

# City of West Hollywood Housing Element Update

COMMUNITY CONVERSATION

APRIL 6, 2013



# What is the Housing Element?



- **One of the seven mandated elements of the General Plan**
- **Contents:**
  - Provides an assessment of both current and future housing needs
  - Identifies constraints and opportunities for meeting those needs
  - Provides a comprehensive strategy that establishes goals, policies, and programs
- **Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws**

# Housing Element Contents



## ■ Needs Assessment

- Demographics, Housing Trends and Special Needs Groups

## ■ Constraints

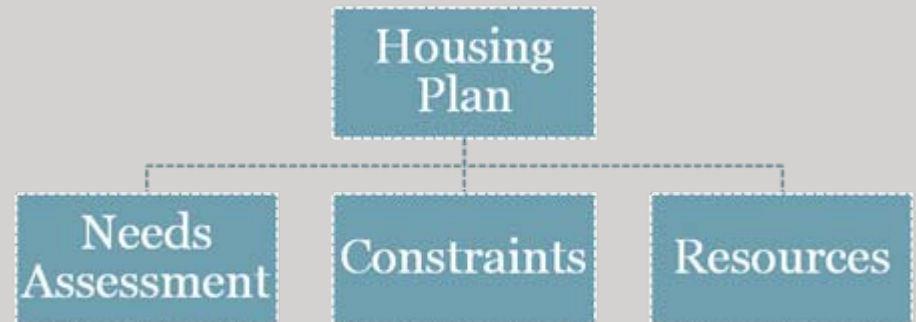
- Governmental, Market and Environmental

## ■ Resources

- Financial and Administrative
- Adequate Sites

## ■ Housing Plan

- Previous accomplishments
- Policies and Programs



# Regional Housing Needs Allocation



	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
2006-2013 Fourth Cycle	142	91	99	252	584
2014-2021 Fifth Cycle	19	12	13	33	77
Percent Reduction	-86.62%	-86.81%	-86.87%	-86.90%	-86.82%
Average Reduction for SCAG	-39.2%	-42.9%	-43.1%	-40.6%	-41.1%

# RHNA Obligation



- **RHNA is a planning goal, not a production goal**
- **State law does not mandate the actual production of the units**
- **State law does require jurisdictions to demonstrate adequate capacity as reflected in local land use policies to accommodate the RHNA**

# Accomplishments



- **1234 Hayworth – 48 units**
- **Inclusionary Housing Agreements for 81 new units**
- **Financing provided for 49 new affordable units**



# On-Going Programs



- **Code Compliance**
- **Home Secure Program**
- **Mills Act historic preservations contracts**
- **Rent Stabilization Ordinance**
- **Inclusionary Housing Ordinance**
- **Weekly residential rental referral list**
- **Tenant/Landlord mediation service**

# What's In the Works?



- **Monitor construction of new affordable units**
- **Complete multi-family rehabilitation program best practices study**
- **Finalize citywide survey of soft story structures and general rehabilitation needs**
- **Complete feasibility study for seismic and building systems improvements**
- **Complete study analyzing the Inclusionary Housing Ordinance in-lieu fee**



# Housing Goals



- Goal 1**      **Provide affordable rental housing**
- Goal 2**      **Maintain and enhance the quality of the housing stock and residential neighborhoods**
- Goal 3**      **Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community**

# Housing Goals



- Goal 4**      **Provide for adequate opportunities for new construction of housing**
- Goal 5**      **Provide for a government environment that facilitates housing development and preservation**
- Goal 6**      **Promote equal access to housing for all**

# Next Steps



<b>Description</b>	<b>Date / Deadline</b>
Community Conversation	April 6, 2013
Planning Commission	April 18, 2013
Focus Groups	April/May 2013
City Council/Planning Commission Joint Study Session	May 20, 2013 (tentative)
City Council - Authorization to Submit Draft Housing Element to HCD	July 15, 2013 (tentative)
HCD Review Period	July 2013 - TBD
City Council Public Hearing - Final Housing Element Adoption	TBD (prior to October 15, 2013)

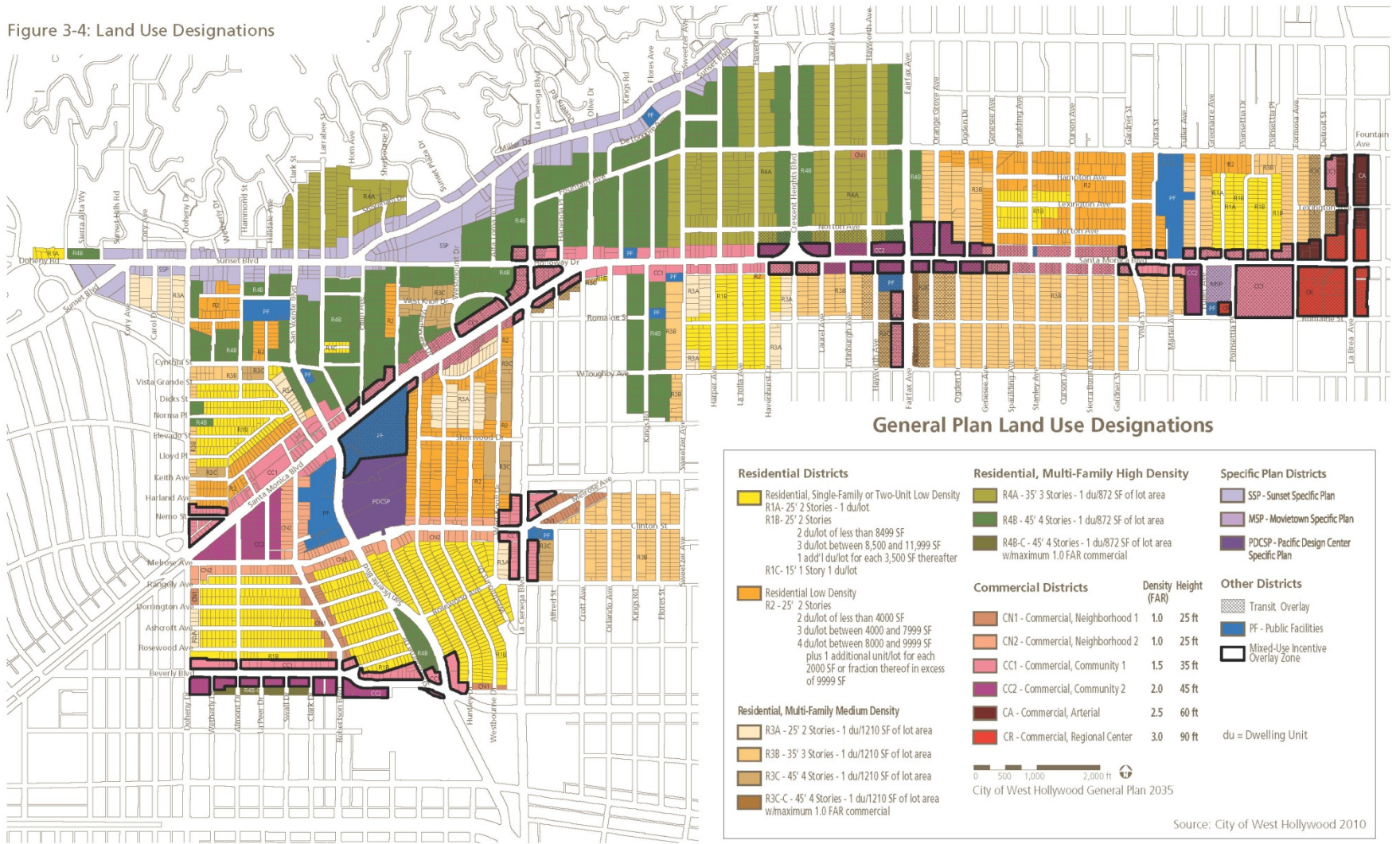


**City of West Hollywood**  
**Housing Production**

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	Units Constructed or Under Construction 2006-2012	Units Currently Approved, but Without Building Permits	Units Currently Under Review, but Not Yet Approved
Very-Low Income	195	38	6
Low Income	26	60	51
Moderate Income	12	20	62
Above Moderate	578	835	488
<b>Total</b>	<b>811</b>	<b>953</b>	<b>607</b>

Figure 3-4: Land Use Designations



### General Plan Land Use Designations

<p><b>Residential Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Residential, Single-Family or Two-Unit Low Density R1A- 25' 2 Stories - 1 du/lot R1B- 25' 2 Stories 2 du/lot of less than 8499 SF 3 du/lot between 8,500 and 11,999 SF 1 ad'l du/lot for each 3,500 SF thereafter</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> R1C- 15' 1 Story 1 du/lot</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> Residential Low Density R2 - 25' 2 Stories 2 du/lot of less than 4000 SF 3 du/lot between 4000 and 7999 SF 4 du/lot between 8000 and 9999 SF plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> Residential, Multi-Family Medium Density R3A - 25' 2 Stories - 1 du/1210 SF of lot area R3B - 35' 3 Stories - 1 du/1210 SF of lot area R3C - 45' 4 Stories - 1 du/1210 SF of lot area R3C.C - 45' 4 Stories - 1 du/1210 SF of lot area w/maximum 1.0 FAR commercial</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R4A - 35' 3 Stories - 1 du/872 SF of lot area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6aa84f; border: 1px solid black; margin-right: 5px;"></span> R4B - 45' 4 Stories - 1 du/872 SF of lot area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4f7942; border: 1px solid black; margin-right: 5px;"></span> R4B.C - 45' 4 Stories - 1 du/872 SF of lot area w/maximum 1.0 FAR commercial</li> </ul>	<p><b>Residential, Multi-Family High Density</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R4A - 35' 3 Stories - 1 du/872 SF of lot area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6aa84f; border: 1px solid black; margin-right: 5px;"></span> R4B - 45' 4 Stories - 1 du/872 SF of lot area</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4f7942; border: 1px solid black; margin-right: 5px;"></span> R4B.C - 45' 4 Stories - 1 du/872 SF of lot area w/maximum 1.0 FAR commercial</li> </ul>	<p><b>Commercial Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d2691e; border: 1px solid black; margin-right: 5px;"></span> CN1 - Commercial, Neighborhood 1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> CN2 - Commercial, Neighborhood 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e74c3c; border: 1px solid black; margin-right: 5px;"></span> CC1 - Commercial, Community 1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8e44ad; border: 1px solid black; margin-right: 5px;"></span> CC2 - Commercial, Community 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2e8b57; border: 1px solid black; margin-right: 5px;"></span> CA - Commercial, Arterial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c00000; border: 1px solid black; margin-right: 5px;"></span> CR - Commercial, Regional Center</li> </ul>	<p><b>Specific Plan Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> SSP - Sunset Specific Plan</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #909090; border: 1px solid black; margin-right: 5px;"></span> MSP - Movietown Specific Plan</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #483d8b; border: 1px solid black; margin-right: 5px;"></span> PDCSP - Pacific Design Center Specific Plan</li> </ul>	<p><b>Other Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Transit Overlay</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> PF - Public Facilities</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Incentive Overlay Zone</li> </ul>
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Density (FAR)      Height (ft)  
 1.0      25 ft  
 1.0      25 ft  
 1.5      35 ft  
 2.0      45 ft  
 2.5      60 ft  
 3.0      90 ft      du = Dwelling Unit

0      500      1,000      2,000 ft  
 City of West Hollywood General Plan 2035

Source: City of West Hollywood 2010