



WELCOME

COMMUNITY CONVERSATIONS ON HOUSING

February 5, 2020
February 19, 2020

West Hollywood Park, Library Community Room
Plummer Park, Community Center

Tonight's Program

- Defining Community Housing Needs
- Housing Programs Review for 2019
- Share Your Thoughts



DEFINING COMMUNITY HOUSING NEEDS

What Makes Us Unique



Higher than Region:

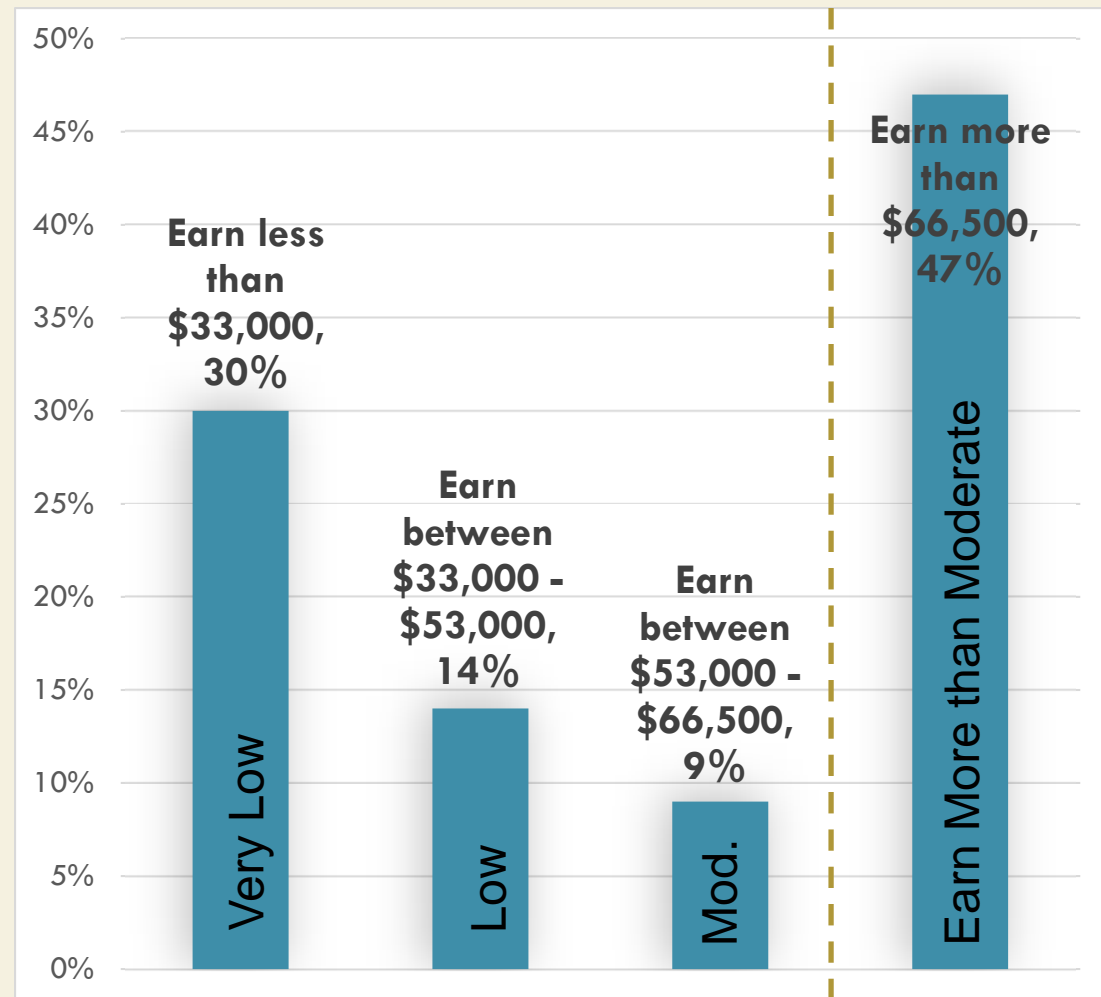
- Seniors
- LGBTQ
- USSR Immigrants
- Renters vs. Homeowners
- Residents living alone

Distribution of Wealth



Households

- 47% Earn More than Moderate
- 9% “Moderate” Income
- 30% “Very Low” Income
- 14% “Low” Income



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

Income & Affordability



California State Tax Credit Program

	Very Low	Low	Moderate
1-Person	\$36,550	\$58,480	\$73,100
2-Person	\$41,800	\$66,880	\$83,600
3-Person	\$47,000	\$75,200	\$94,000
4-Person	\$52,200	\$83,520	\$104,400

	Very Low	Low	Moderate
Studio	\$913	\$1,462	\$1,826
1-bed	\$979	\$1,567	\$1,958
2-bed	\$1,175	\$1,880	\$2,350

Current Housing Goals



H.1: Affordable Rental Housing

H.2: Maintained and Improved Housing & Neighborhoods

H.3: Diverse Housing Addressing All Socio-Economic Needs

H.4: Adequate Opportunities for New Housing

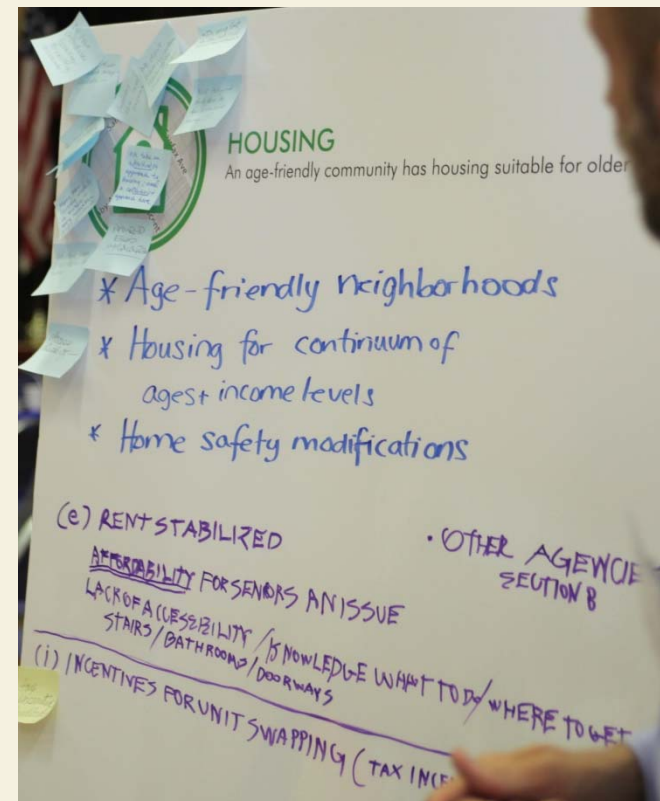
H.5: Maintaining Current Housing & While Also Creating New Housing

H.6: Equal Access 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*



Housing Element (Plan) Update



- West Hollywood is Updating its Housing Plan
- When? – In the next 18 months
- More information, be a part:

EMAIL UPDATES www.weho.org/email

CITY CALENDAR weho.org/calendar

NEWS weho.org/news



HOUSING PROGRAMS REVIEW FOR 2019

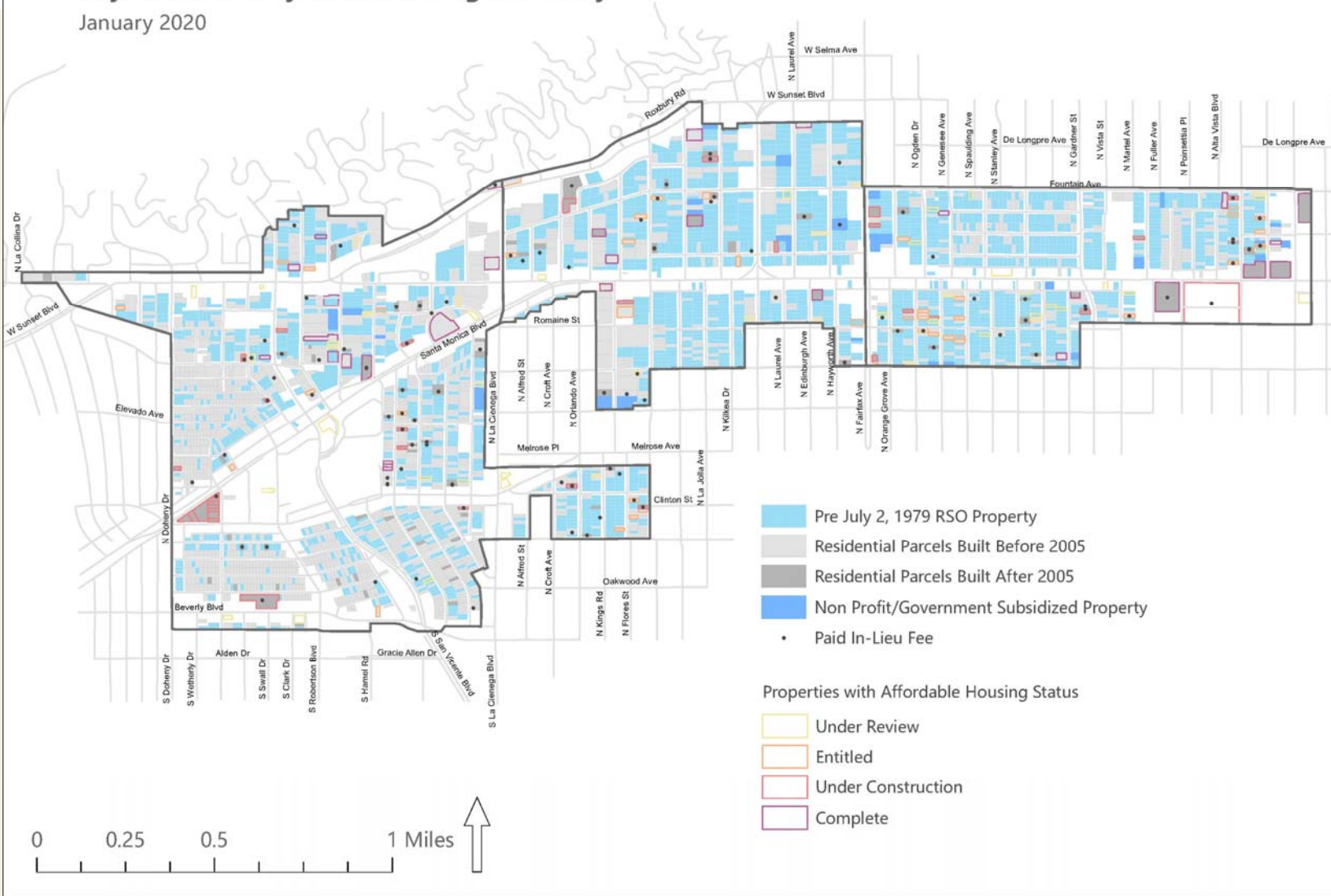
Main Housing Programs

- Rent Stabilization Program
- Affordable Requirements for New Residential Buildings
- Partnerships with Non-Profit Housing Providers

Housing Inventory



City of West Hollywood Housing Inventory
January 2020



Rent Stabilization Program



Consumer Protection

- Built before July 2, 1979
- 70% of Housing in West Hollywood
- Initial Rent is Market
- Rent Increases Capped (0.75 CPI)
- Petitions Process

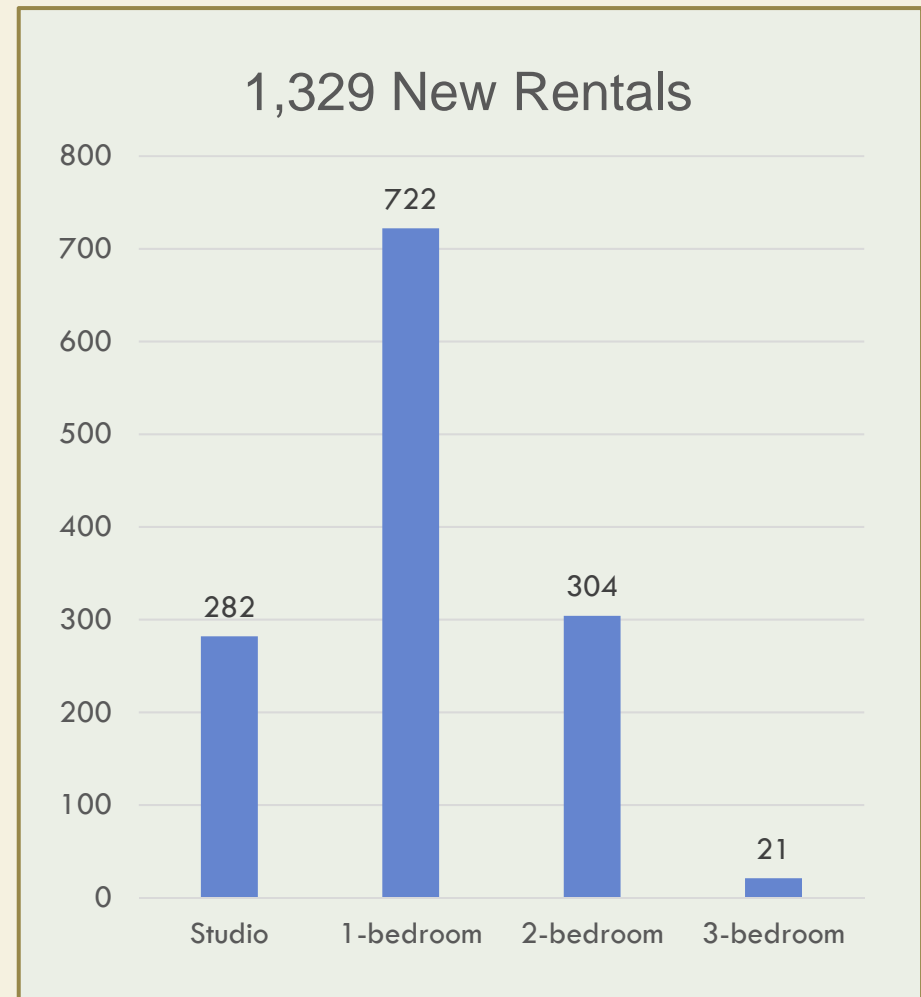
One-Bedroom Apartment	
Pre-1996 Tenancy Rent	2019 New Tenancy Rent
\$996	\$2,166
<i>Rent Moderate Income 1-bed</i>	\$1,958

Rent Stabilized Apartments



New Rentals in 2019

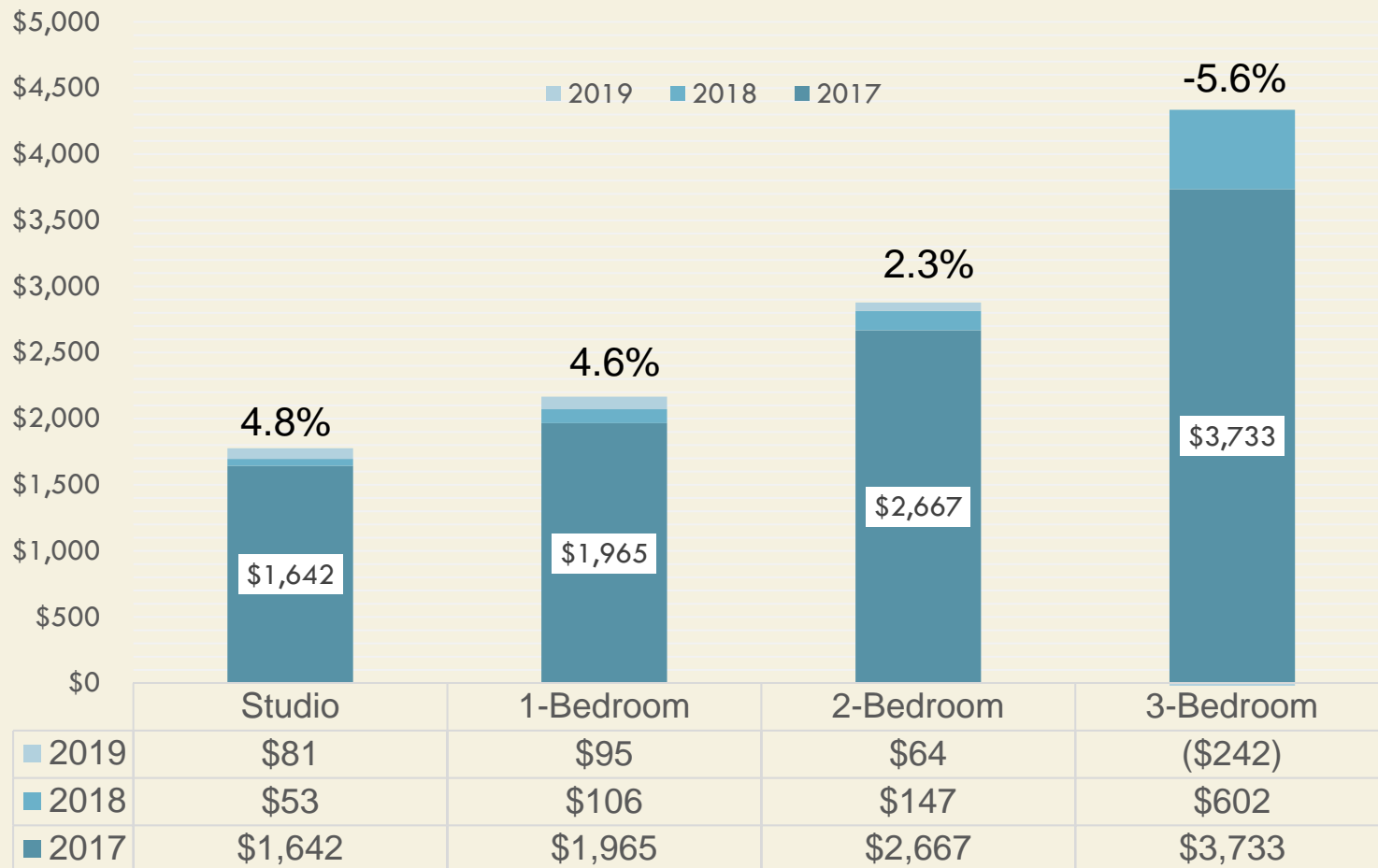
- 1,329 Apartments “Turned-Over”
- 1-bedrooms Mostly
- Register Tenancies Online:
www.weho.org/rent



Rent Stabilized New Rents



Average New Rents



Seismic Retrofitting



Mandatory Upgrades for Older Buildings

- All Soft-Story Apartment Building Owners Notified
- 25% Have Provided a Screening Report

Screening Reports Reviewed	Retrofit Plans Reviewed	Permits Issued	Completed
187	126	56	37



Affordable Housing In New Development

Affordable in Mixed-Income Buildings

Units Achieved
in 2019



- 2 Very Low
- 1 Low
- 2 Moderate



Affordable Units - Mixed Income Buildings

	Very Low	Low	Moderate	Affordable	Market Rate
Complete	121	132	80	333	1371
Under Construction	20	31	36	87	273
Entitled	19	24	17	60	184
Under Review	9	19	19	47	245
Total	169	206	152	527	2073

	New Units	Cumulative Total
1986-2013	106	106
2014-2016	158	264
2017-2018	63	327
2019	6	333
<i>Pipeline</i>	<i>194</i>	<i>527</i>



Senior/Special Needs Housing (Non-Profit Partnerships)

BLUE HIBISCUS (2018)



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





McCadden Plaza (coming soon)



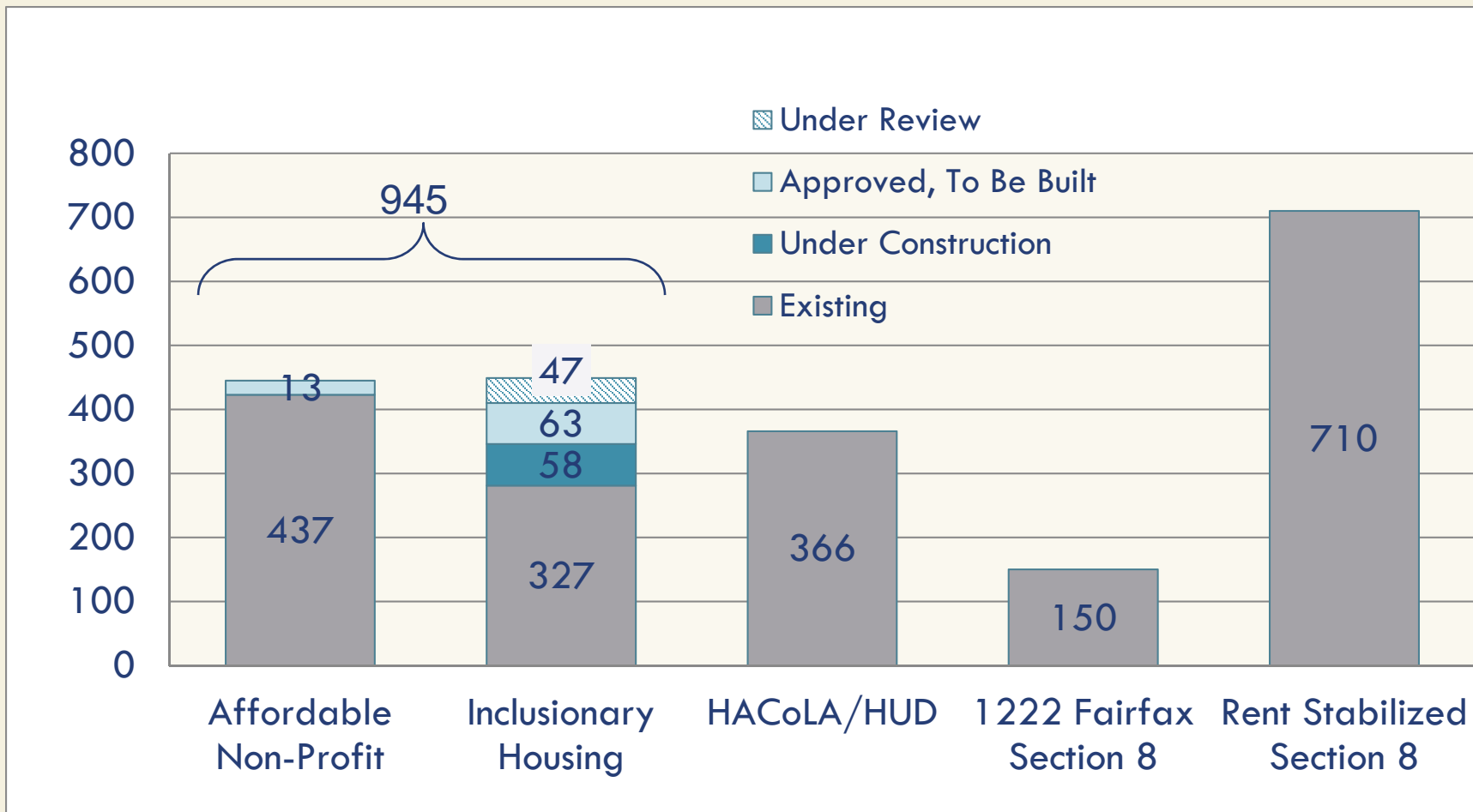
- ❑ 98 Units
- ❑ LA LGBT Center
- ❑ Income Range
 - ❑ Extremely Low
 - ❑ Very Low
- ❑ Seniors
- ❑ 13 units set aside for West Hollywood residents



Affordable Housing



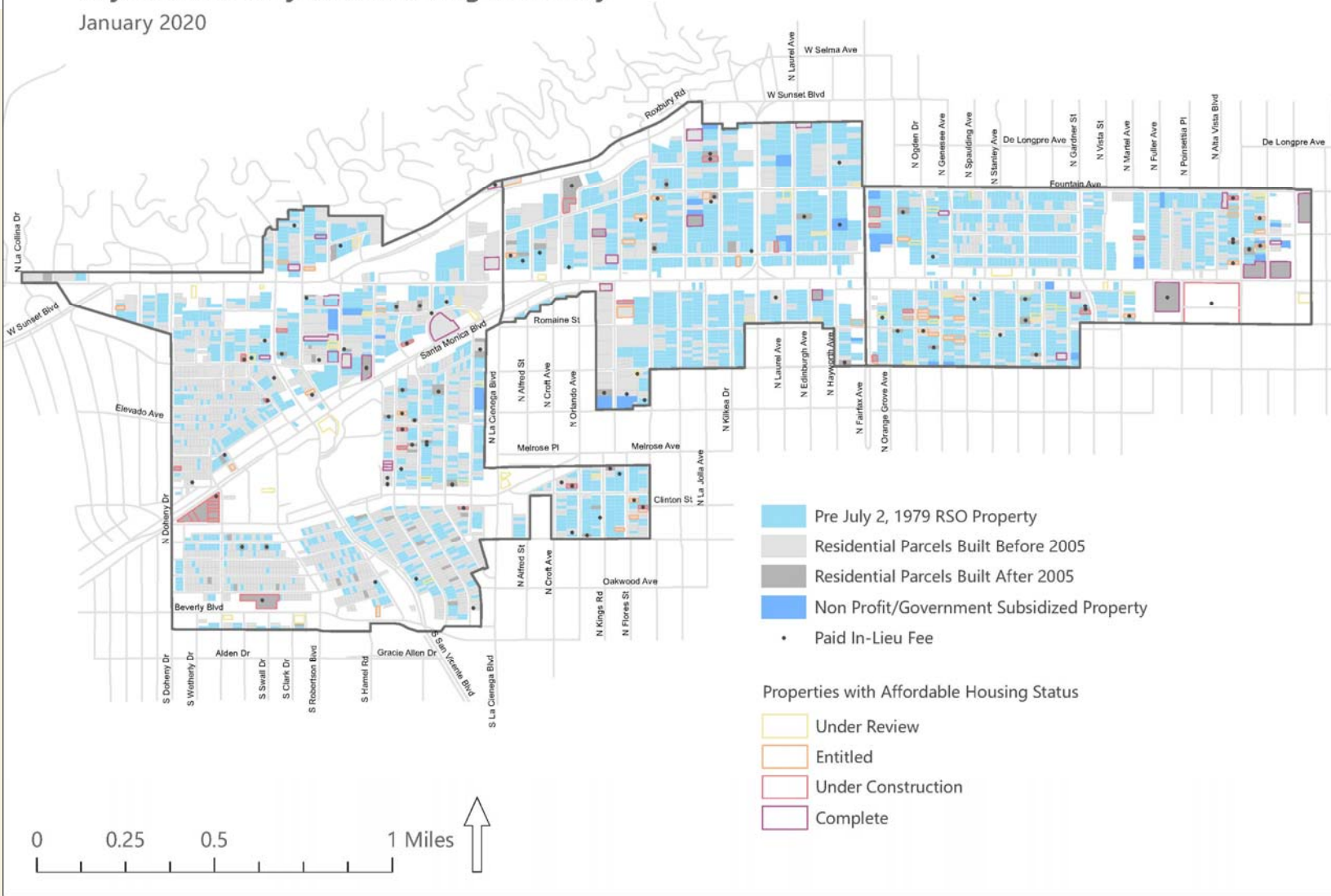
2018



Housing Inventory



City of West Hollywood Housing Inventory
January 2020



- Pre July 2, 1979 RSO Property
- Residential Parcels Built Before 2005
- Residential Parcels Built After 2005
- Non Profit/Government Subsidized Property
 - Paid In-Lieu Fee

Properties with Affordable Housing Status

- Under Review
- Entitled
- Under Construction
- Complete



**QUESTIONS
THOUGHTS
SUGGESTIONS**



THANK YOU

**2020 COMMUNITY
CONVERSATIONS ON HOUSING**