CITY OF WEST HOLLYWOOD HOUSING ELEMENT UPDATE

CITY COUNCIL/PLANNING COMMISSION JOINT STUDY SESSION

April 5, 2010

2008-2014 West Hollywood Housing Element

- **Housing Element requirements**
- **Issues and Strategies**
- **Housing Element update process**

Housing Element

- **One of the seven mandated elements of 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**

Benefits of HCD Finding of Compliance

- **Legally adequate General Plan**

- **Rebuttable presumption of validity in case of a lawsuit**
  - Burden of proof of non-compliance rests upon litigant

- **Priority for funding under Proposition 1C and other State-administered funds**
  - CalHFA loans
  - Workforce Housing grants
  - Infrastructure funds

- **Avoid penalty in subsequent Housing Element cycles**
  - Four-year review instead of eight-year review
  - Rollover of unmet RHNA if adequate sites are not identified

HCD Review of Housing Element

- Critical component of HCD review is the Regional Housing Needs Allocation (RHNA) that the City must plan to accommodate through production and zoning

- City of West Hollywood RHNA is 584 units:

  - Very Low Income: 142 units (24.4%)

  - Low Income: 91 units (15.5%)

  - Moderate Income: 99 units (16.9%)

  - Above Moderate Income: 252 units (46.4%)

- RHNA is for 2006-2014

  - Units built since January 1, 2006 receive credits

RHNA Status

RHNA Status (as of December 31, 2009)	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	**142**	**91**	**99**	**252**	**584**
Units Constructed	0	4	3	303	310
Units Legalized	0	0	0	25	25
Units Under Construction	42	4	4	48	101
Units Approved	38	83	44	823	988
Units at Review/ Plan Check	0	0	0	52	52
Pending Projects	0	79	83	787	949
Acquisition/Rehab (1234 Hayworth)	48	0	0	0	48
Remaining RHNA	**14**	**(79)**	**(35)**	**(1,786)**	**14**
2000-2008 RHNA Shortfall in Sites	0	0	0	40	40
Overall RHNA Obligation	**14**	**(79)**	**(35)**	**(1,746)**	**14**

Update Schedule

- Submit Housing Element to HCD for Review – April
- 60-day HCD review – April to June
- Revise Housing Element to Address HCD comments – July
- Potential adoption – August/September

Issues – What we heard from the Community

- Changing housing needs
  - Aging seniors
  - People w. AIDS/HIV
  - New community members and their needs
- Aging housing stock
  - Half of the housing stock is at least 50 years old
  - Seismic – "soft story"
  - Mechanical, Electrical systems

Issues – continued

- Loss of affordable housing stock
  - Ellis
  - Costa Hawkins
  - New luxury units
  - Loss of middle income/workforce housing
- Neighborhood integrity
  - Development pressure has led to loss of housing
  - How to move new development from the neighborhoods to the commercial streets

Goals

- Provide affordable rental housing
- Maintain and enhance the quality of the housing stock and residential neighborhoods
- Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community
- Provide for adequate opportunities for new construction of housing
- Provide for a government environment that facilitates housing development and preservation

Housing Programs

- Preservation of Existing Housing
  - Code compliance
  - Housing conditions survey
  - Multi-family acquisition and rehabilitation
- Preservation of Affordability
  - Rent stabilization
  - Section 8
  - Preservation of at-risk housing

Housing Programs

- Production of new housing
  - Affordable housing development thru non-profits
  - Inclusionary housing
  - Mixed use and transit-oriented development
  - Workforce housing
  - Green building
  - Accessory dwelling units

Housing Programs

- Removal of governmental restraints
  - Update of zoning ordinance to address
    - Emergency shelters
    - Transitional housing
    - Supportive housing
    - Single room occupancy
    - Reasonable accommodation

Key Questions for Discussion

1. Are the Draft Housing Element policies consistent with the strategic plan and core values of the City?

2. Are the proposed strategies appropriate and sufficient to achieve the goals of these policies?

3. Are there any additional policies or strategies that you would like to have the project team address in the Housing Element?