

HOUSING

HOUSING ELEMENT BASICS

FACT:

The Housing Element must be updated by West Hollywood every five years

The Housing Element is a chapter of the General Plan that sets forth the goals, policies and objectives of providing housing and related services for all residents of the community. It must be updated every five years unless extended by State law. Unlike other elements, the housing element is certified for compliance with State law by the Department of Housing and Community Development.

The Housing Element must address the following:

- **Identify adequate sites** to facilitate and encourage the development of a variety of types of housing for all income levels
- Assist in the development of adequate housing to meet the needs of **lower- and moderate-income households**
- **Address governmental constraints** to the maintenance, improvement and development of housing
- **Conserve and improve the condition of the existing affordable housing**
- **Promote housing opportunities** for all

Why Do It?

- The Housing Element is required by State Law.
- A certified Housing Element enables the City to compete for millions of dollars in state grant money.

How Much Housing Do We Need to Plan For?

- The State of California is projected to grow by 12 million people by 2030
- The State and regional planning organizations allocate this growth to individual municipalities through the **Regional Housing Needs Allocation (RHNA)**
- All municipalities must plan for their share of this growth through the Housing Element

West Hollywood Regional Housing Needs Allocation (RHNA) 2008-2014

Income Category	2008-2014 RHNA (Units)	Rolled Over RHNA from 2000-2005 (Units)	Maximum Income (1-Person Household)	Maximum Rent + Utilities (1-Person Household)
Very Low (0-50% AMI*)	142	40	\$25,900	\$648
Low (51-80% AMI*)	91		\$41,450	\$1,036
Moderate (81-120% AMI*)	99		\$47,500	\$1,188
Above Moderate	252		\$47,500+	NO LIMIT
Total	584	40		

*AMI= area median income

Planning for Today and Tomorrow

West Hollywood General Plan 2030			
2008-2014 Housing Element	2014-2019 Housing Element	2019-2024 Housing Element	2024-2029 Housing Element
RHNA: 584 UNITS + 40 UNITS CARRIED OVER FROM PRIOR RHNA = 624 UNITS	New RHNA (# of Units)	New RHNA (# of Units)	New RHNA (# of Units)

What Progress Have We Made Since 2006?

INCOME LEVEL	RHNA OBLIGATIONS			
	RHNA	UNITS PERMITTED	UNITS WITH PLANNING APPROVALS	REMAINING RHNA
Very Low	142		105	37
Low	91	8	18	65
Moderate	99	7	15	77
Above Moderate	242	169	596	--
Total	584	184	734	179

AGREE WITH WHAT YOU SEE?

PLACE POST-ITS
HERE