



City of West Hollywood
California 1984

WELCOME

2018 COMMUNITY CONVERSATIONS ON HOUSING

February 1, 2018 Plummer Park

February 15, 2018 West Hollywood Library Community Room

The Housing “*Element*” is:



One of seven required
General Plan “*Chapters*”

- ❑ Assesses current and future housing needs
- ❑ Identifies constraints and opportunities to meet needs
- ❑ Is a comprehensive strategy with housing goals, policies, and programs



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Housing Element Requirements

- ✓ Community housing need assessment
- ✓ Demonstrate commitment to housing
- ✓ Submit housing plan every 8 years
- ✓ Report annually on accomplishments

Requirements



- ❑ Identify new sites for housing
- ❑ Support development of housing for very-low, low, and moderate income households
- ❑ Encourage housing development for all income levels

Requirements



- ❑ Remove government constraints on housing development
- ❑ Conserve and improve condition of existing affordable housing
- ❑ Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or sexual orientation

Assess Housing Needs



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- Demographic and housing trends
- Special needs – elderly, disabled, large households, female-headed household, homeless

Assess Constraints



- Market constraints = land and construction costs; availability of financing
- Governmental constraints: land use controls, zoning, development review and processing procedures
- Environmental constraints: hazards, infrastructure and services, habitat and farmland protection

Resources and Opportunities

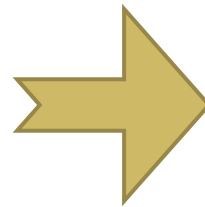
- ❑ Financial resources
- ❑ Partnerships and collaboration
- ❑ Regional Housing Needs Allocation (RHNA)



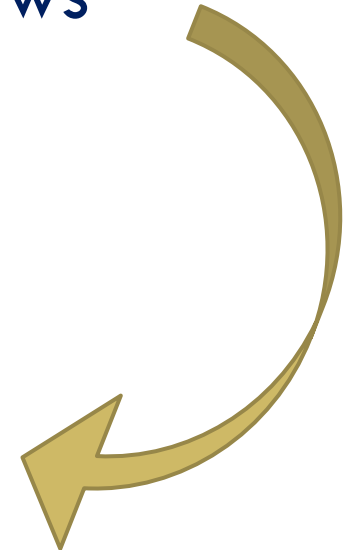
State Review



State Department of
Housing and Community
Development (HCD)



Compliance with
State laws



West Hollywood's Housing
Element is Certified,
Eligible for State Funding



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Housing Report for 2017

Housing Goals 2013-2021



H.1: Provide affordable rental housing

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

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

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

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

H.6: Promote equal access to housing for all

West Hollywood Community



80% Renters

Higher than region:

- Seniors
- Single person households
- LGBT
- USSR Immigrants

Households Move:

- 50% every 5 years.

Housing Need:

- 40% Lower Income
- 17% Moderate
- 43% Above Moderate

What is *Affordability*?



“Affordable Housing” can be used in 2 different ways

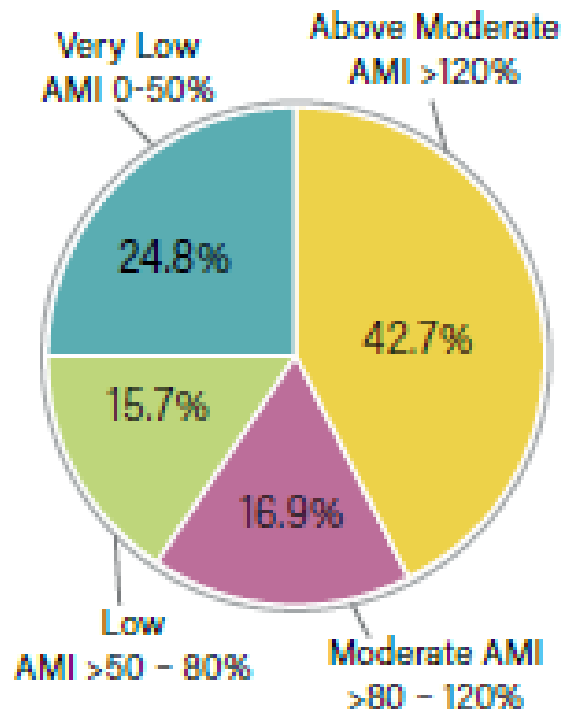
- Housing is *AFFORDABLE* if
 - ✓ You pay about 30% of your income for rent

Rent Stabilized housing can be *affordable*, not always so

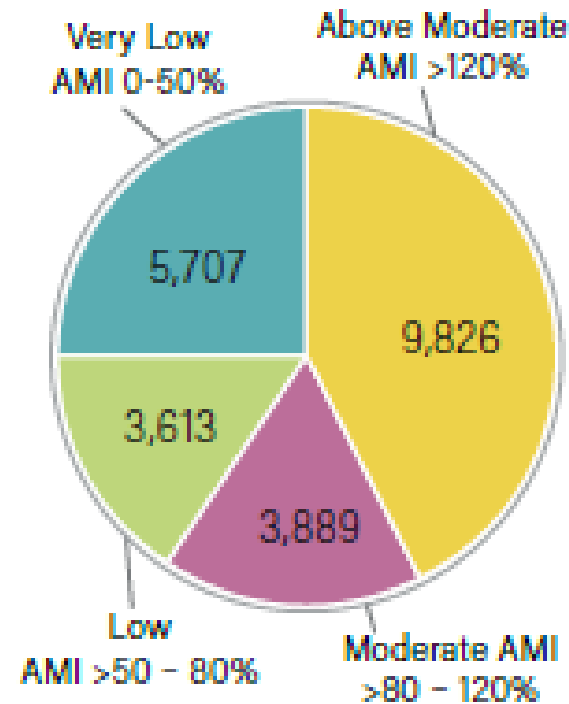
- **AFFORDABLE HOUSING** is regulated:
 - ✓ Rent based on income
 - ✓ 3 income brackets
 - Very Low
 - Low
 - Moderate

Income & Housing Need

Percent of Households



Estimated Number of Households





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1984 – Incorporated

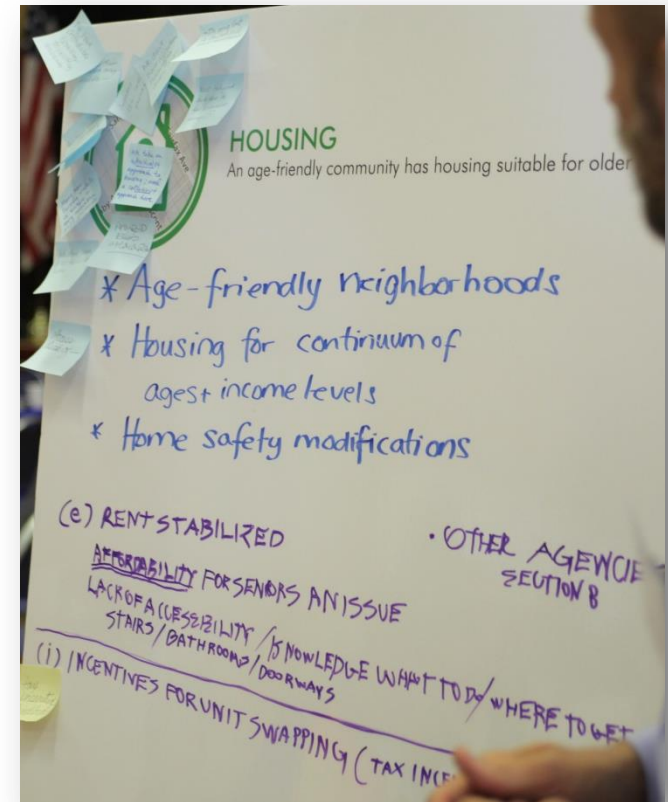
1985 – RSO

1986 – Inclusionary
Requirements



WeHo Inclusionary Programs

- ❑ Rent Stabilization
Rented before 7/1/1979
- ❑ Affordable Units in New Construction (*Inclusionary Zoning/Inclusionary Housing*)
- ❑ Affordable Housing In-Lieu Fee
- ❑ Commercial Impact Fee





Maintaining

Rent Stabilized Housing



Rent Stabilization



- 70% of WeHo Housing
- Initial rent is market, increases regulated
- Important source of *affordability*

Pre-96'	2017
\$944	\$1,863
	(\$114)

(323) 848-6450
rsh@weho.org
www.weho.org/rsh

Ellis Act



- ❑ Enacted 1986
- ❑ Landlords can remove rental property
- ❑ Tenants supported while relocating
- ❑ Reform requires State Legislature

In 2017

- ❑ 10 Buildings
- ❑ 35 Units

Total Impact from Ellis Act

- ❑ 213 Properties
- ❑ 799 Units
- ❑ 4.7% of Rent Stabilized Units

What Happens After Ellis?



Status (November 7, 2016)	Percent	Properties
Off-Market or converted to Single Family Home	54.0%	115
New and pending condominiums	29.6%	63
New and pending apartments	1.4%	3
Returned to Market	7.5%	16
Change of Use (Commercial, bed & breakfast, affordable housing)	7.5%	16
Total	100%	213

2017 Actions - Ellis Act



- ❑ Lobbied for Reform
 - ✓ AB 982 would have extended relocation period to 1 year

- ❑ Community Forum on Impacts
 - ✓ March 9, 2017

- ❑ Relocation Fees Updated
 - ✓ Based on CPI

- ❑ All Qualifying Households offered Inclusionary Units in 2016 and 2017



Partnering for Affordable Housing



New Affordable Housing



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Blue Hibiscus

- 22 Units
- Income Range
 - Extremely Low
 - Very Low
- Transitional Age Youth
- Disabilities/HIV



LA County Programs



Providing Housing for Special Needs Populations

Subsidized Rent in the Open Market

- ❑ Section 8
 - ✓ Reduces tenant's rent
 - ✓ Paid Direct to Landlord
- ❑ Rapid Rehousing
 - ✓ Helps newly homeless return to housing

Subsidized Buildings

- ❑ County owned buildings
- ❑ Subsidies for non-profit housing



Achieving Inclusionary Affordable Housing



Inclusionary Program



	Very Low	Low	Moderate	Affordable	Market Rate
Complete	117	130	75	322	1311
Under Construction	7	6	11	24	103
Entitled	9	37	30	76	328
Under Review	24	11	19	54	352
Total	157	184	135	476	2094

	Units Completed	Cumulative Total
1986-2013	106	106
2014-2016	158	264
2017	58	322
Pipeline	154	476

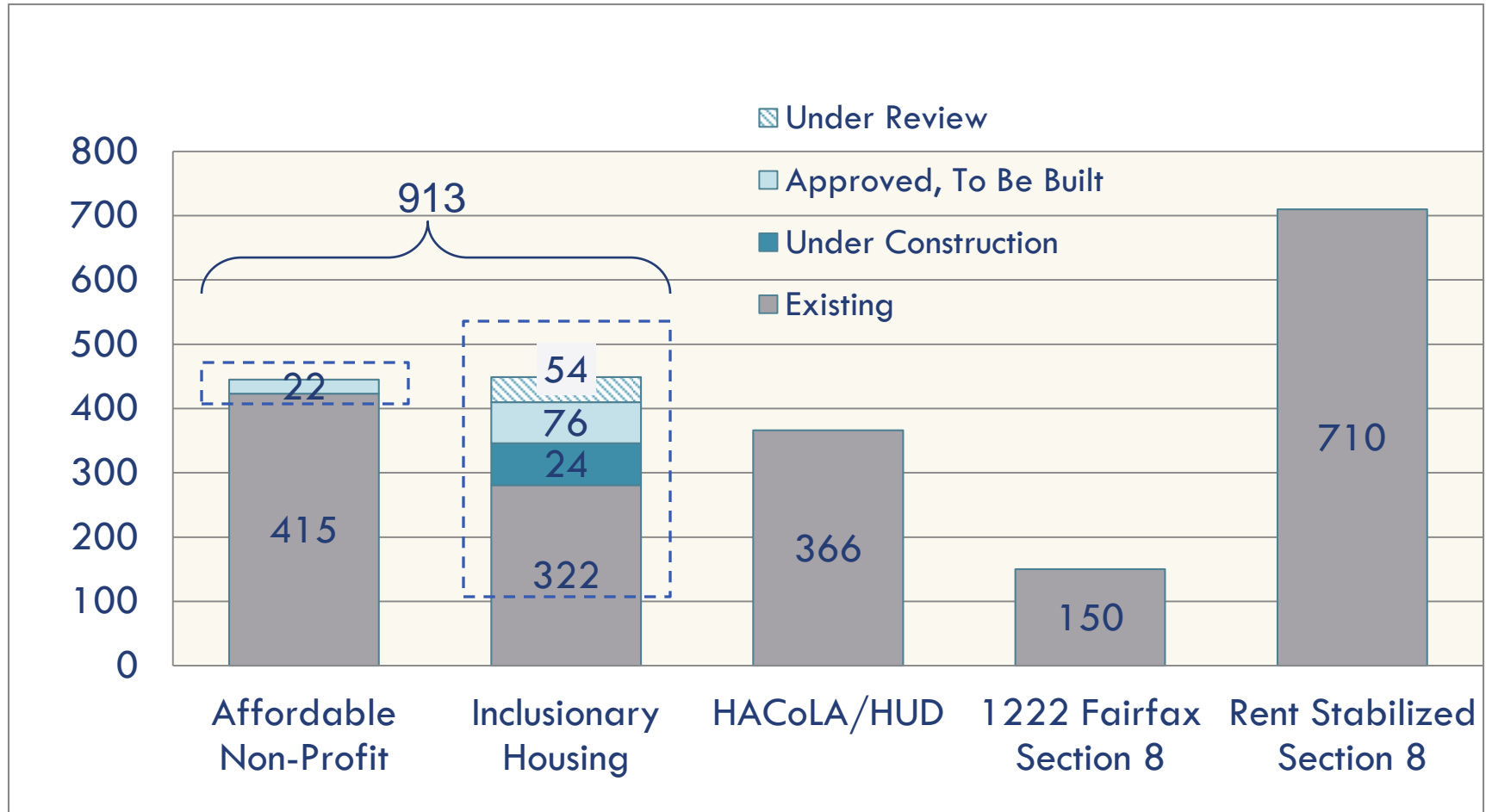
2017 Accomplishments

- 58 Units Completed
 - 4 Very Low
 - 30 Low
 - 24 Moderate



- 154 Units in Pipeline
 - 40 Very Low
 - 54 Low
 - 60 Moderate

Affordable Housing in 2018

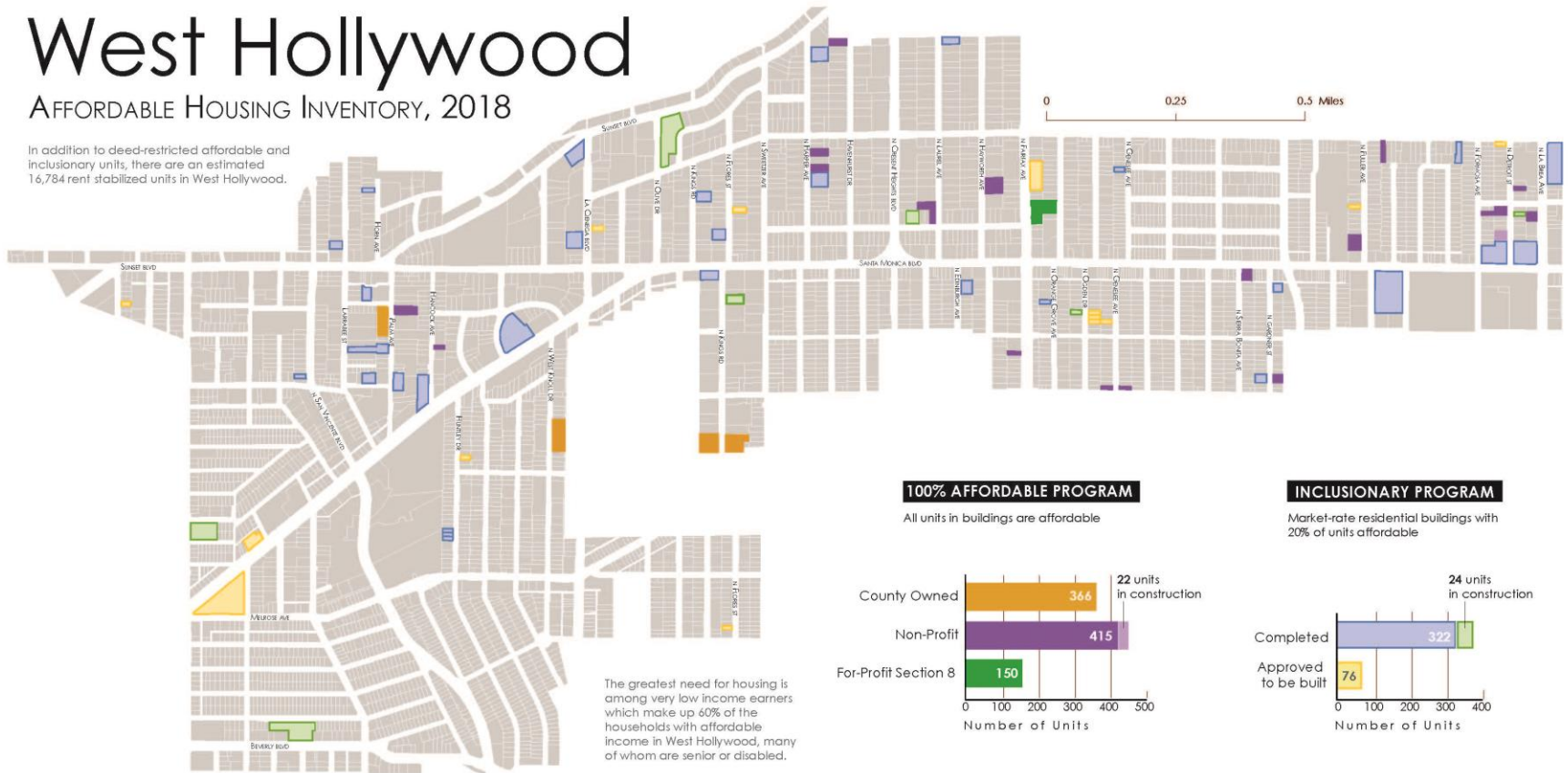


Distribution & Equity

West Hollywood

AFFORDABLE HOUSING INVENTORY, 2018

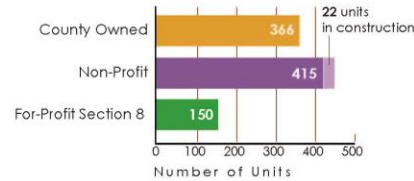
In addition to deed-restricted affordable and inclusionary units, there are an estimated 16,784 rent stabilized units in West Hollywood.



The greatest need for housing is among very low income earners which make up 60% of the households with affordable income in West Hollywood, many of whom are senior or disabled.

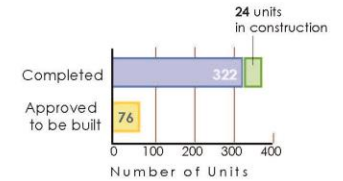
100% AFFORDABLE PROGRAM

All units in buildings are affordable



INCLUSIONARY PROGRAM

Market-rate residential buildings with 20% of units affordable

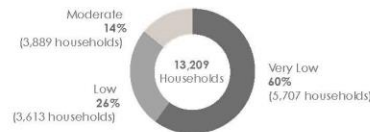


Renter Household Earnings in West Hollywood

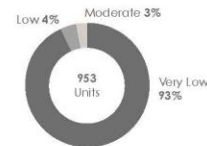
58% – moderate, low, or very low income
42% – above moderate income

Affordable housing need among renter households – Distribution of households provided by the U.S. Department of Housing and Urban Development (HUD). www.huduser.gov/portal/datasets/cp.html

Affordable Housing Need in West Hollywood



Affordability of Units in 100% Affordable Buildings

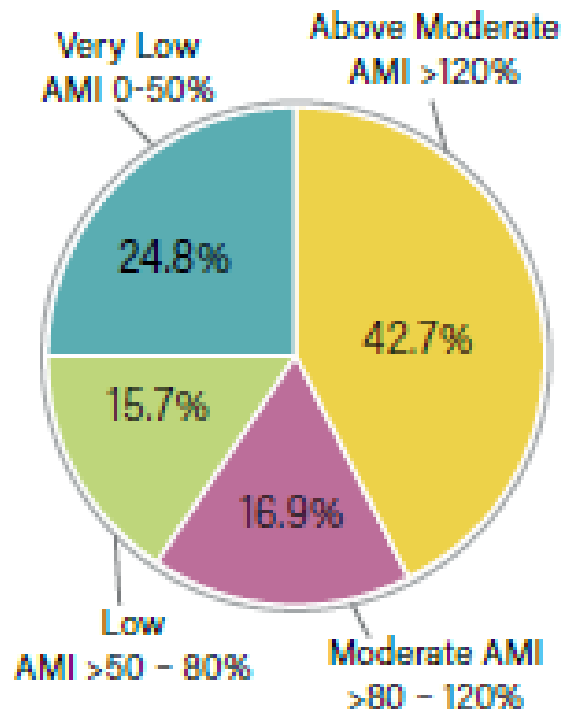


Affordability of Inclusionary Units

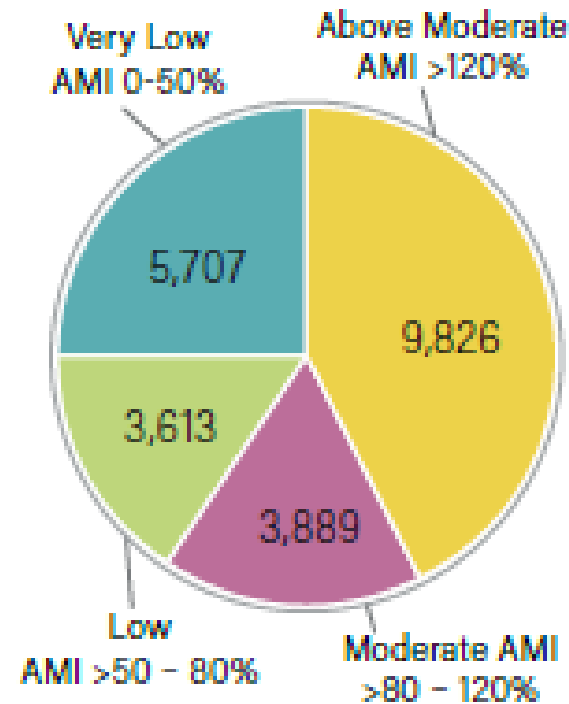


Community Needs

Percent of Households



Estimated Number of Households



Meeting Community Needs



24,000 Households
(approximate)

13,209 Households
earning affordable
incomes

16,784 Rent Stabilized Units

Permanently Affordable Units

- 953 Units in Affordable Buildings
 - *22 Units in Construction*
- 322 Inclusionary Units
 - *157 in pipeline*

Other Activities



- ❑ Eviction Protection and Relocation Fees
- ❑ Protection from Tenant Harassment
- ❑ Legislative Advocacy
- ❑ Home Secure Program
- ❑ Aging in Place, Aging in Community www.wehoaging.org

Upcoming in 2018



Rent Stabilization Commission

- Feb. 22 - Habitability Requirements during Renovation
- Feb. 22 - Tenant Buy-out Agreement Requirements
- Mar. 8 - Upward Rent Adjustments - Seismic Retrofits

Upcoming City Council Meetings

- Innovative Housing Finance Study
 - ✓ Tenant Opportunity to Purchase Program
 - ✓ Reinvestment in Aging Apartment Buildings
 - ✓ Review Affordable Housing In-Lieu Fee
- Affordable Housing Capitol Improvement Grant Program



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THANK YOU

WEST HOLLYWOOD COMMUNITY CONVERSATION ON HOUSING 2017

February 1, 2017

Affordable Income Limits



For 1 Person:

- Very Low

Up to \$30,328

- Low

> \$30,328 to \$48,525

- Moderate

> \$48,525 to \$60,656

Non-Profit vs. Inclusionary



Both are affordable housing. Both limit rent by income

- NON-PROFIT HOUSING is most often whole buildings.
 - ✓ All Units affordable
 - ✓ Often serves specific populations

- INCLUSIONARY HOUSING is most often some units in a market-rate building.
 - ✓ Other units are market-rate
 - ✓ Often new buildings are 20% affordable