 20 percent by 2020 resulting in almost 100 mgd in additional influent.¹⁶ Implementation of the IRP will ensure that adequate wastewater

¹⁵ City of Los Angeles, <http://www.lastormwater.org/WPD/general/hypern1.htm>, June 14, 2005.

¹⁶ The City of West Hollywood has been included in growth projections in the IRP since it is within the service area of LABS.

treatment capacity is provided for increased future flow. Therefore, future growth levels would not exceed wastewater treatment capacity projections for the Los Angeles area through 2025.

The City of West Hollywood requires developers to pay a wastewater mitigation fee to offset any net increases in wastewater flow from new construction. The amount of the fee for each parcel is subject to the number of Equivalent Sewer Units (ESUs) for the current land use of the parcel as specified in the Municipal Code.¹⁷ In addition, the County Sanitation Districts are empowered by the California Health and Safety Code to charge a fee for connecting to the District's Sewer System.¹⁸ This connection fee is required prior to obtaining a permit to connect to the sewer system. Moreover, if deficiencies exist, developers will be required to pay the cost of improvements to create additional capacities to serve their project.

¹⁷ City of West Hollywood, <http://weho.org/index.cfm?fuseaction=nav&navid=24>, accessed June 20, 2005.

¹⁸ City of West Hollywood, *West Hollywood Gateway Project Final Environmental Impact Report*, State Clearinghouse #1999061034, September 2000.

V. Housing Resources

This section of the Technical Background Report addresses the resources available to the City in implementing the goals, policies, and programs contained in the Housing Element, specifically regarding the potential for future residential development. Resources covered in this section include potential development sites, financial resources, and administrative resources.

A. Projected Housing Needs

1. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that a jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.

For the new Housing Element cycle, the City of West Hollywood has been allocated a RHNA of 77 units, divided into four income levels as follows:

- Very Low Income: 19 units (24.7%)¹⁹
- Low Income: 12 units (15.6%)
- Moderate Income: 13 units (16.9%)
- Above Moderate Income: 33 units (42.8%)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

¹⁹ The City has a RHNA allocation of 19 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. As shown in Table 11, 64 percent of households earning less than 50 percent AMI were considered extremely low income (0-30 percent AMI) households. About 36 percent of households earning less than 50 percent AMI were classified as very low income (31-50 percent AMI) households. Therefore, the City's 19 very low income (0-50 percent AMI) RHNA units can be split proportionally as 10 extremely low income units and 9 very low income units. However, for the purpose of identifying sites for the RHNA, the City is not required to separately account for extremely low income households.

B. Residential Development Potential

1. Sites Inventory

The City of West Hollywood is nearly built out and residential development in the City occurs primarily on infill properties in multi-family neighborhoods and commercial areas. The City's residential sites inventory, summarized in more detail in Appendix A, is comprised primarily of these infill sites. Parcels included in the inventory are organized into three different categories: Proposed Projects (Table A-1), Opportunity Sites (Table A-2), and Vacant and Underutilized Sites (Table A-3). These sites demonstrate the feasibility of recycling existing properties for higher intensity uses in the City. Reflective of the City's compact character, most projects occur on small parcels but are able to realize significant densities as permitted by the City's development standards.

For the 2013-2021 planning period, West Hollywood's entire RHNA can be fulfilled with projects already being proposed for development. These projects, outlined in Table A-1, are in various stages of the development process and are not expected to be permitted until after January 1, 2014. These proposed projects are expected to add a total of 1,532 housing units to the City. A significant portion of these dwelling units (232 units) are also expected to be affordable to lower and moderate income households.

In addition to the proposed projects discussed above, the City has compiled an inventory of opportunity sites where residential projects, whose entitlements have now expired, had previously been proposed (Table A-2). Redevelopment interest in these parcels is clearly evident, based on the previous applications, and they remain prime opportunity sites for redevelopment during the 2013-2021 planning period.

As part of the 2008 General Plan update, the City also identified a list of vacant and underutilized properties with near term potential for residential and mixed use developments (Table A-3). The majority of these sites are located in the R3, R4, and commercial zones, with a handful of developments proposed in the R2 zone and in the Sunset Specific Plan area. Most of the sites identified in Table A-3 are vacant properties or lots currently being utilized as surface parking. The redevelopment of these surface lots into underground parking/parking structures with mixed use or residential uses above is typical of current development trends in the City. In addition, a large property, located at 8800 Santa Monica Boulevard and currently being used as a Metro bus station and Sherriff's station, is targeted for mixed-use/transit oriented development in the future.

Estimating Potential Residential Capacity

To estimate the potential residential capacity of the parcels in the City's sites inventory, the following assumptions were used. Based on the City's Zoning Ordinance, a development must achieve at least 90 percent of the maximum density permitted in that zone. Mixed use developments in commercial zones are not subject to density limits but are regulated by the FAR. Based on past projects, the majority of the mixed use projects achieved densities of at least 40 units per acre, with larger projects achieving densities that well exceed 50 units per

acre, particularly in the Sunset Specific Plan area. The following potential densities are, therefore, used:

- R2 – 22 units per acre (2 units per lot for lots less than 4,000 square feet)
- R3 zones – 32.4 units per acre
- R4 zone – 45 units per acre
- Commercial zones (CC and CN1) – 45 units per acre

The State, through AB 2348, has established “default” density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as West Hollywood, is adequate for facilitating the production of housing affordable to lower income households. Nearly all of the parcels identified by the City in its site inventory have an allowable density of at least 30 units per acre. A handful of opportunity sites in the City’s R-2 zone allow a density of 22 units per acre and will be considered suitable for the development of housing for moderate income households.

Overall, the City’s residential sites inventory—including proposed projects, opportunity sites and vacant and underutilized sites—offers capacity for residential/mixed use developments that far exceeds the City’s RHNA of 77 units for this Housing Element planning period.

	Very Low	Low	Moderate	Above Moderate	Total
RHNA		31	13	33	77
Residential Sites Inventory					
Proposed Projects		152	80	1,300	1,532
Opportunity Sites: Former Proposed Projects with Expired Entitlements		66	5	0	71
Vacant and Underutilized Sites		1,027	14	0	1,041
Total Capacity		1,245	99	1,300	2,644
Comparison to RHNA		+1,214	+86	+1,267	+2,567

2. Availability of Infrastructure

As a highly urbanized community, West Hollywood already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical, and gas lines. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public serves (e.g. water and sewer), will continue to carry out regular infrastructure improvements and necessary upgrading.

C. Financial Resources

The City has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, State, federal, and private sources. The following section describes the major housing funding sources currently used in West Hollywood, including: the Affordable Housing Trust Fund, Community Development Block Grants (CDBG), HOME funds, and Low Income Housing Tax Credits (LIHTC).

1. Affordable Housing Trust Fund

The City allows the payment of an in-lieu fee for housing projects with 10 or fewer units to fulfill the affordable housing requirement under the Inclusionary Housing Ordinance. As of 2012, in-lieu fees ranged from \$11.58 per square foot for a two-unit project to \$24.84 for projects with ten units. The in-lieu fee amount is adjusted annually for inflation. In addition, the City charges a commercial development of 10,000 square feet or more an impact fee which is set at \$2.85 per net square foot of new commercial space. The in-lieu and commercial development impact fees collected are placed into the Affordable Housing Trust Fund for affordable housing activities, including new housing construction and rehabilitation of existing units. Since its inception in 1986, the City's Inclusionary Housing Ordinance has resulted in the contribution of over \$20 million to the Affordable Housing Trust Fund.

2. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low-income persons. West Hollywood receives its allocation of CDBG funds through the County of Los Angeles Community Development Commission (LACDC).

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. Based on previous allocations, the City anticipates receiving approximately \$200,000 in CDBG funds annually during the 2013-2021 period. The City currently allocates its CDBG funds for the following activities and programs: ADA improvements and infrastructure improvements.

3. HOME Investment Partnership Program

Established by the Federal government in 1990, the HOME program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower

income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that HOME funds must be: (1) used for activities that target certain income groups (lower income families in particular) and (2) matched 25 percent by non-federal sources (such as local funds). As a non-entitlement jurisdiction, the City does not receive HOME funds directly. However, the WHCHC has received HOME funds through LACDC for a number of its projects.

4. Low Income Housing Tax Credit (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent affordable to those at 60 percent of AMI. This program has limitations that affect the amount of tax credits received, such as a ten-year requirement for housing being purchased, and a minimum expenditure amount for rehabilitation projects. The tax credit is typically sold to large investors at a syndication value. Several WHCHC projects were funded in part by LIHTC proceeds, including Fountain Avenue Apartments, Harper Avenue Apartments, Laurel/Norton Inter-Generational Community Apartments, the Palm View Apartments, the Havenhurst Apartments, the Sierra Bonita apartments, and the Courtyard at La Brea Apartments.

D. Administrative Resources

Described below are major public and non-profit agencies that have been involved in affordable housing activities in West Hollywood. These agencies/organizations play important roles in meeting the housing needs of the community. In particular, they are critical in the production of affordable housing and improvement of the housing stock. The City provides financial as well as other support to most of the non-profit organizations listed below in the form of social service grants or loans.

1. West Hollywood Community Housing Corporation (WHCHC)

Established in 1986, the WHCHC is the major provider of affordable housing in West Hollywood. The WHCHC leverages local funds provided through the Affordable Housing Trust Fund and redevelopment set-aside with other outside funding, such as the Low Income Housing Tax Credits, and funds from private banks and non-profit corporations. The WHCHC has developed 14 apartment communities in West Hollywood, including units for lower-income families, seniors, persons living with HIV/AIDS and the disabled. WHCHC has been recognized by various organizations for its attractive developments and high standard of property management.

2. Affordable Living for the Aging (ALA)

ALA is a non-profit, non-sectarian organization that enriches the Los Angeles community by providing seniors with affordable housing, services and linkages to supportive services. ALA operates CO-OP Houses in which each resident has their own bedroom and bath. Residents share meals and assist a cook in planning preparation and clean up five evenings a week. ALA also developed the Schutrum-Piteo Senior Courtyard Apartments in 1991 and, in 2010, received \$5 million in funding commitments from the City and Los Angeles County to develop the LEED Certified Janet L. Witkin Center for 17 low income seniors. Both senior communities are located within the City of West Hollywood. In addition to its development activities, ALA offers a roommate-matching program for seniors.

3. Menorah Housing

Menorah Housing uses loans from the federal Department of Housing and Urban Development (HUD) to build and manage affordable senior apartment communities in Los Angeles County. The organization has developed and manages 1,139 apartment units in seventeen buildings geographically dispersed throughout the County and an additional 82 units are scheduled to begin construction in 2012. Each location has a separate waiting list and application. Menorah currently owns 12 properties throughout the County, including 39 units in West Hollywood.

4. Being Alive

Based in West Hollywood, Being Alive is a local non-profit organization that offers a comprehensive array of emotional support, treatment education, prevention, advocacy, wellness and social services to persons living with HIV/AIDS. The organization also publishes a monthly newsletter with announcements about medical updates and social events directed to those with HIV/AIDS.

5. AID for AIDS

Also based in West Hollywood, AID for AIDS (AFA) is a non-profit agency that prevents homelessness and hunger and improves the quality of life and independent living for those living with HIV/AIDS. AFA provides help to eligible individuals and families through financial assistance for the necessities of life: housing, utilities, transportation, nutritional supplements, medications not covered by insurance and fresh food.

6. Housing Authority of the County of Los Angeles

The Housing Authority of the County of Los Angeles (HACoLA) owns and operates a number of affordable housing developments in West Hollywood. These include the 106-unit senior housing project at 800 Kings Road, the 126-unit senior project at 959 Palm Avenue, and 133-unit senior project at 838 West Knoll. HACoLA also administers the Housing Choice Voucher program for the City.

7. Community Development Commission of the County of Los Angeles

Residents in West Hollywood are eligible to participate in first-time homebuyer programs administered by the Community Development Commission of the County of Los Angeles. These include:

- **Mortgage Credit Certificates:** The MCC Program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent with the remaining 85 percent taken as a deduction from the income in the usual manner.
- **Southern California Home Financing Authority (SCHFA):** SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides downpayment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

8. AIDS Project Los Angeles

AIDS Project Los Angeles (APLA) programs and services are designed to promote self-sufficiency for people living with HIV/AIDS, to support positive medical outcomes, and to keep people living with HIV/AIDS in care and treatment programs. APLA offers a number of services to the West Hollywood community. Specifically, APLA offers short-term rental assistance and subsidized housing units for persons living with HIV/AIDS. APLA also provides dental care and psychotherapy, along with case management services (including for housing) and counseling on public benefits, in West Hollywood.

9. Jewish Family Services

Jewish Family Services operates the West Hollywood Comprehensive Services Center (WHCSC) at Plummer Park in the City. The Center provides a range of social and recreational services to enhance the well-being of older adults and younger disabled residents of West Hollywood and their families. Services provided include, support, counseling and case management, resource coordination, crisis intervention, emergency check-in, recreation, health and wellness, education classes, and excursions. In addition, Jewish Family Services provides home-delivered meals, congregate meals, and nutrition education for seniors and persons with disabilities at four sites in West Hollywood. WHCSC also coordinates door-to-door transportation through its CONNECT Program by pairing an adult with a disability with a volunteer escort.

Jewish Family Services also provides a domestic violence program that operates confidential 24-hour crisis lines for victims of abuse. The hotlines also have connections to shelters, services, and resources.

The SOVA Community Food and Resource Program is also operated through Jewish Family Services and has its METRO pantry located in the City. The SOVA METRO location operates as a food pantry by providing groceries and personal hygiene products to individuals and families. Additionally, the location serves as a resource center and community connection stop for access to referral services, short-term counseling and case management services, and providing children with books.

10. People Assisting the Homeless (PATH)

PATH is a family of agencies working together to end homelessness for individuals, families, and communities throughout Southern California. PATH agencies address homelessness in different ways—supportive services, permanent housing development, support for homeless families, and community engagement. Through PATH Ventures, PATH is actively pursuing affordable housing projects in the City of West Hollywood, including the development of 42 small family housing units on a United Methodist site.

E. Opportunities for Energy Conservation

Title 24: Utility-related costs can directly impact the affordability of housing in Southern California. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Energy Conservation Assistance: Local utility providers offer energy conservation assistance programs to promote the efficient use of energy and assist lower income residents. Southern California Edison offers the following two programs for income-qualified residents:

- **CARE/FERA Rate Programs:** The California Alternate Rates for Energy (CARE) program offers income-qualified customers a discount of 20 percent or more off their monthly electric bill. Alternatively, a household may qualify for the Family Electric Rate Assistance program (FERA). This plan offers a discounted rate on the monthly SCE bill for families of three or more who fall within the income guidelines and exceed their baseline usage by 30 percent or more.
- **EMA Program:** The Energy Management Assistance (EMA) program helps income-qualified households conserve energy and reduce their electricity costs. SCE pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers.

The Southern California Gas Company also offers the CARE/FERA Rate Programs. In addition, it provides a Direct Assistance Program (DAP) that offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners.

Green Building Ordinance: West Hollywood adopted one of the nation's first mandatory Green Building Ordinances, which became effective on October 1, 2007. The ordinance ensures that new buildings will be healthier for residents, and use energy and resources more efficiently. Flexibility, responsiveness to local conditions, and cost-effectiveness are key features of the ordinance. The City has created a Green Building Manual to help guide developers through the process.

The Green Building Requirements and Incentives for Private Development Ordinance focus on the following:

- Establishes new development standards that apply to all development, including all new residential and commercial projects, as well as remodels and tenant improvements;
- Develops a point system for new construction with incentives for projects that achieve "exemplary" status; and
- Implements "green building" education and outreach program.

The "green" development standards are green building requirements for remodels, tenant improvements, additions and new construction. These standards were incorporated into the Zoning Ordinance so that all projects incorporate elements such as drought-tolerant landscaping, low-flow plumbing fixtures, and energy efficient appliances.

The green building point system is applied to all new structures, with incentives for projects that go above and beyond minimum requirements. The requirements are structured as a point system to allow for maximum flexibility and the points allowed reflect West Hollywood's unique opportunities and constraints. Specifically, the point system was designed to emphasize locally-available materials, encourage green elements to be incorporated early into project design and provide flexibility to alter green elements as the project evolves.

Appendix A: Detailed Residential Sites Inventory

Table A-1 lists proposed projects in the City that are not expected to be permitted until January 1, 2014. These approved projects demonstrate the development trends in the City whereby older uses in multi-family and commercial areas are recycled into high density residential or mixed use developments. The City's entire RHNA for the 2013-2021 Housing Element, including all lower-income unit requirements, can be met with these proposed projects. Table A-2 lists opportunity sites that exist within the City. These opportunity sites are comprised of parcels where residential projects, whose entitlements have now expired, had previously been proposed. Table A-3 represents a list of vacant and underutilized properties in the City with near term potential for residential and mixed use developments. Affordability of the units within the proposed projects is based on the development proposals.

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
2	1257 Detroit St	Construction of a 7 unit condo with on site inclusionary and 90+ green building points. (1257 Detroit LLC/Owner & Melcer, Enrique/ Applicant)	0	7	6	7	0	5531-008-010	0.13	R3B	R3C	0	1	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for building permits.														

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
3	1342 Hayworth Ave	Demo 6 apt. units; construct a 16-unit condominium w/ subT pkg. and tentative tract map (Rodney Kahn) (Groveswood Properties, LLC; Dubelko, Mike/ Owner & Pugh & Scarpa Architects, Inc./ Applicant)	0	16	10	16	0	5554-002-017	0.34	R4A	R4A	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
4	913 Hilldale Ave	Demolish two dwelling units and construct a three unit multi-family structure. (Michael Davidov/Owner & Dan Miclea - Progetti/ Applicant)	0	3	1	0	3	4340-005-015	0.15	R2	R2	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
5	1125 Kings Rd	Demolish single-family home and construct a 10-unit condominium building. (Nahideh Akhavansadr/Owner & Hamlet Zohrabians/ Applicant)	0	10	9	10	0	5554-026-015	0.23	R4B	R4B	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for building permits.														

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8	611 Orlando Ave	Demolish single-family house and construct 5-unit 4-story condo with subterranean garage (Yutovsky, Alex/Owner & Minassian, Garo/Applicant)	0	6	5	6	0	5528-016-040	0.15	R3B	R3B	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for building permits.														
9	8550 Santa Monica Blvd	Demolish existing commercial building and construct mixed-use with 19 condominiums and 8,700 sq ft of retail (West Knoll, LLC - Richard Kilstock/Owner & Aleks Instanbulu Architects - Ariel Asken/Applicant)	-8,861	20	20	20	0	4337-006-029	0.46	CC	CC	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for building permits.														

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
10	9001 Santa Monica Blvd	Palm Restaurant Project: Demolition of all structures on five lots and construction of a mixed-use project (42 condominiums, restaurant with alcoholic beverage service, and retail). Weho Partners, LLC/Owner & Weho Partners, LLC, Goodman, Alan/ Applicant	19,650	42	42	42	0	4340-011-011	0.08	CC	CC	0	4	4
	4340-011-012							0.05	4340-011-013					
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
11	7302 Santa Monica Blvd	Mixed-use project containing 22,500 SF of commercial, 294 condominiums, and 76 affordable units and one management unit. (Casden Movietown, LLC/ Owner & Demitrius Zeigler/Applicant)	-26,307	371	371	294	77	5531-021-001	2.98	CC	CR	38	38	0
	Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.													

Table A-1: Proposed Projects														
Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
12	1013 Spaulding Ave	Demolish single family dwelling, construct a five-unit condominium building with a variance from the front setback and the front entry requirement from 5 ft at grade. (Anthony & Elisa Patchett/Owners & Green Design Associates - Jon Green/Applicant)	0	5	4	5	0	5530-015-023	0.15	R3B	R3B	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals, which are set to expire in April 12, 2013. The developer has not yet submitted plans for demolition and building permits.												
13	1040 Spaulding Ave	Demolish single family home to construct five-unit condominium complex. (Wood, Dave/Owner & Alper/Andrew/Applicant).	0	5	4	5	0	5530-016-009	0.15	R3B	R3B	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												
15	8560 Sunset Blvd	Sunset Millennium Project. 190 condominiums, mixed use hotel w/296 hotel rooms.		190	190	190	0			SSP	SSP	0	9	8
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
16	1253 Sweetzer Ave	Demo existing duplex and build new 8 unit 8,928 sqft. building area condo project over 6,359 sqft. subterranean parking garage. (1253 Sweetzer, Llc/Owner & Pierre De Angelis/ Applicant).	0	8	6	8	0	5554-022-015	0.17	R4A	R4A	0	0	0
17	8565 West Knoll Dr	Construction of six-unit condominium structure on vacant lot (8567 West Knoll Llc; Tal, Asher/ Owner & Apel Design; Reay, Eddie/Applicant)		6	6	6	0	4339-004-016	0.18	R4B	R4B	0	0	0
18	1150 Clark St	Demolish a two-story building; construct a new four-story, 5 unit condominium building with subterranean parking. (1150 Clark Street, Llp/Owner & Brent, AIA, Stanley M/Applicant)	0	5	2	5	0	5560-023-030	0.15	R4A	R4A	0	0	0

Table A-1: Proposed Projects														
Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
19	1240 Fairfax Ave	Demolition of three structures and development of a 23 unit condominium structure (Patrick Aroff/Owner & James Idleman/ Applicant)	0	20	20	20	0	5530-001-006	0.15	R4B	R4B	0	0	0
20	8210 Fountain Ave	Demolish all structures on the site and construct a nine unit condominium structure (8210 Fountain Development/Owner & Design X; Mason/ Applicant)	0	9	1	9	0	5554-016-003	0.21	R4A	R4A	0	0	0
22	1216 Flores St	Demo existing 3 buildings and construct a 5 story, 14 unit condo building, 1 level subterranean parking for a total of approximately 20,536 sqft. (1216 Flores Llc & Arouh Irv And Doris E Trs Irv And Do/Owners & Kanner Architects/ Applicant).	0	14	10	14	0	5554-021-001	0.21	R4B	R4B	0	0	5

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
23	1264 Harper Ave	Demolish existing 10-unit apartment building and construct a 16-unit condo courtyard housing project (Harper Project LLC/ Owner)	0	16	6	16	0	5554-016-027	0.35	R4A	R4A	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
24	1350 Hayworth Ave	Demolish a 16 unit apartment building; construct a 17 unit condominium building. (Asher Taz/ Owner & Marius B Acevedo/ Applicant)	0	17	1	17	0	5554-002-018	0.35	R4A	R4A	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
25	623 La Peer Dr	<u>Approved by Planning</u> Demolish existing structures of approximately 4520 sq ft and construct a 69-unit hotel with 8-ondominium units, four-story building of approximately 63,000 sq ft with 2 levels of parking (La Peer Hotel) (623 La Peer LLC/Owner & Demitri Samaha/ Applicant)	58,480	8	8	8	0	4336-011-027	0.39	CC	CC2	0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														

Table A-1: Proposed Projects														
Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
26	507 Orlando Ave	Demolish existing single homes on two separate properties and construct a nine unit, four-story multi-family dwelling. (Samaha, Demetri/ Applicant)	0	9	7	9	0	5528-018-017	0.12	R3B	R3B	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												
27	1019 San Vicente Blvd	<u>Approved by Planning</u> Demolish two existing structures and construct a 5 unit condominium building. (Ady Project, LLC/Owner & Asher Tal/Applicant)	0	5	1	5	0	4340-001-006	0.17	R4B	R4B	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												
28	8350 Santa Monica Blvd.	Mixed-use project with 20 units above 7,099 sq. ft. of commercial (Laurel Canyon Properties/Owner & Combined Kings Rd. LLC; Lowenthal, Marianne/Applicant)"	7,099	20	20	20	0	5529-001-030	0.35	CC	CC	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
29	8120 Santa Monica Blvd	<u>Walgreens Project:</u> Demolition of a commercial strip center, lot line adjustment, and new construction of mixed-use development with retail and 28 residential units. (Walgreen Co/Owner & Douglas Development - Sharon Douglas/ Applicant)	15,414	20	20	0	20	5529-019-033	0.53	CC	CC2	0	2	2
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												
30	9040, 9060, 9080, 9098 Santa Monica Blvd	<u>Melrose Triangle Project:</u> Approved by Planning Mixed use of 71,000 sf commercial, 327,000 sf self-storage, and 191 condo units (demo 90,000 sf of commercial)	398,000	191	191	0	191	4336-025-005 4336-025-004 4336-025-003 4336-025-012	0.11 0.88 0.28 <u>0.28</u> 1.55	CC	CC2	0	19	20
		Current Status: As of April 12, 2013, this project is under review and has not yet been granted Planning approvals.												

Table A-1: Proposed Projects														
Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
31	8418 Sunset Blvd	Sunset Time Project: Demolish existing structures and develop 149 hotel rooms, 35 residential condominium units, five affordable rental units, six levels of subterranean parking providing approximately 459 parking spaces, hotel restaurant, bar, and entertainment spaces, and two rooftop pool and patio decks. 35456 SF commercial and entertainment. (Sunset LLC & Fountain LLC/Owner & Lowenthal/ Applicant)	35,456	40	40	35	5	5554-024-005	1.13	SSP	SSP	0	5	0
32	8497 Sunset Blvd	Mixed-use project.(Karma Development, LLC/ Owner & Karma Development, LLC and Frank Damavandi/ Applicant)		11	11	0	11	5555-007-009 5555-007-010	0.33	SSP	SSP	0	1	0

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
33	9040 Sunset Blvd/ 1018-1022 Doheny Dr.	Sunset Doheny Project: 37,940 sq. ft. mixed-use project with 148 Hotel Units, 20 market rate condos (Sunset, Llc/Owner & WN Sunset, LLC/Applicant)	31,291	20	20	20	0	4340-026-021	0.45	SSP	SSP	0	0	0
		Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.												
34	7144 Santa Monica Blvd.	Faith Plating Project: Redevelopment of an approximate 57,965-square-foot site into a mixed-use project. (Faith Plating) (Domain Wh, Llc/Owner & Jeff Seymour/ Applicant)	9,655	166	166	0	166					0	17	16
		Current Status: As of April 12, 2013, this project is under review and has not yet been granted Planning approvals.												
35	8555 Santa Monica Blvd.	Demolish existing buildings and construct a 5 story mixed-use development. (Soto Capital, Lp/Owner & Seymour Consulting Group/Applicant)	42,718	102	102	0	102					0	8	15
		Current Status: As of April 12, 2013, this project is under review and has not yet been granted Planning approvals.												

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
37	1345 Havenhurst	Demolish a 10-unit apartment building and construct a 16-unit courtyard condominium project. (Nick Hertz/ Owner & Jodi Hodge/ Applicant)	0	16	6	16	0					0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
38	8950 Sunset	Hotel James Project: Amendments to existing entitlements for 196 unit hotel, 4 extended stay residences, restaurants, café, fitness center and function space. (James Hotels & Sunset Heights, LLC/ Owner & The Afriat Consulting Group, Inc. - Steven Afriat/Applicant)		4	4	0	4					0	0	0
Current Status: As of April 12, 2013, this project has been granted Planning approvals. The developer has not yet submitted plans for demolition and building permits.														
78	8899 Beverly Blvd	Adaptive reuse of existing commercial building to include 82 residential units and approximately 41,000 sq. ft. of commercial	0	82	82	66	16					6	2	8
Current Status: This project was submitted to the Planning Division in December 2012. As of April 12, 2013, this project is under review and has not yet received Planning approvals.														

Table A-1: Proposed Projects

Site ID	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
79	923-31 Palm	Demolition of existing buildings and construction of two 12-unit condominium buildings	0	24	18	24	0					0	2	2
	Current Status: This project was submitted to the Planning Division in January 2013. As of April 12, 2013, this project is under review and has not yet received Planning approvals.													
	7914 Norton	Condominium project	0	8	8	8	0					0	0	0
	Current Status: As of April 12, 2013, this project has received Planning approvals and is currently in plan check for demolition and building permits.													
	503 Westmount	Rental Apartment project	0	2	2	0	2					0	0	0
	Current Status: As of April 12, 2013, this project has received Planning approvals and is currently in plan check for demolition and building permits.													
	8760 Shoreham Dr.	Condominium project	0	11	11	11	0					0	0	0
	Current Status: As of April 12, 2013, this project has received Planning approvals but plans have not yet been submitted for demolition and building permits.													
	8008 Norton	Condominium project	0	8	8	8	0	5554-014-006				0	0	0
	Current Status: As of April 12, 2013, this project has received Planning approvals but plans have not yet been submitted for demolition and building permits.													
	916 Westbourne	Condominium project	0	8	8	8	0					0	0	0
	Current Status: As of April 12, 2013, this project is under review and has not yet received Planning approvals.													
	935 San Vicente Blvd.	Condominium project	0	7	7	7	0					0	0	0
	Current Status: This project was submitted to the City in February 2013. As of April 12, 2013, this project is under review and has not yet received Planning approvals.													
Total:				1,532	1,454	935	597					44	108	80

Table A-2: Opportunity Sites (Former Projects with Expired Entitlements)											
Site ID	Address	APN	Description/ Existing Use	Acreage	General Plan	Zoning- Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity	From 2008-2014 Housing Element
<i>Lower Income Units</i>											
39	1050 Genesee Ave	5530-015-010	Single-family house (Vahdat, Shahram & Marie/Owner)	0.14	R3B	R3B	36	32.4	5	4	✓
40	1201 La Brea Ave.	5531-011-001	Two non-residential structures (Star Alliance Llc/Owner)	0.14	CA	CA	45	45	6	6	✓
42	9062 Nemo St.	4340-012-011	Site owned by Ramco Investment Co.	0.06	CC	CC	45	45	2	2	✓
43	1021 Ogden Dr.	5530-013-022	Single family dwelling (1021 Ogden Dr. LLC & Fay Mueller Trust/ Owners)	0.15	R3B	R3B	36	32.4	5	4	✓
44	(1024) 1026 Ogden Dr.	5530-014-012	Three existing residential units (Haya Morgenstern/ Owner)	0.14	R3B	R3B	36	32.4	5	4	✓

Table A-2: Opportunity Sites (Former Projects with Expired Entitlements)

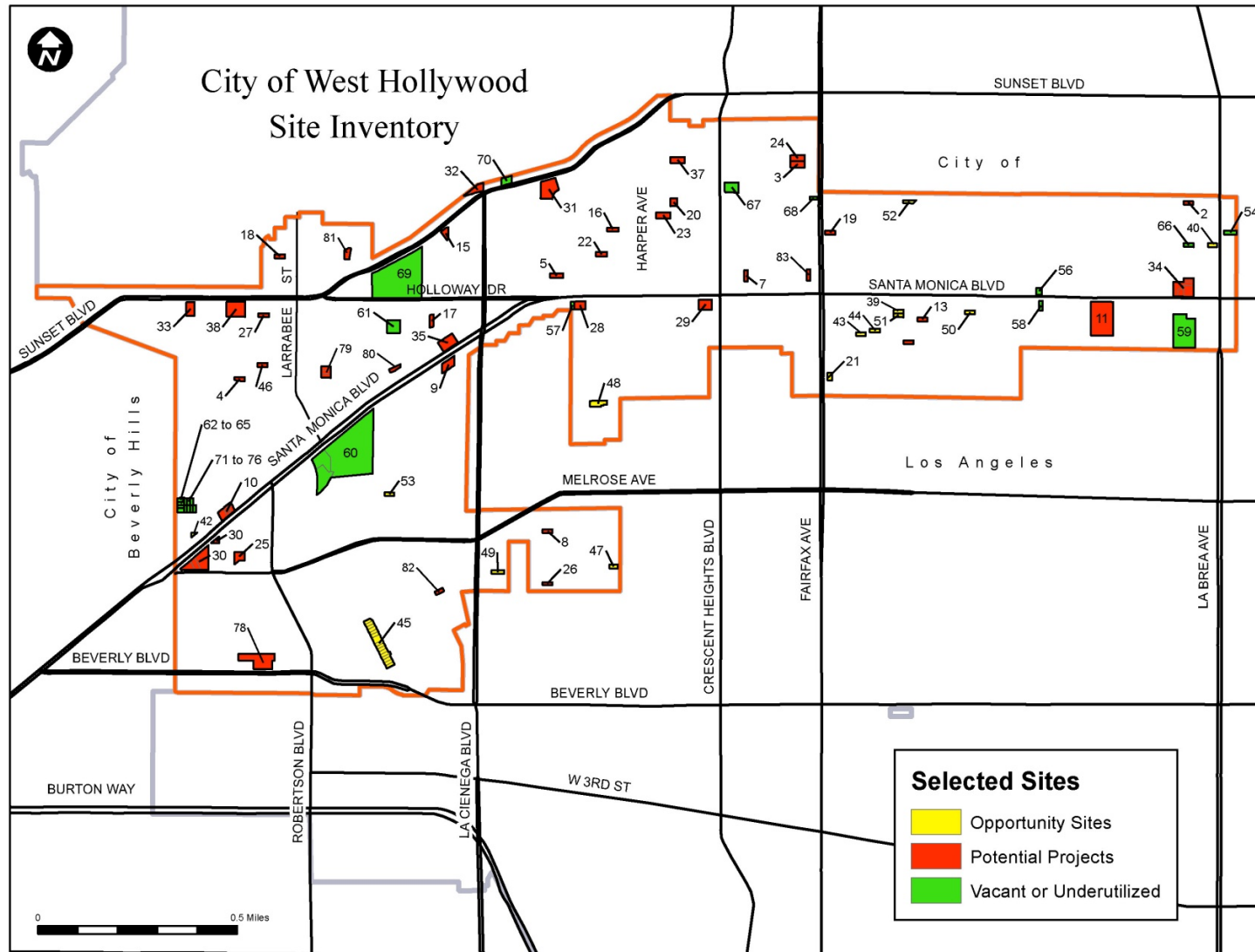
Site ID	Address	APN	Description/ Existing Use	Acreage	General Plan	Zoning- Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity	From 2008-2014 Housing Element
45	(355-375) 365 San Vicente Blvd.	4337-021-027 4337-021-028 4337-021-029 4337-021-030 4337-021-031 4337-021-032 4337-021-033 4337-021-034 4337-021-035 4337-021-036 4337-021-037 4337-021-038 4337-021-039 4337-021-040 4337-021-041 4337-021-042	Parcels owned by SR Greenwich Partners LP	1.85	R4B	R4B	45	45	5	4	✓
46	935 San Vicente Blvd.	4340-004-016	Parcel owned by GMM Construction & Development, Inc	0.15	R4B	R4B	45	45	6	6	✓
47	533 Sweetzer Ave	5528-004-050	Single-family residence (533 N. Sweetzer, Llc/ Owner)	0.13	R3B	R3B	36	32.4	4	4	✓
48	8328 Willoughby Ave	5529-004-016	Single family residence (880 Kings Rd., LLC/ Owner)	0.34	R4B	R4B	45	45	15	15	✓
49	521 Alfred St	5528-018-047	Three unit property (Philippe Chriki, Smile Parnassa, LLC/Owner)	0.18	R3C	R3C	36	32.4	6	5	✓
50	1048 Curson St.	5530-018-006	Existing single family residence (2 K O, LLC Richard Kilstock/Owner)	0.14	R3B	R3B	36	32.4	5	4	✓

Table A-2: Opportunity Sites (Former Projects with Expired Entitlements)											
Site ID	Address	APN	Description/ Existing Use	Acreage	General Plan	Zoning- Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity	From 2008-2014 Housing Element
51	1046 Genesee Ave	5530-015-011	Single-family house (Davida, Boris/Owner)	0.15	R3B	R3B	36	32.4	5	4	
	920 Fairfax Ave	5530-027-021	Vacant lot	0.14	CN	R3C	36	32.4	5	4	
<i>Subtotal</i>				<i>3.71</i>					<i>74</i>	<i>66</i>	
<i>Moderate Income Units</i>											
52	1246 Genesee Ave	5530-004-002	SF structure (Christopher Bulluscio & John K Brubaker/Owners)	0.14	R2	R2	24	22	3	3	✓
53	656 Huntley Drive	4337-011-131 4337-011-034	Single-family house (Clive Wilkinson/Owner)	0.12	R2	R2	24	22	2	2	
<i>Subtotal</i>				<i>0.26</i>					<i>5</i>	<i>5</i>	
Total				3.97					79	71	

Table A-3: Vacant and Underutilized Sites												
Site ID	Address	APN	Description/Existing Use	Acreage	Zoning-Current General Plan	Zoning-Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity	From 2008-2014 Housing Element	
<i>Lower Income Units</i>												
54	1216 N. La Brea Ave.	5531012017	Vacant Lot	0.19	CA	CA	45	45	8	8	✓	
56	7401 Santa Monica	5531002024	Vacant Lot	0.15	CC	CC1	45	45	6	6	✓	
57	8364 Santa Monica Blvd.	5529001029	Vacant Lot	0.11	CC	CC1	45	45	4	4	✓	
58	7426 Santa Monica Blvd.	5531022002	Vacant Lot	0.14	CC	CC1	45	45	6	6	✓	
59	7171 Romaine St.	5531017804	The Gas Company	2.75	CR	CR	45	45	123	123	✓	
60	8800 Santa Monica Blvd	4337017903 4337017904 4337017900	Metro bus station/Sherriff's	10.59	PF- Public Facilities	PF- Public Facilities	45	45	476	476	✓	
61	8619 West Knoll Dr.	4339008053	Vacant Lot	0.68	R3C	R3C	36	32.4	24	22	✓	
62	702 N. Doheny Dr.	4340013023	Vacant Lot	0.10	R3C	R3C	36	32.4	3	3	✓	
63	706 N. Doheny Dr.	4340013024	Vacant Lot	0.07	R3C	R3C	36	32.4	2	2	✓	
64	710 N. Doheny Dr.	4340013043	Vacant Lot	0.07	R3C	R3C	36	32.4	2	2	✓	
65	714 N. Doheny Dr.	4340013044	Vacant Lot	0.10	R3C	R3C	36	32.4	3	3	✓	
66	1201 N. Detroit Street	5531008001	Vacant Lot	0.15	R3C	R3C	36	32.4	5	4	✓	
67	1300 North Crescent Heights Blvd	5554006008	Beth El Temple Parking Lot (Add underground parking to give the temple parking, but with the tradeoff of housing above)	0.54	R4	R4B	50	45	27	24	✓	
68	1281 North Fairfax Avenue	5554012001	St. Ambrose Parking Lot	0.12	R5	R4B	50	45	6	5	✓	
69	8623 Holloway Plaza (8600 Sunset Blvd.)	5559002016	Sunset Plaza Overflow Parking	7.25	SSP	SSP	50	45	362	326	✓	
70	8459 W. Sunset Blvd.	5555010001	Vacant Lot	0.31	SSP	SSP	50	45	15	13	✓	
Subtotal				23.32					1,072	1,027		

Table A-3: Vacant and Underutilized Sites												
Site ID	Address	APN	Description/Existing Use	Acreage	Zoning-Current General Plan	Zoning-Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity	From 2008-2014 Housing Element	
<i>Moderate Income Units</i>												
71	9073 Harland Ave.	4340013025	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
72	9067 Harland Ave.	4340013026	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
73	9065 Harland Ave.	4340013027	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
74	9061 Harland Ave.	4340013028	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
75	9048 Keith Ave.	4340013040	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
76	9052 Keith Ave.	4340013041	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
77	9056 Keith Ave.	4340013042	Vacant Lot	0.08	R2	R2	2 units	2 units	2	2	✓	
Subtotal				0.56					14	14		
Total				23.88					1,086	1,041		

Figure A-1: Sites Inventory Map



Appendix B: Review of Past Accomplishments

The following table reviews the City’s achievements under the various housing programs adopted in the 2008-2014 Housing Element. The effectiveness and continued appropriateness of each program is evaluated. This evaluation forms the basis of developing the new Housing Plan for the 2013-2021 Housing Element based on the actions completed from 2008 to 2012.

Goal	Program	Objectives	Accomplishments
1. Preservation of Affordable Housing: Protect the existing supply of affordable rental housing.			
1.1	Code Compliance Ensure the character and quality of neighborhoods and housing.	Continue to implement program. Explore the feasibility of establishing a Rental Housing Inspection program that focuses on physical/structural conditions.	In 2012, the Code Compliance Division continued to implement the code compliance program. Code compliance officers respond to constituent needs on a daily basis, including habitability issues, lack of maintenance, and other times. In 2010, all soft story building in the East Side Redevelopment Project Area were identified and mapped. During 2012, the City's Rent Stabilization and Housing Division will be completing a soft-story survey of the remaining portion of the City. Also in 2012, the Rent Stabilization and Housing Division will be 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. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
1.2	Housing Conditions Survey/Multi-Family Rehabilitation Study Assess the extent of	Conduct a survey and study to identify the number of soft-story structures with needs and assess feasibilities to improve. Establish multi-family housing rehab program by 2013 that incorporates green building standards. Provide funding to non-profit housing providers to upgrade City's affordable	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 the feasibility of providing seismic upgrades to soft-story structures, making electrical

Goal	Program	Objectives	Accomplishments
	aging housing issues.	housing stock with green building improvements by 2010.	<p>and mechanical system improvements to multi-family structures, as well as best practices for creating a multi-family rehabilitation 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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
1.3	Multi-Family Rehabilitation and Acquisition/ Rehabilitation	Through programs 1.1 and 1.2, identify apartment complexes in need of rehabilitation and support non-profits in acquisition/rehabilitation. Acquire approximately 50 units for rehabilitation, with a portion of the units targeted for extremely low income households and persons with special needs.	<p>In 2012, the City's Rent Stabilization and Housing Division completed a citywide inventory of soft-story buildings and exterior conditions of multi-family buildings. The City provides education and outreach to the public regarding the rights and responsibilities of maintain 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,</p>

Goal	Program	Objectives	Accomplishments
			<p>such as HOME funds, MHP funds, AHP funds, and low income housing tax credits.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
1.4	<p>Homes and Gardens Program</p> <p>Residential façade rehabilitation.</p>	<p>Provide rehabilitation assistance to improve 20 homes over the planning period. Continue to market the program.</p>	<p>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.</p> <p>Continued Appropriateness: This program has been discontinued and will not be included in the 2014 Housing Element. However, depending on the availability of funding, the program may be reactivated in the future.</p>
1.5	<p>Home Secure Program</p> <p>Facilitate home security/safety improvements.</p>	<p>Assist 50 households annually. Continue to market the program.</p>	<p>In 2012, the City continued to offer the services of the Home Secure Program to lower income residents in the City. These services include free home security devices and home protection measures, such as door locks, grab bars, peep holes, and smoke detectors. The program is advertised through case management services with Jewish Family Services and through referrals by the City's Social Services Division.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
1.6	<p>Mills Act Contracts</p> <p>Facilitate upkeep and maintenance of historic properties.</p>	<p>Conduct increased outreach efforts to owners of historic properties. Continue to advertise program.</p>	<p>In 2012, the City continued to offer Mill 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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>

Goal	Program	Objectives	Accomplishments
2. Preservation of Affordability			
2.1	Rent Stabilization Ordinance Moderate and monitor rent increases.	Continue to implement program. Pursue legislative action and local incentives to maintain affordable rents.	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. In 2011, the City hosted the meeting which included the cities of Los Angeles, East Palo Alto, Oakland, Santa Monica, and Berkeley. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
2.2	Housing Choice Vouchers (Section 8) Assist very low-income households	Continue participation and seek higher fair market rents. Market program in annual mailings to property owners outlining its benefits.	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 the 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 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. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
2.3	Preservation of Publicly Assisted Housing Preserve at-risk assisted housing units.	Maintain close contact with owners of at-risk assisted property. Monitor at-risk units, conduct tenant education, work with potential purchasers, and pursue state and federal funding to assist preservation.	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 building is interested in selling, the City would provide financial and technical assistance to WHCHC

Goal	Program	Objectives	Accomplishments
			<p>and other non-profits interested in purchasing the units, including pursuing State and Federal funds to help preserve the units as affordable.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
2.4	<p>Condominium Conversion Ordinance</p> <p>Preserve the rental housing stock.</p>	Continue to implement program.	<p>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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
2.5	Residential Referral List	Conduct make available and update weekly the residential referral list on rental units. Encourage landlord participation.	<p>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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>

Goal	Program	Objectives	Accomplishments
3. Production of Housing			
3.1	Mixed Use and Transit-Oriented Development	Encourage mixed use development in the Mixed-Use Incentive Overlay zone.	<p>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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.2	<p>Inclusionary Housing Ordinance</p> <p>Integrate affordable housing within market-rate projects.</p>	Continue to implement program. Review the 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, but does not unduly constrain housing development. Continue to prioritize inclusionary housing units for tenants displaced due to Ellis.	<p>In 2012, the City continued to implement the Inclusionary Housing Ordinance. Over the past two years, the City 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 16 projects in various development stages (some working to obtain entitlements, others under construction); together these projects would add approximately 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 consultant's final</p>

Goal	Program	Objectives	Accomplishments
			<p>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, as mandated by the City Council.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.3	Affordable Housing Development through Partnerships with Non-Profits	Continue to support WHCHC and other NPOs in the development of affordable and special needs housing. 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.	<p>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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.4	Workforce Housing,	As appropriate and feasible, pursue a portion of the	In 2011, one new inclusionary housing unit was offered as an

Goal	Program	Objectives	Accomplishments
	Family Housing, and Ownership Housing Opportunities	inclusionary housing units as affordable ownership units. Encourage the use of Mortgage Credit Certificates (MCC) by including information in the first-time homebuyers educational program.	<p>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.</p> <p>Continued Appropriateness: The City did not apply for any funds for this program; however, this program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.5	<p>Commercial Development Impact Fee</p> <p>Generate additional funds for housing activities through new commercial developments.</p>	Continue to levy the fee. Monitor market conditions and development trends by 2012 to ensure that the FEE works effectively to provide affordable housing, but does not unduly constrain housing development. Study the effectiveness of the Fee program by 2013	<p>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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.6	Green Building Ensure sustainable practices in new construction	Continue to implement program. Promote green building standards in the City's affordable housing stock by providing financial assistance.	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

Goal	Program	Objectives	Accomplishments
			<p>Communities for its 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 included several sustainable activities for resident 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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
3.7	Potential Sites for RHNA	Ensure that adequate capacity exists to accommodate the remaining RHNA of 14 very low income units.	<p>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 interested developers. In 2012, the City also continued to encourage mixed-used 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 1234 Hayworth Project was completed in spring 2012, with resident move-in in summer of 2012. The City continues to annually monitor its progress towards meeting the RHNA. At this time, the City is on target to meet its RHNA requirement.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>

Goal	Program	Objectives	Accomplishments
3.8	Accessory Dwelling Unit	Revise the 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.	<p>In response to a City Council request, the Rent Stabilization and Housing, and Planning Divisions jointly engage 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 may be further developed.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
4. Removal of Governmental Constraints			
4.1	Zoning Ordinance Update Ensure consistency between Zoning Ordinance and General Plan.	Amend Zoning Ordinance, within one year of the adoption of the 2008-2014 Housing Element, to address: Emergency shelters, transitional housing, supportive housing, single room occupancy, and reasonable accommodation ordinance	<p>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.</p> <p>Continued Appropriateness: This program is completed and will not be included in the 2014 Housing Element.</p>
4.2	Streamlined Processing Procedures Streamline and simplify the permitting process.	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 handbook to guide developers through City processes by 2013 upon completion of the Zoning Code update.	<p>In 2012, the City's Community Development Department began 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. The City is currently in the process of selecting a new permit processing software that will improve processing.</p> <p>Continued Appropriateness: This program continues to be</p>

Goal	Program	Objectives	Accomplishments
			appropriate and will be included in the 2014 Housing Element.
4.3	Fee Waivers for Affordable Housing	Continue to waive art, park, and transportation fees for WHCHC and projects with 25 percent or more affordable units. Continue to waive all City-imposed plan check and other fees for non-profit sponsored projects that are 100 percent affordable.	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. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
5. Equal Housing Opportunity			
5.1	Fair Housing Program Promote enforcement of fair housing laws.	Provide fair housing information to the public, provide referral to legal services as appropriate, and coordinate with housing organizations to provide education and outreach on fair housing issues.	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 request 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. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
5.2	Tenant/Landlord Mediation Settle disputes between tenants and landlords.	Continue to offer program.	In 2011, 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.

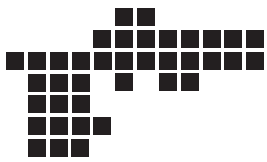
Goal	Program	Objectives	Accomplishments
			<p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
5.3	<p>Tenant Eviction Protection Program</p> <p>Protect the rights of tenants.</p>	Continue to implement program.	<p>The City's Rent 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.</p> <p>Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.</p>
5.4	Services for Special Needs Populations	Continue to implement program. Annually update the social services directory.	<p>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 2011, 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.</p>

Goal	Program	Objectives	Accomplishments
			Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
5.5	Enhanced Management Meet the supportive services needs of residents in WHCHC projects.	Continue to implement program in future WHCHC projects.	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. Continued Appropriateness: This program continues to be appropriate and will be included in the 2014 Housing Element.
Five Year Goal Summary:			
	Total Units to be Constructed	410 units (75 very low, 107 low, 81 moderate, 147 upper)	Since 2006, the City has permitted a total of 519 housing units, 142 of which were affordable: <ul style="list-style-type: none"> • Very Low Income: 127 units • Low Income: 8 units • Moderate Income: 7 units
	Total Units to be Rehabilitated	192 units (52 very low, 110 low, 40 moderate)	Since 2006, the City has rehabilitated 47 units as part of the Hayworth House acquisition/rehabilitation project. All of the rehabilitated units were affordable: <ul style="list-style-type: none"> • Extremely Low Income: 5 units • Very Low Income: 38 units • Low Income: 4 units
	Total Units to be Conserved	908 very low income (Section 8) rental subsidies, 150 units for seniors	Since 2006, none of the City's at-risk housing units has converted to market rate. The City was successful in conserving the affordability of all 295 at-risk units.

Summary of Quantified Objectives

The following table summarizes the City's quantified objectives for the period of 2008 through April 2013.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Objectives						
Units to be Constructed (Total RHNA)	78	64	91	99	252	584
Units to be Rehabilitated	40	40	40	0	0	120
Units to be Preserved (At-Risk Units)	148	147	0	0	0	295
Accomplishments						
Units to be Constructed (Total RHNA)	0	127	8	7	377	519
Units to be Rehabilitated	5	38	4	0	0	47
Units to be Preserved (At-Risk Units)	148	147	0	0	0	295



City of West Hollywood