



Summary Report

April 6, 2013 ♦ 9:00 a.m. – 12 noon
West Hollywood Park Community Room
647 N San Vicente Blvd, West Hollywood

Prepared by MIG|Hogle-Ireland

ATTACHMENT C

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CITY OF WEST HOLLYWOOD

HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOP

April 6, 2013 ♦ 9:00 a.m. – 12 noon
West Hollywood Park Community Room
647 N San Vicente Blvd, West Hollywood

SUMMARY REPORT

INTRODUCTION

On April 6, 2013, the City of West Hollywood held a community workshop to elicit feedback on housing topics guiding the Housing Element Update. The purpose of the workshop was to (a.) educate the community about the housing element; (b.) identify top housing concerns of community members; (c.) review existing housing programs and identify which programs community members think should be prioritized; and (d.) identify new or additional issues that should be addressed in the update of the housing element.

This summary report provides:

- A record of Workshop Outreach designed to ensure maximum participation by West Hollywood tenants, homeowners, landlords and other interested groups;
- A description of Workshop Format;
- A detailed Record of Breakout Group Discussions and Findings;
- An overview of Key Themes emerging from workshop discussions; and
- A set of Appendices presenting notification materials, workshop handouts, the workshop slideshows, workshop photos, the workshop wallgraphic, and comments received via comment cards.

WORKSHOP OUTREACH

To engage a wide range of participants in the workshop, the City of West Hollywood notification efforts included the following:

General Advertisement

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

Direct Mail and/or Email

- Citywide mailing to all residential and commercial street addresses and residential property owners (see Appendix C)
- Neighborhood watch and block captains
- Boards and Commission Liaisons
- West Hollywood Chamber of Commerce
- Affordable Housing Providers and Housing Rights Organizations
- Social services providers (i.e. LA Gay & Lesbian Center, AIDS Project LA, Jewish Family Services)

WORKSHOP FORMAT

Approximately 60 community members attended the workshop, of which 54 participated in workshop activities. Upon signing in, attendees received an agenda, a comment card, and a description of the Housing Element Programs and Housing Goals (see Appendices D, E, F, and G). Attendees were also asked to indicate where they live by putting a dot sticker on a poster-size map of the City (see Appendix H). Nametags were also given out with numbers indicating their breakout table for the discussion groups later in the workshop.

Workshop Attendees

The majority of community members that attended the workshop were residents of the City (71 percent), 14 percent were developers, and the remaining 15 percent were either landlords, business owners, or did not state their status. Of the City residents in attendance at the workshop, 69 percent were renters and 31 percent were homeowners. Additionally, workshop attendees were asked to place dots on a large City map, indicated place of residence. As shown in Appendix H, this exercise indicated that they came from various areas throughout the City, providing a good representation of the community.

Opening and “Housing Facts” Exercise

Mayor Abbe Land opened the meeting, welcoming workshop participants and thanking them for attending. Mayor Land also introduced workshop facilitator Pat McLaughlin of MIG, Inc., member of the consultant team. Ms. McLaughlin provided an overview of the workshop objectives and agenda. Along with the City’s Rent Stabilization and Housing Manager, Roderick Burnley, Ms. McLaughlin presented a brief slideshow of West Hollywood housing facts (see Appendix I). This presentation included an interactive component where members of the audience were polled on a series of housing-related questions about the City. Participants were given polling transponders or “clickers” to vote on their answers. A tally of all participants’ ratings for each question registered on the slideshow screens followed by the answers. Given the responses submitted during the polling exercise, there were several City facts that surprised workshop members. A few notable City facts presented during the slideshow that surprised participants included the following:

- 60 percent of households in West Hollywood are one-person households. Many thought that the majority were two-person households and larger.
- 20-34 year-olds make up 33 percent of the City’s population, compared to seniors 65 and older which represent 15 percent. Many believed that seniors were a much higher percentage of West Hollywood’s population.
- 51 percent of housing units in the City are one-bedroom units. Most thought that the split was more even among studio, one-bedroom and two-bedroom units.
- 45 percent of City residents are lower-income households. Most thought that this percentage was much lower and that a large majority of residents are either moderate- or high-income.

Presentation

Ms. McLaughlin then introduced Veronica Tam of Veronica Tam and Associates, lead consultant for the Housing Element Update, who gave a slide show presentation on the Housing Element and Progress (see Appendix J). Ms. Tam provided a description of the Housing Element and its purpose, the City’s progress towards meeting the Regional Housing Needs Allocation, the City’s accomplishments in implementing the current Housing Element, and an overview of the Housing Element goals.

Breakout Session

After the slideshow presentations, Ms. McLaughlin instructed workshop participants on the breakout discussion session component of the workshop. Each table included City staff persons to serve as facilitators and recorders to help guide discussions and record comments on large flip chart notepads. Each table was responsible for discussing and documenting their comments in each of three exercises:

1. After introductions, the facilitator asked each person to write their top housing issue on a sticky note which the facilitator then organized and put onto a flipchart sheet and guided a discussion of why the issues are important to the participants. The purpose of this exercise was to provide a springboard for discussion of the housing programs and evaluation of their level of importance.
2. The facilitator provided an brief overview of the housing programs which were displayed on large posters on an easel at each table. Participants were then given five dot stickers and asked to put them on the five programs they thought were most important. The facilitator then asked the participants to discuss why certain programs were identified as high priorities. The purpose of this exercise was to identify programs that the community feels the City should focus on, and perhaps allocate additional resources to, while preparing the Housing Element Update.
3. Participants were then asked if they thought there were additional issues or topics not covered by the programs. The facilitator recorded suggestions and comments on flipchart note sheets. At the end of the discussions, a volunteer from each discussion group was asked to report on the groups' findings to the larger workshop group once everyone reconvened.

Pictures of the breakout sessions are included in Appendix K of this report.

Report Back and Group Discussion

Ms. McLaughlin from MIG, Inc. called the breakout session groups back to a large workshop group and the volunteers gave a brief report on their respective groups' discussion. During the volunteer reports, Ms. McLaughlin recorded key themes and discussion points on a large wall graphic at the front of the room – a photo-reduced image of the wall graphic is included in this report as Appendix L. Additionally, some participants submitted written comments on the comment cards before leaving the workshop. Comments from the comment cards are included as Appendix M. At the end of the volunteer reports, Ms. McLaughlin reviewed common themes and key findings from the groups and thanked the participants for joining in the discussions.

The Rent Stabilization and Housing Manager, Mr. Burnley, reviewed the next steps following up the workshop, completion of the Housing Element Update and subsequent meetings. He also led a final comments and questions session with workshop attendees. The comments were largely along the lines of themes that were discussed in the breakout groups, including comments on parking requirements, the need for a diversity of housing types, the benefit of combining owner and renter units in one project, priority in affordable housing programs for West Hollywood residents, and questions on clarification of waiting list policies. There was also a comment thanking the City for hosting the workshop and calling for additional meetings of this type in the future. Mr. Burnley closed the workshop by thanking everyone for their participation and attendance.

RECORD OF BREAKOUT DISCUSSIONS AND FINDINGS

Housing Programs and Issues

The following sections represent a summary of the discussions and findings recorded during the breakout session and overarching themes as reported out by workshop participants.

Top Housing Concerns

Participants were asked to identify and discuss their top housing concerns. During the discussion about the top housing concerns, the facilitator noted on the flip chart key phrases representing the reasons why the group felt the housing concerns are important. This exercise in identifying housing concerns provided the framework for evaluating the City's housing programs later in the session.

There were 10 categories that emerged from the housing concerns identified by the discussion groups. The most common housing concerns among the groups revolved around the availability, diversity, and quality of affordable housing, and code compliance as it relates to housing conditions. Overall, the most common category of concern among the discussion groups was the need for affordable housing for all segments of the community, such as special needs populations, different income-levels (including those who work in the City), diverse age groups, and LGBT.

The following chart includes categories of housing concerns identified by the discussion groups, reasons cited by participants why these were important, and comments relating to housing program emphasis and priorities, as recorded by the facilitators.

Top Housing Concerns Identified by Discussion Groups

| Housing Concerns/Issues | Participants' Comments/Reasons for Importance |
|---|---|
| <p>Availability of affordable housing for diverse populations in the City (different income levels, age groups, and lifestyles)</p> | <ul style="list-style-type: none"> - There is a need for: Housing facilities for the homeless; Housing for displaced persons, including seniors; Housing for Moderate-income households; Aging-in-place facilities to meet needs of seniors; More rent-controlled housing to keep WEHO affordable for current residents; Housing for special needs groups beyond state-mandated categories; More new low-income housing; LGBT senior housing; Market rate senior housing; Housing to provide multiple levels of care; and Housing units to accommodate different household sizes. - There is a limited number of units affordable to moderate income seniors. - There is a limited supply of low-income housing for disabled persons. - Rents are too high in the City. - There is not enough affordable housing. - Many seniors cannot afford market rate units but also don't qualify as low-income households. - Non-profit organizations should have input on affordable housing. - There aren't many co-op opportunities for residents and homeowners. |
| <p>Housing Diversity</p> | <ul style="list-style-type: none"> - There is a lack of small low-income units for seniors. - Housing should have adequate utilities. - Unit size is important for maintaining quality of life. - Senior housing should be located in areas with accessible transportation. - Senior housing should include accommodations for caregivers. - There is a need for 2 bedroom units for disabled persons. - There seems to be a destruction of single family homes. The City should embrace renters <i>and</i> owners. - The City needs to provide more ownership opportunities. - - The community needs housing for all household types and sizes. - - There should be appropriate housing unit sizes to meet the needs of a diverse population (seniors only need one bedroom). |

| Housing Concerns/Issues | Participants' Comments/Reasons for Importance |
|---|---|
| Aging Housing Stock | <ul style="list-style-type: none"> - There is a need for: Policies to encourage maintenance of buildings; and Incentives for rehabilitation of units. The City should work with landlords to rehab aging housing. - Older buildings should be repaired (multi-family rehab). - Buildings in disrepair impact neighborhoods. - Mediation helps improve code compliance between City and landlords. |
| Quality of Life | <ul style="list-style-type: none"> - There is insufficient open space in the City. - There needs to be more traffic control. - Encroachment of commercial development on neighborhoods can have negative impacts on the community. - Large buildings affect the street presence of the community and can overpower neighborhoods. - We need to maintain safety and beauty of the City. |
| Density/Restrictive Zoning | <ul style="list-style-type: none"> - Residential density defined as du/acre instead of by FAR can hinder senior housing developments. - Zoning should reduce density requirements. - High densities have impacts on traffic. - If RHNA is driving zoning, then there is opportunity to down zone. - What is the true need of large building sizes? Scale of proposed developments and actual needs should match. |
| Preservation of affordable units | <ul style="list-style-type: none"> - Rent-stabilized housing is being lost to new developments. - The City needs to preserve publicly assisted housing. - The City needs to maintain stability of renters through rent stabilization. |
| Parking | <ul style="list-style-type: none"> - We need parking structures and space rentals. - - Parking areas should be environmentally safe and look good. - There is not enough parking available for larger units. |
| Mixed Use Development | <ul style="list-style-type: none"> - Housing should be accessible to transportation options. - The City should consider mixed use low-income projects to provide job opportunities on-site for disabled and - These developments should provide services to tenants to reduce the need for driving and decrease traffic. |
| Development and State Requirements | <ul style="list-style-type: none"> - If population is decreasing, production of new buildings should also decrease. Match the needs of the community (General Plan vs. State Allocation). - What are the City's goals for the number of units it will strive for per State RHNA? |
| Availability of Affordable Housing Waitlist | <ul style="list-style-type: none"> - There should be a waitlist for all income levels for assisted housing. - Information on waitlist should be more accessible. |

Housing Program Priority

After the identification and discussion of housing concerns, the groups reviewed the current housing programs from the City’s Housing Element (see Appendix F). Facilitators asked participants in their groups to identify their top Housing Element Programs using dot stickers and discuss reasons behind their preferences. Results from this exercise will inform the update process of the Housing Element and the City’s assessment of the effectiveness of existing housing programs. Input from the groups about the programs will also provide guidance on the allocation of resources for housing activities described in the Housing Element.

The chart below indicates the number of votes for each housing program per group. The top five priority programs workshop participants felt should be focused on in the Housing Element Update are 1) Affordable Housing Development Through Partnerships with Non-Profits; 2) Homes and Gardens Program; 3) Tenant/Landlord Mediation; 4) Code Compliance; and 5) Multi-Family Rehabilitation and Acquisition Rehabilitation.

| Programs | Group 1 | Group 2 | Group 3 | Group 4 | Group 5 | Group 6 | Group 7 | Group 8 | Total Votes |
|---|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Affordable Housing Development Through Partnerships with Non-Profits | 5 | 4 | 4 | 3 | 3 | 6 | 4 | 6 | 35 |
| Homes and Gardens Program | 2 | 7 | 7 | 3 | 2 | 5 | 2 | 3 | 31 |
| Tenant/Landlord Mediation | 3 | 5 | 5 | 2 | 4 | 6 | 3 | 1 | 29 |
| Code Compliance | 2 | 3 | 3 | 5 | 3 | 4 | 3 | 4 | 27 |
| Multi-Family Rehabilitation and Acquisition Rehabilitation | 6 | 4 | 4 | 4 | 1 | 5 | 2 | 1 | 27 |
| Preservation of Publicly Assisted Housing | 1 | 6 | 6 | 3 | 2 | 3 | 3 | 2 | 26 |
| Housing Conditions Survey/Multi-Family Rehabilitation Program | 3 | 3 | 3 | 3 | 1 | 4 | 1 | 4 | 22 |
| Green Building | 3 | 2 | 2 | 1 | 1 | 6 | 3 | 1 | 19 |
| Workforce Housing/Family Housing, and Ownership Housing Opportunities | 0 | 0 | 0 | 5 | 1 | 3 | 3 | 5 | 17 |
| Accessory Dwelling Unit | 1 | 1 | 1 | 4 | 0 | 0 | 0 | 1 | 8 |
| Streamlined Processing | 0 | 0 | 0 | 2 | 2 | 0 | 1 | 2 | 7 |
| *Commercial Encroachment | 2 | | | | | | | | 2 |

*NOTE: Group 1 created this program to emphasize the importance of this identified issue. This is not an established program in the Housing Element.

SUMMARY OF COMMON THEMES AND GROUP CONCLUSIONS: REPORT BACK AND GROUP DISCUSSION

Key Themes

As a result of the group discussions and reports back, the following key themes 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 participants' 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, and low- and moderate-income residents.

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 a program interest 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, and building mass should be an important part of housing programs and policies. While many want to have less restrictive zoning specifically for affordable housing options, others expressed concern that building size and mass can impact quality of life in the City and in neighborhoods.

Landlord/Tenant Support was another theme that was cross-cutting – the view was that quality of the City's affordable housing stock could be maintained and enhanced by extending support to landlords in understanding rehabilitation and tax issues. In addition, stability for tenants could be improved through increased emphasis on the City's Tenant/Landlord Mediation program.

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Appendix A
City Website

The screenshot shows the City of West Hollywood website with the following elements:

- Header:** "WEST HOLLYWOOD The Creative City" with a search bar and "Translate this page" link.
- Navigation:** Home, City Hall, Residents (selected), Business, Visitors, Services, WehoTV.
- Left Sidebar:** A vertical menu with categories like Affordable Housing, Arts and Culture, Special Events, Code Compliance, Domestic Partnership, Employment, Go Green, Helicopter Noise, West Hollywood Library, Parking, Parks and Facilities, Public Access Television, Public Safety, Recreation Services, Rent Stabilization & Housing (expanded), Housing (expanded), Housing Element Update (expanded), West Hollywood Community Housing Corporation (WHCHC), Redevelopment, Rent Stabilization, Residential Rentals, Rent Stabilization & Housing Resources in Russian, Russian-Speaking Community, SHE, Social Services, Transportation Options, TRIBE, Let's Move!, and More for Residents.
- Main Content Area:**
 - Breadcrumb: Residents » Rent Stabilization & Housing » Housing
 - Section Header: HOUSING ELEMENT UPDATE
 - Text: "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 to address housing needs across the economic and social spectrum."
 - Text: "Cities and counties are required by law to update their housing elements every eight years. Although the City of West Hollywood recently adopted Housing Element 2008-2014 in September 2011, as part of General Plan 2035, it must now adopt an updated housing element for the next housing element cycle. The next cycle covers the period of October 31, 2013 through October 31, 2021."
 - Text: "Contact us for more information."
 - Section: Links
 - Housing Element Update – Planning Commission (April 18, 2013) [PDF]
 - Housing Element Update Community Conversation – Workshop Presentation (April 6, 2013) [PDF]
 - Russian Version [PDF]
 - West Hollywood Housing Facts [PDF]
 - PowerPoint Presentation [PDF]
 - Housing Element Update Schedule [PDF]
 - 2008 – 2013 Housing Element [PDF]
 - 2008 – 2013 Housing Element Technical Appendix [PDF]
 - 2012 Housing Element Annual Progress Report [PDF]
 - Download Notice: "Free viewers are required for some of the attached documents. They can be downloaded by clicking on the icons below." with icons for Adobe Reader, Microsoft Office, Windows Media Player, Silverlight, and others.
- Footer:** Home | City Hall | Residents | Business | Visitors | Services | WehoTV | Contact Us | Site Map | Employment. City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, CA 90069 | Tel: (323) 848-8400. © 2013 City of West Hollywood. All Rights Reserved. Website Created by Vision Internet. Logo for "weho.org" and "City of West Hollywood California 1984".

Appendix B
Poster

▶ COMMUNITY CONVERSATION

WEST HOLLYWOOD
**HOUSING
ELEMENT
UPDATE**

▶ WHAT IS THE HOUSING ELEMENT ?
The Housing Element is one of several elements of General Plan 2035. It 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 to address housing needs across the economic and social spectrum.

▶ YOUR INPUT COUNTS
It is time to update the City's Housing Element. This is your opportunity to learn about what has been accomplished and what programs are proposed so that we can continue to meet our community's needs. Please join your friends and neighbors for a lively discussion and to provide input on how we should proceed from here.

▶ WHEN AND WHERE
SATURDAY, APRIL 6, 2013
9 A.M. - 12 P.M.
West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

RSVP to Laura: LSchoonover@weho.org
or call (323) 848-6323

Appendix C
Mailer/Workshop Notice

**WEST HOLLYWOOD
HOUSING
ELEMENT
UPDATE**

**▶ COMMUNITY
CONVERSATION**

**▶ WHAT IS THE HOUSING
ELEMENT?**
The Housing Element is one of several chapters of the West Hollywood General Plan 2035. It 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 to address housing needs across the economic and social spectrum.

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It is time to update the City's Housing Element. This is your opportunity to learn about what has been accomplished and what programs are proposed so that we can continue to meet our community's needs. Please join your friends and neighbors for a lively discussion and to provide input on how we should proceed from here.

COMMUNITY CONVERSATION
West Hollywood
Housing Element Update

▶ WHEN AND WHERE
SATURDAY, APRIL 6, 2013
9 A.M. – 12 P.M.
West Hollywood Park Auditorium
647 N. San Vicente Boulevard
West Hollywood, CA 90069

RSVP to Laura:
LSchoonover@weho.org
or call (323) 848-6323

For more information:
www.weho.org/housing

City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069



Appendix D Workshop Agenda

AGENDA



Community Workshop
April 6, 2013
9:00 a.m. – 12 noon

West Hollywood Park Auditorium
647 N San Vicente Blvd
West Hollywood, CA 90069

9:00 a.m. I. Welcome & Sign-In

- Sign-in and Refreshments
- Welcome
- Purpose of Meeting

9:10 a.m. II. West Hollywood Housing – News and Views

- Who's Here
- West Hollywood Housing Facts – Check Your Knowledge

9:30 a.m. III. Housing Element Background and Progress

- What Is a Housing Element?
- The City's Progress
 - RHNA Allocation
 - Accomplishments So Far
 - On-going Programs
 - What's in the Works
 - Overview of Housing Goals

10:00 Break (10 minutes)

10:10 a.m. IV. Discussion Groups – Breakout Session


- Top Housing Issues
- Housing Programs – Areas to Emphasize
- What's Missing?

11:00 a.m. V. Report Back and Group Discussion

11:45 a.m. VI. Next Steps

Appendix E
Comment Card

COMMENT CARD



Name / Organization (optional): _____

Address (optional): _____ Date: _____

Email Address (optional): _____ Telephone (optional): _____

Comments/Suggestions

Appendix F Housing Goals Handout

HOUSING GOALS



Goal H-1: Provide affordable rental housing.

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

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.

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.

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 share of regional housing needs.

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.

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.

Appendix G Housing Programs Handout

HOUSING PROGRAMS



Preservation of Existing Housing

Code Compliance

Continue code compliance inspections to eliminate substandard building conditions. Explore the feasibility of proactive rental inspections.

Housing Conditions Survey/Multi-Family Rehabilitation Study

Perform a multi-family housing conditions survey to identify soft-story structures and rehabilitation needs. Study the feasibility of making seismic and other improvements to multi-family structures. Encourage the preservation and reuse of existing buildings.

Multi-Family Rehabilitation and Acquisition/Rehabilitation

Acquire approximately 50 units for rehabilitation, with units targeted for affordable income households and persons with special needs.

Homes and Gardens Program

Provide 5-year Façade Rehabilitation Grants of up to \$20,000 per property. Provide 20-year zero percent interest Residential Rehabilitation Loans of up to \$20,000 per property to address health and safety issues.

Preservation of Affordability

Preservation of Publicly Assisted Housing

Monitor units at risk of losing affordability restrictions. Educate tenants of the limited potential for conversion, as well as available protections/assistance. Work with purchasers of the properties if they are listed for sale.

Production of Housing

Affordable Housing Development through Partnerships with Non-Profits

Continue to support WHCHC and other non-profits in the development of affordable and special needs housing through financial and regulatory incentives.

Workforce Housing, Family Housing, and Ownership Housing Opportunities

Pursue a portion of the inclusionary units as affordable ownership units. Encourage the use of County Mortgage Credit Certificates (MCC) by low income households.

Green Building

Promote green building standards in the City's affordable housing stock by providing financial assistance for improvements within the City's Green Building program.

Accessory Dwelling Unit

Consider revisions to the Zoning Ordinance to establish new standards for accessory dwelling units (a unit accessory to a primary dwelling on the same site).

Removal of Governmental Constraints

Streamlined Processing

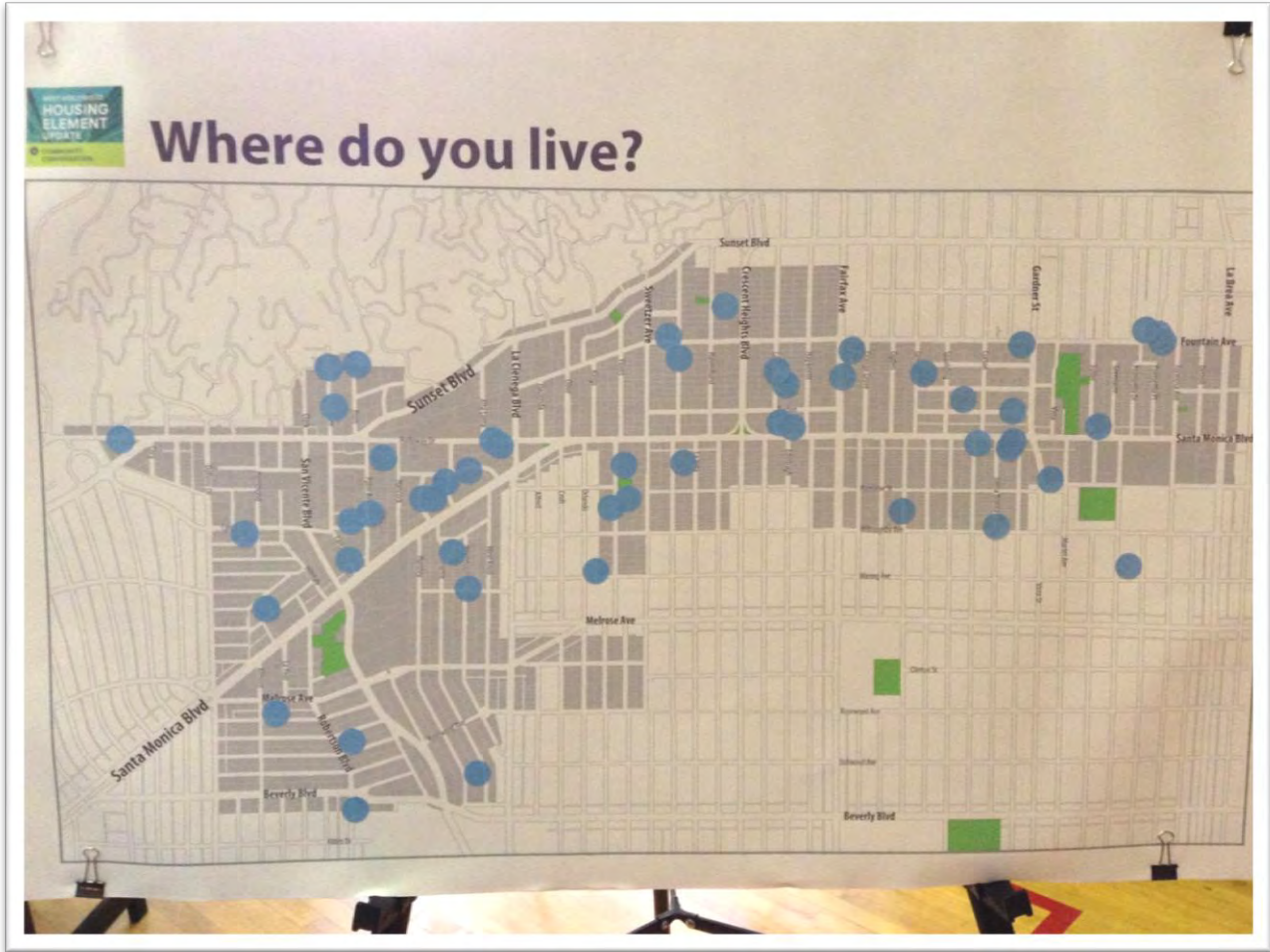
Review the City's permit processing procedures to streamline the review and approval process. Create a handbook to guide developers through City requirements.

Equal Housing Opportunity

Tenant/Landlord Mediation

Continue to offer the mediation program as an informal and voluntary way of resolving disputes between tenants and landlords.

Appendix H
“Where Do You Live?” City Map



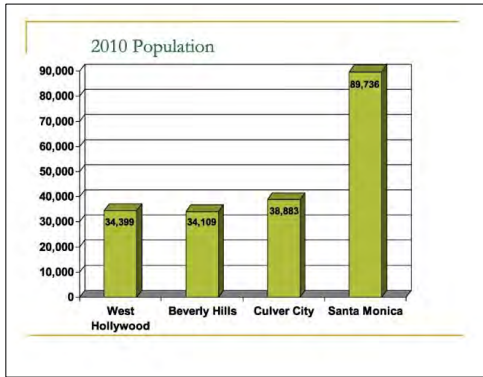
Appendix I
West Hollywood Housing Facts Slideshow, Page 1

West Hollywood Housing Facts

Check Your Knowledge

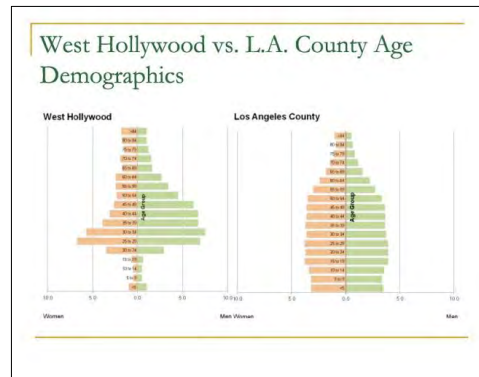
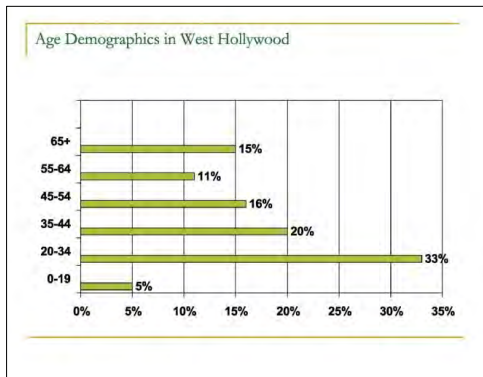
What is the population of West Hollywood, according to the 2010 Census?

- A. 25,689
- B. 31,287
- C. 34,399
- D. 43,125



Do you know which age group is the largest in West Hollywood?

- A. 0-19
- B. 20-34
- C. 35-44
- D. 45-54
- E. 55-64
- F. 65+



Appendix I
West Hollywood Housing Facts Slideshow, Page 2

The majority of households in West Hollywood are what size?
Note – A household is considered any group of people that live together.

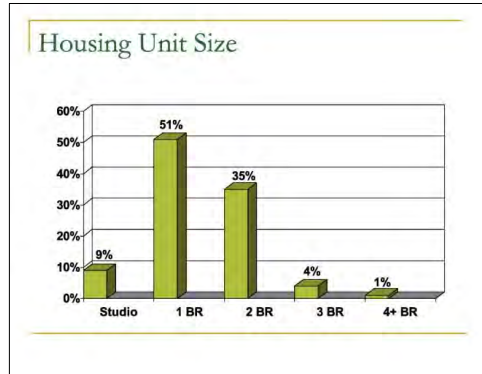
- A. 1-person households
- B. 2-person households
- C. 3-person households
- D. 4-person households

60% of the households in West Hollywood are 1-person households
(answer A)

Note - The average household size in West Hollywood as of 2010 was 1.52 people per household

What housing unit size is the most common in West Hollywood?

- A. 0 Bedrooms (Studio)
- B. 1 Bedroom
- C. 2 Bedrooms
- D. 3 Bedrooms
- E. 4+ Bedrooms



Approximately what percentage of West Hollywood households are considered either extremely-low income, very-low income, or low income?
(These households all earn less than \$45,000 per year)

- A. 15%
- B. 35%
- C. 45%
- D. 65%

Low-Income Households in West Hollywood

| Income Category | % of City Residents | Maximum Annual Income (Rounded) |
|----------------------|---------------------|---------------------------------|
| Extremely Low Income | 19% | \$16,500 |
| Very-Low Income | 11% | \$28,000 |
| Low Income | 15% | \$44,500 |
| Total | 45% | |

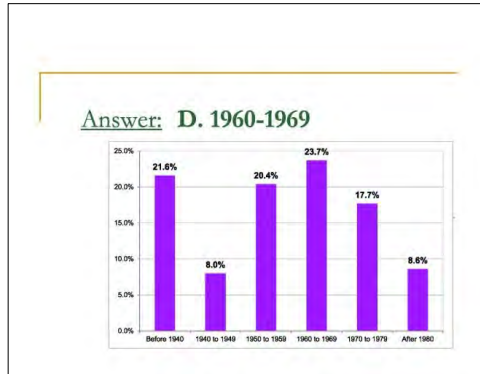
Note: According to the Census, the County median household income is estimated to be \$55,476.

Appendix I

West Hollywood Housing Facts Slideshow, Page 3

During which time period were most housing units in West Hollywood built?

- A. Before 1940
- B. 1940-1949
- C. 1950-1959
- D. 1960-1969
- E. 1970-1979
- F. After 1980



Between 2000 and 2010 how has West Hollywood's population changed?

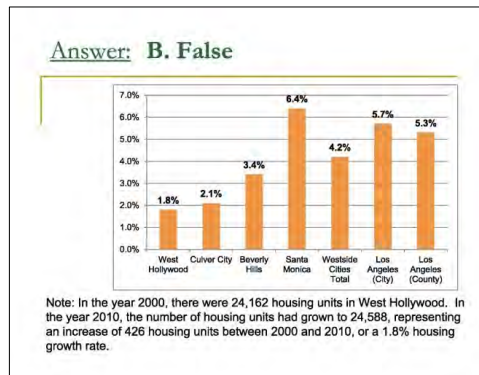
- A. Decreased by 3.7%
- B. Decreased by 1.5%
- C. Increased by 2.8%
- D. Increased by 10.1%

Answer: **A. Decreased by 3.7%**

According to the 2000 Census the City population was 35,716, it decreased to 34,399 in the 2010 Census.

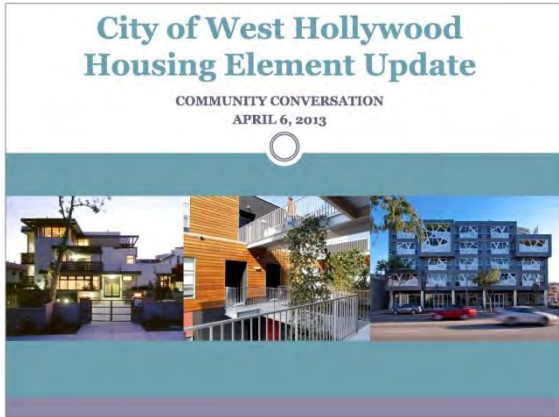
Between 2000 and 2010 the housing growth rate in West Hollywood was greater than other cities in the area (Los Angeles, Beverly Hills, Culver City, and Santa Monica)?

- A. True
- B. False



Appendix J

Housing Element Update Slideshow, Page 1



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

| | Very Low | Low | Moderate | Above Moderate | Total |
|----------------------------|----------|---------|----------|----------------|---------|
| 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% |

Appendix J

Housing Element Update Slideshow, Page 2

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

Appendix J

Housing Element Update Slideshow, Page 3

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

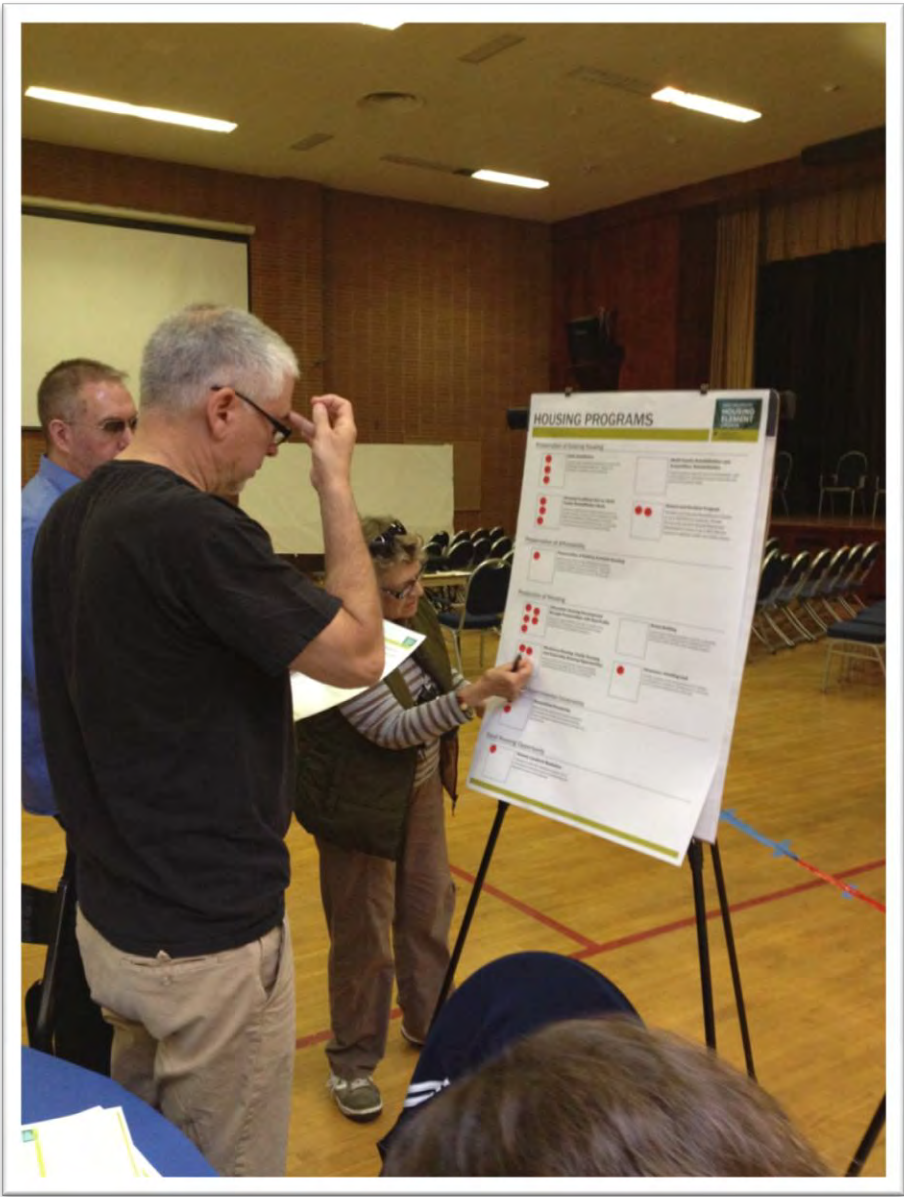
Next Steps

| Description | Date / Deadline |
|---|---------------------------------|
| 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) |

Appendix K
Workshop Photos, Page 1



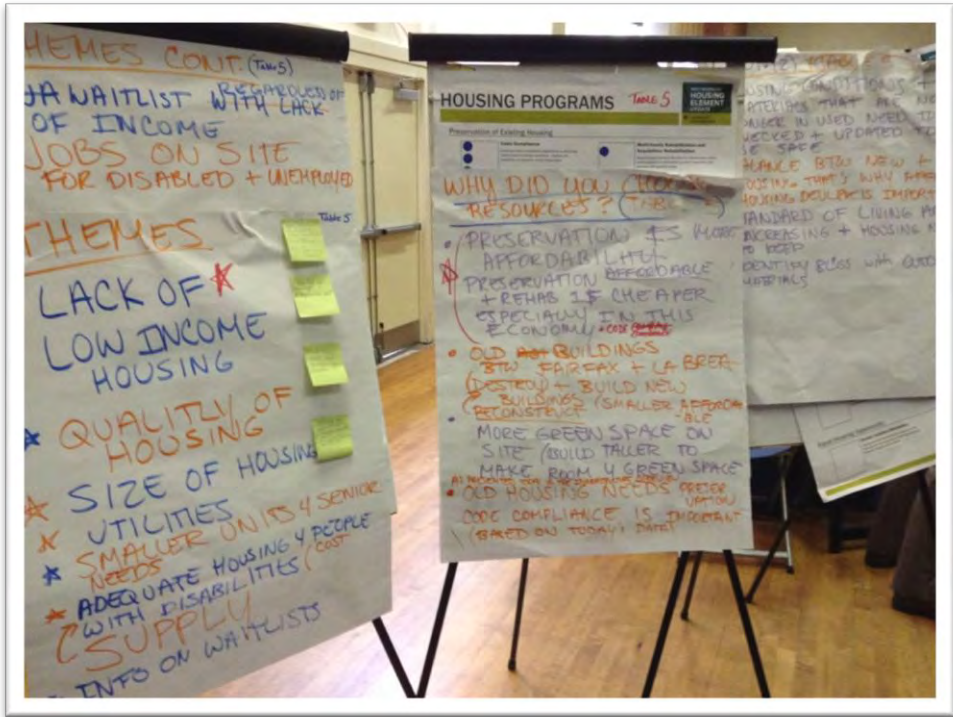
Appendix K
Workshop Photos, Page 2



Appendix K
Workshop Photos, Page 3



Appendix K
Workshop Photos, Page 4



Appendix L

Wallgraphic Summary of Workshop Discussions



Appendix M

Comments from Comment Cards

Housing Issues/Concerns

1. Need Rental housing that next generation can afford.
There's opportunity to down-zone given the lower RHNA allocation.
Every current resident who qualifies should be on the affordable waiting list.
What about rental units that landlords don't rent out (use them for other purposes)?
2. Moderate-income housing and the low-income (<\$45,000) tier are a big concern for the people at this meeting and myself. But just because very low and extremely low-income people mostly aren't here today, does not mean that the very low and extremely low-income housing is less important.

Please make a good effort to think about and include special needs populations specific to West Hollywood that might not be covered in the State-mandated categories.

Earthquake preparedness is important. Please continue to evaluate seismic safety and retrofits even if that did not come out as a preference today.

I'm interested in bringing together code compliance (especially for existing buildings but new ones also) and green building regulations to promote healthy buildings and a healthy community.

ADU's may not get much support because of the parking concerns (and most people at my table did know what they are). But large buildings were also a huge concern in my group. ADU's may be a way to increase affordable housing stock without big new developments.

3. Much of the City's current low income housing needs appear to be met at sites on the East side, e.g. Monarch projects, La Brea Courtyard, Sierra Bonita. New RHNA low income needs should be met on the other side of the City so as to avoid a concentration of low income units on the East side. All areas of the City should meet their fair share of the affordable housing needs.
4. I have concerns about the need for more moderate (workforce) and low income housing. Why are more expensive units being built?

Why does the City government permit an "out" in creating low-income housing?
"Out" = Fee payment.

Who looks into the potential that more people will result in more parking, street, and density problems? Should consider combining housing programs with city planning.

5. Possibly add a homeowners program that includes a class on why to finance and other options.

The Housing Element was great!

6. City housing needs 400 square foot studios for seniors and young workers.
7. Focus should be given (in relation to census' numbers for seniors in the City) to construction of affordable senior housing. Assisted living facilities should also be given consideration.

Workshop Comments/Suggestions

1. Please forward the power point presentation document that was presented. Thanks!
2. A poor job was done of answering questions of the public. Questions weren't understood which were simple and basic.

Also, in the initial presentation, density should have been addressed.

3. Great meeting! Please keep in touch with us as new housing developments come up. We would particularly like to be informed about Planning Commission meetings.

Rehabilitate existing housing!

4. The interactive stuff was very engaging.
5. Need more programs and community input like today.
6. I would suggest that each "Housing Program" category be discussed so that we all would know what each one means. Just a small explanation would have been nice. The small group breakdown would have been more productive if we were all on the same page as to the meanings of said categories.

Overall, the workshop was very informative and well organized – Thanks.

7. Wonderful meeting with great participation. Presentation material really facilitated the discussion. Particularly the DOT exercise. Having the knowledgeable staff serve as the moderator was very productive. Thank you!
8. Suggestion: Focus groups should ask participants with or connected to affordable housing what services should be provided to affordable housing residents (i.e. onsite services vs. offsite). And how those services, specifically onsite services, help residents retain housing.