



City of West Hollywood
California 1984

WELCOME

2019 COMMUNITY CONVERSATIONS ON HOUSING

January 23, 2019 West Hollywood Library Community Room
January 29, 2019 Plummer Park



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Housing Report

TONIGHT'S PROGRAM

- 2019 Affordable Housing Report
- Personal Testimony
- Questions, thoughts, suggestions



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DESCRIBING WEST HOLLYWOOD

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The West Hollywood Community



Higher than LA region:

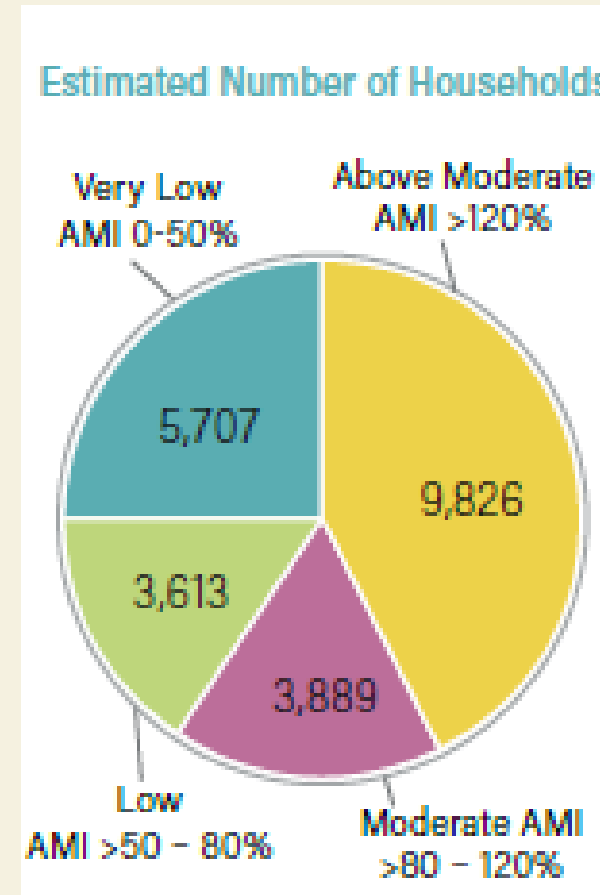
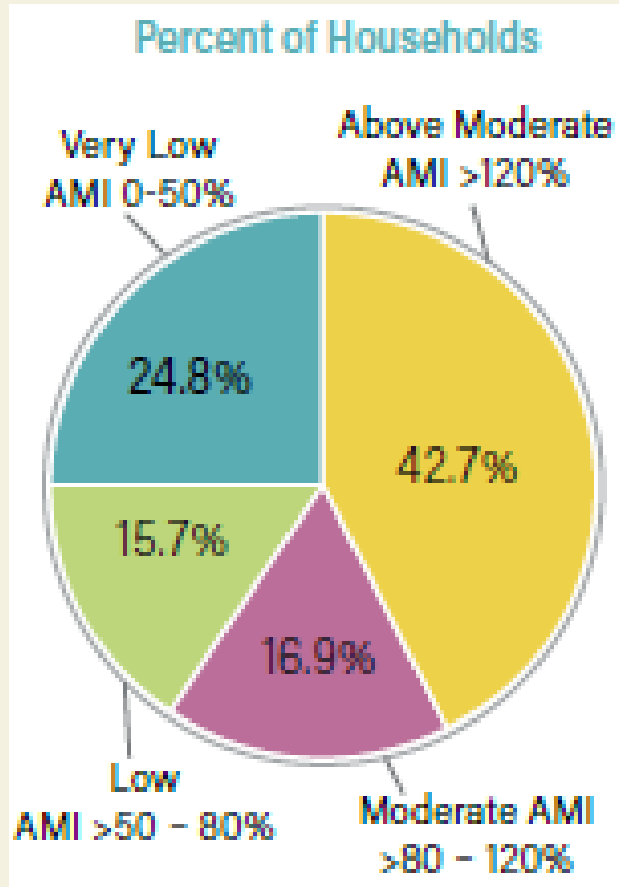
- Seniors
- Single person households
- LGBT
- USSR Immigrants

80% of households rent

Households Move:

- 50% every 5 years.

Income & Housing Affordability



Income & Housing Affordability



West Hollywood Affordable Incomes

	Very Low	Low	Moderate
1-Person	\$32,095	\$51,351	\$64,189
2-Person	\$34,662	\$55,459	\$69,324
3-Person	\$37,230	\$59,567	\$74,459
4-Person	\$39,797	\$63,676	\$79,594

Tax Credit Program Affordable Incomes

	Very Low	Low	Moderate
1-Person	\$33,950	\$40,740	\$67,900
2-Person	\$38,800	\$46,560	\$77,600
3-Person	\$43,650	\$52,380	\$87,300
4-Person	\$48,450	\$58,140	\$96,900

Income & Housing Affordability



West Hollywood Affordable Rents

	Very Low	Low	Moderate
Studio	\$456	\$660	\$911
1-bed	\$520	\$753	\$1,042
2-bed	\$688	\$1,101	\$1,376

Tax Credit Program Affordable Rents

	Very Low	Low	Moderate
Studio	\$848	\$1,358	\$1,696
1-bed	\$909	\$1,455	\$1,818
2-bed	\$1,091	\$1,746	\$2,182



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AFFORDABLE HOUSING IN 2019

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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

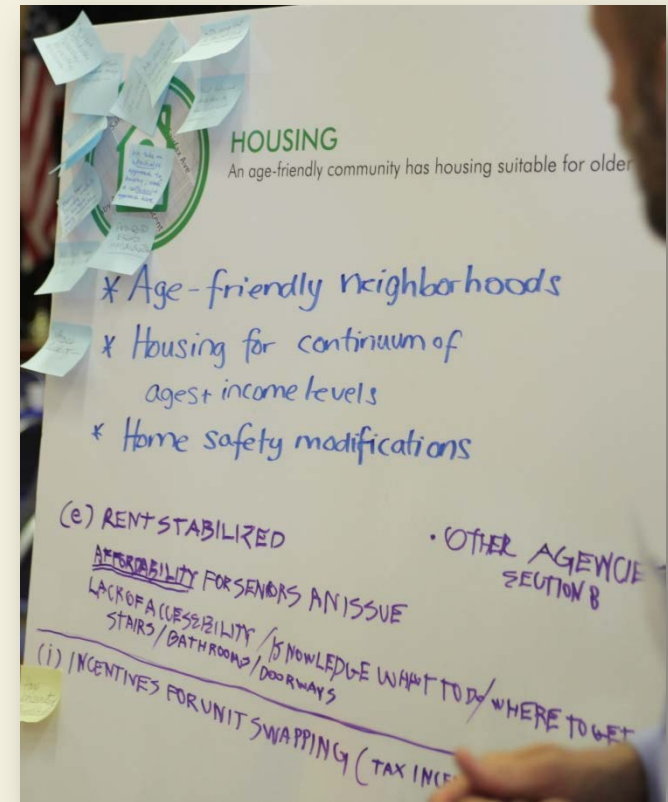
H.5: Provide for a government environment that facilitates housing development and preservation

H.6: Promote equal access to housing for all

Primary Strategic Goal: AFFORDABLE HOUSING



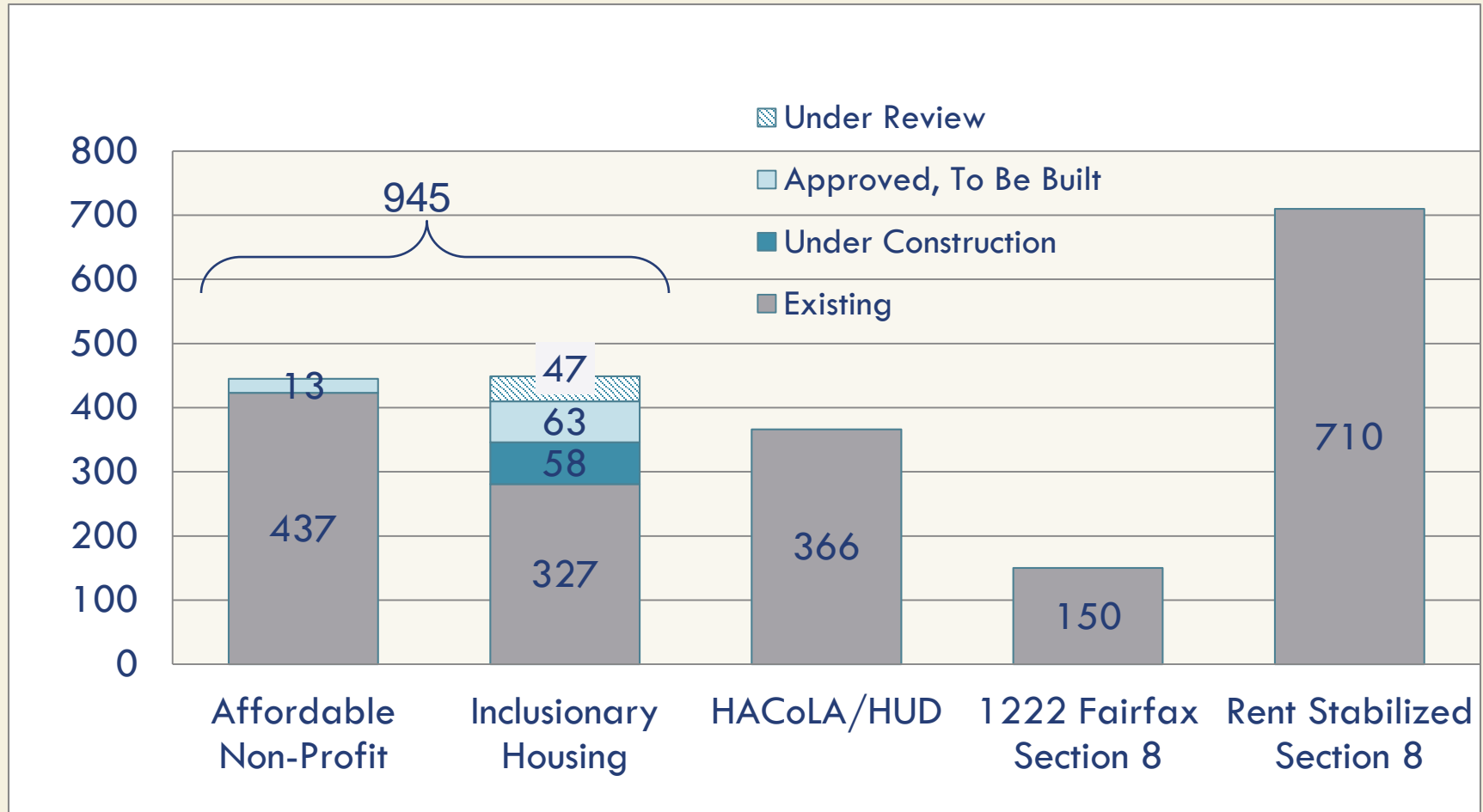
- Mixed Income Housing (Market-rate & Affordable)
- Special Needs/Senior Housing (Non-Profit)
- *In-lieu Fee*
- *Commercial Impact Fee*



Affordable Income Housing



2019





Mixed Income Properties (Market-rate & Affordable)

Mixed Income Building Activity in 2018

- Units Completed:
 - 2 Very Low
 - 3 Moderate



- 168 Units in Pipeline
 - 31 Very Low
 - 69 Low
 - 68 Moderate

Affordable Units - Mixed Income Buildings

	Very Low	Low	Moderate	Affordable	Market Rate
Complete	119	130	78	327	1336
Under Construction	7	25	26	58	216
Entitled	15	25	23	63	282
Under Review	9	19	19	47	245
Total	150	199	146	495	2079

	New Units	Cumulative Total
1986-2013	106	106
2014-2016	158	264
2017-2018	63	327
Pipeline	168	495

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









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Senior/Special Needs Housing (Non-Profit Partnerships)



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BLUE HIBISCUS (2018)

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





McCadden Plaza (coming soon)



- ❑ 98 Units
- ❑ LA LGBT Center
- ❑ Income Range
 - ❑ Extremely Low
 - ❑ Very Low
- ❑ Seniors
- ❑ 13 units set aside for West Hollywood residents



Distribution & Equity

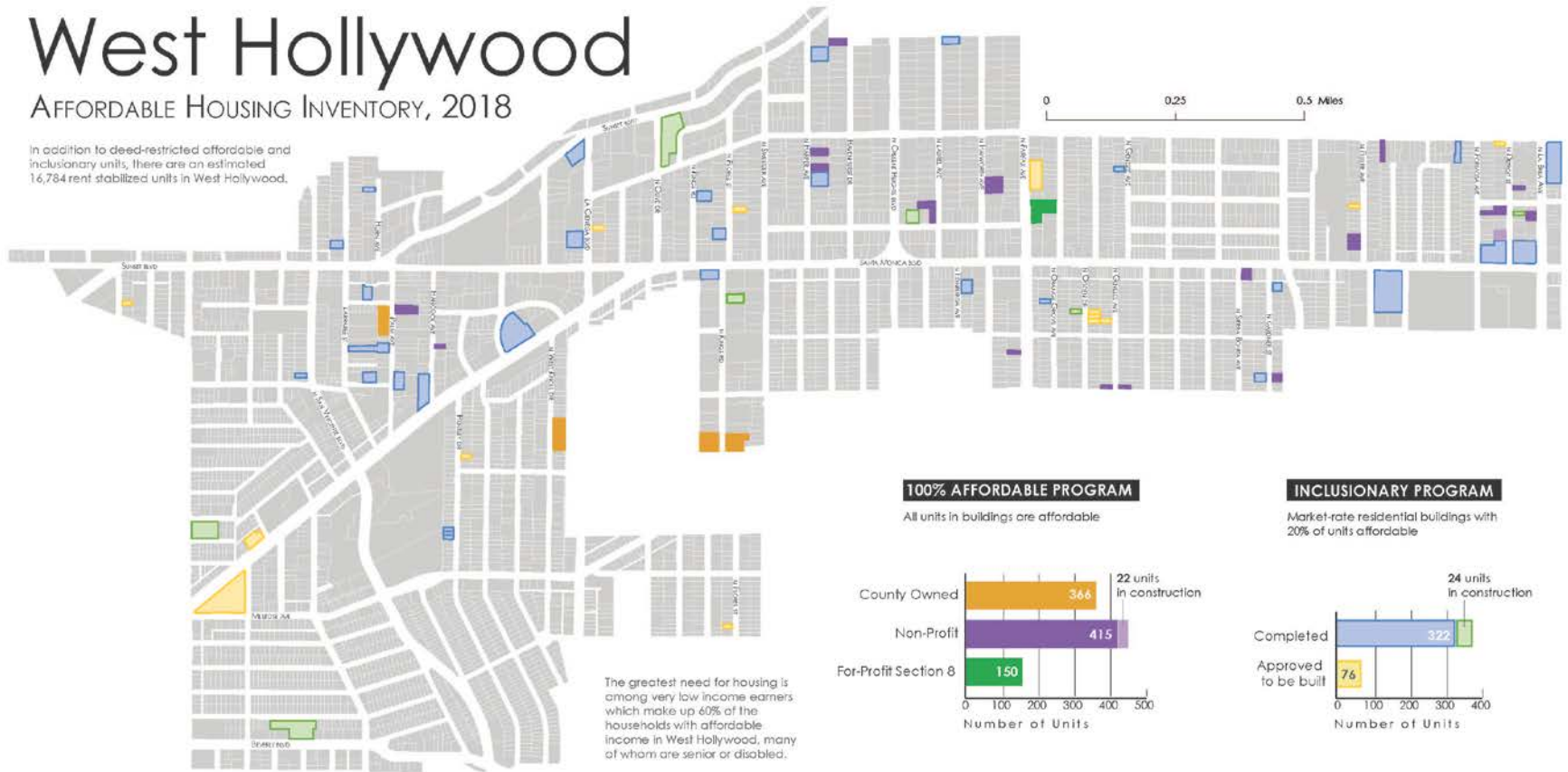


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West Hollywood

AFFORDABLE HOUSING INVENTORY, 2018

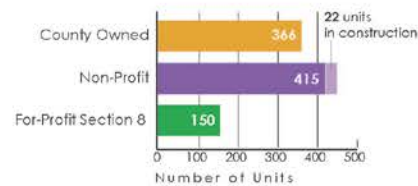
In addition to deed-restricted affordable and inclusionary units, there are an estimated 16,784 rent stabilized units in West Hollywood.



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.

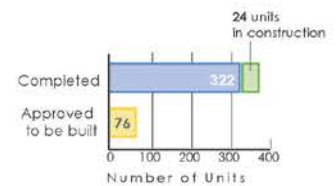
100% AFFORDABLE PROGRAM

All units in buildings are affordable



INCLUSIONARY PROGRAM

Market-rate residential buildings with 20% of units affordable

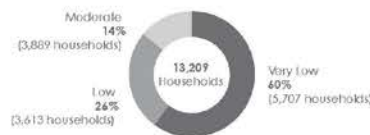


Renter Household Earnings in West Hollywood

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/portals/datasets/cp.html

Affordable Housing Need in West Hollywood



Affordability of Units in 100% Affordable Buildings



Affordability of Inclusionary Units





Rent Stabilization Ordinance

Rental Consumer Protection Program

- 70% of Housing
- Initial rent is market
- Rent increases limited
- Housing Service Protections

Average Rent for Pre-1996 Tenancy	2018 Median 1-Bed New Rent
\$973	\$1,994
<i>Rent Moderate Income 1-bed</i>	<i>\$1,818</i>

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

Ellis Act



- ❑ Enacted in 1986
- ❑ Landlords allowed to leave rental business
- ❑ Tenants supported while relocating
- ❑ Reform requires State Action

In 2018

- ❑ 21 Properties
- ❑ 79 Units

Total Impact from Ellis

- ❑ 234 Properties
- ❑ 892 Units
- ❑ 5.3% of Original Rent Stabilized Units



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PERSONAL TESTIMONY

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QUESTIONS THOUGHTS SUGGESTIONS

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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

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

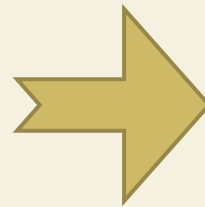
- ❑ Financial resources
- ❑ Partnerships and collaboration
- ❑ Regional Housing Needs Allocation (RHNA)



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

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



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1984 – Incorporated

1985 – RSO

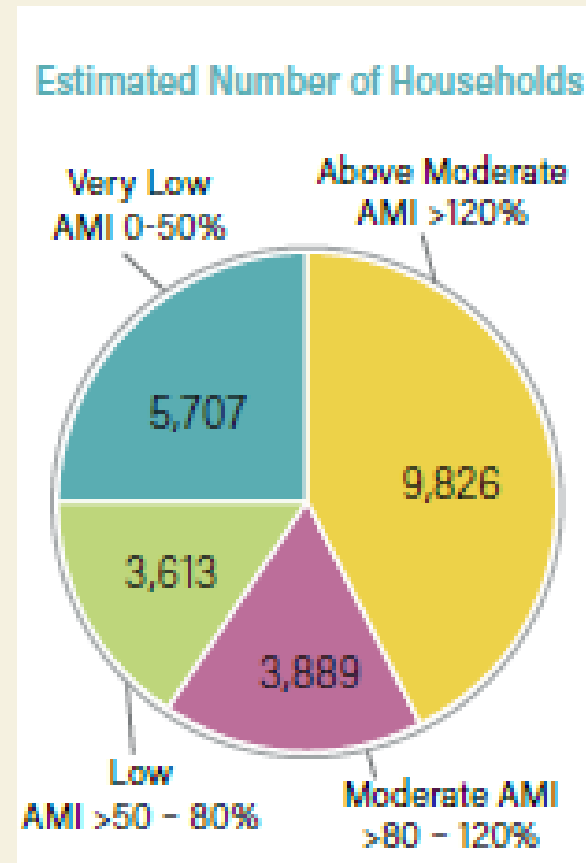
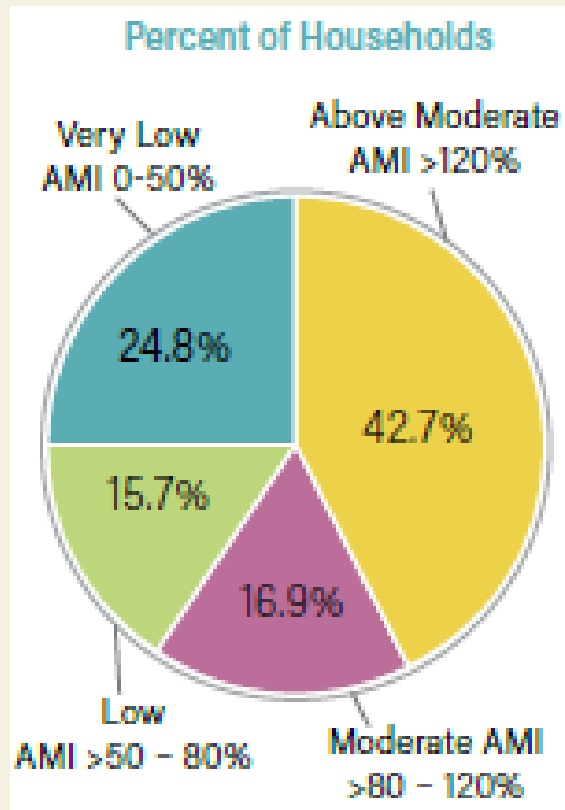
1986 – Inclusionary
Requirements



Community Needs



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HUD CHAS dataset: <https://www.huduser.gov/portal/datasets/cp.html>

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

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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