

FINAL
City of West Hollywood

Housing Element Technical Background Report

February 2023

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

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Housing Element Technical Background Report

I. Introduction

A. Organization of Document

This Technical Background Report (TBR) describes the City of West Hollywood’s process in updating the Housing Element for the 2021-2029 planning period and analyzes local demographic, household, and housing characteristics and trends in an effort to determine the nature and extent of housing needs in West Hollywood. This TBR also reviews and assesses the various constraints and opportunities to the development and improvement of housing in the City. It also reviews the City’s accomplishments in implementing the previous Housing Element (2013-2021). The TBR is organized into the following major sections:

- **Community Outreach:** Describes the City efforts in outreaching to all residents of the community, including efforts to solicit input from households of lower and moderate incomes and groups with special housing needs.
- **Community Profile:** Assesses the demographic, household, and housing characteristics and trends to determine specific housing issues and needs in the community.
- **Housing Constraints:** Assesses the market, governmental, and environmental constraints to the development, improvement, and preservation of housing.
- **Housing Resources:** Compiles an inventory of land, financial, and administrative resources available to the City for the delivery of housing programs and services.
- **Review of Past Accomplishments:** Reviews the achievements of existing housing programs and determines their continued appropriateness for the 2021-2029 planning period.

B. Data Sources

Various data sources were used to compile this background report, including:

- Housing data compiled by the City of West Hollywood (including data on rent stabilized units, housing construction, and rental assistance, among others)
- State Department of Housing and Community Development (HCD) Preapproved Housing Data Package prepared by the Southern California Association of Governments (SCAG) based on 2014-2018 American Community Survey (ACS), supplemented by ACS for 2015-2019

- 1990, 2000 and 2010 Census (Note: While the most recent decennial census was conducted in 2020, detailed data from the 2020 Census has not yet been released; therefore, the ACS was utilized for more recent data.)
- State Department of Finance Population and Housing Estimates, 2020
- State Economic Development Department Labor Statistics
- Real estate data from California Association of Realtors, DataQuick Services

C. Relationship to Other General Plan Elements

The Housing Element is an integral component of the West Hollywood General Plan and consists of the following key chapters addressing a variety of issues:

- Introduction and Overview
- Governance
- Urban Form and Land Use
- Historic Preservation
- Economic Development
- Mobility
- Human Services
- Parks and Recreation
- Infrastructure, Resources and Conservation
- Safety and Noise
- Housing

This Housing Element builds upon other General Plan issues and the policies set forth and ensure they are consistent with the policies and proposals set forth by the General Plan. As the General Plan is amended through time, the City will review the Housing Element for internal consistency and make any necessary revisions.

II. Community Outreach

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government must make “a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

West Hollywood provided opportunities to solicit input from stakeholders and community members through community workshops, a project-specific website, online surveys, and a task force. The City took every opportunity to reach a wide range of demographics by scheduling meetings at a range of days and times throughout the process. All meetings were held online due to the pandemic, but the city reached people through mailers, online, the newspaper, and through regularly scheduled meetings of various boards and commissions that serve a wide range of community members. This provided every opportunity for community members of all socioeconomic categories to be reached. A summary of the public participation is detailed below:

A. Outreach Methodology

The community engagement program for the Housing Element included a three-phase virtual approach to maintain safe community participation during the COVID-19 pandemic. The engagement program included community workshops, community surveys, meetings with the Housing Element Task Force (HE Task Force) and decision makers. In addition, the City utilized the project website, social media, and email list serves to broadcast information and virtual events. The goals of each phase of the outreach program are described below:

Phase I: Education and Visioning

Phase I of the engagement program provided basic, educational information related to the Housing Element Update and the Regional Housing Needs Assessment (RHNA) requirements. This phase occurred from October 2020 through February 2021 and facilitated opportunities to collect insight on community priorities about current housing needs and conditions. The importance of this phase was to establish a general understanding of the community’s concerns and aspirations to conceptualize them for effective, but palatable goals, policies, and programs for the Housing Element Update.

Phase II: Policy and Program Development

Phase II of the engagement program occurred from March 2021 through May 2021, prior to the California Department of Housing and Community Development (HCD) review of the Housing Element Update. This phase presented initial findings from Phase I engagement as well as preliminary locations and data from the Draft Housing Sites Inventory. Additional surveying of housing policy topics and potential revisions to goals,

policies, and programs provided an additional opportunity to gather input and finalize concepts that will be incorporated into the Draft Housing Element Update.

Phase III: Evaluation of Housing Element Update and Decision Making

Phase III of the engagement program occurred from May 2021 through August 2021, in conjunction with the public review and HCD review of the Draft Housing Element Update, and the public review of the Environmental Impact Report (EIR). Public hearings for City Council adoption and HCD certification, concluded the Housing Element Update process. Phase III presented the Draft Housing Element to the public and decision makers. The objective of this phase was to provide formal public comment of the Draft Element and Draft EIR to the decision makers for Housing Element adoption.

B. Marketing, Advertisement, and Community Surveys

Extensive marketing and advertisement were facilitated throughout the community engagement program in order to safely inform the public about virtual events and venues to participate in the Housing Element Update during the COVID-19 Pandemic. Marketing efforts included press releases, social media posts (YouTube and Instagram), email blasts, and advertising in media outlets (WeHo Times, Wehoville, Beverly Press, LA Blade).

1. Housing Element Update Project Website

To further facilitate the distribution of information, the City created a separate project website dedicated to the Housing Element update. The project website provided detailed background information on the Housing Element and related housing resources. Project materials associated with the Housing Element update were regularly posted on the project website, including flyers for upcoming workshops, and virtual workshop PowerPoint presentations and video recordings. A link on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process.

A project website was developed (www.weho.org/housingelement) as a central location to house information on the Housing Element update and gather community input. The project website included the following materials and information:

- What is a Housing Element?
- What will the Housing Element Update Include?
- Affirmatively Furthering Fair Housing (AFFH)
- Housing Element Update Schedule
- Status Blogs
- How to Get Involved
 - Email List Sign-up Form
 - Community Outreach Events Calendar

- Advertisement of Current and Future Community Outreach Events
- Archive of PowerPoint Presentations and Recordings of past community workshops and Task Force meetings
- Community Surveys: Advertisement and links to surveys when available to the public
- Links to applicable planning documents, applicable regulations, and additional resources

2. Community Surveys

Two community surveys were undertaken during the course of the Housing Element Update process to solicit anonymous feedback from the community. The Survey Monkey Pro online platform was utilized for both surveys, with a link to the survey provided on the project website. The project website hosted two online surveys, from January 18, 2021, to February 7, 2021, and from May 25, 2021 to June 7, 2021. The surveys allowed the public to identify the community's housing needs, analyze the suitability of potential housing sites, and provide feedback on potential housing goals and programs. The input provided by the surveys' participants included the following major themes:

- Recommended increasing affordable and market rate residential development by devoting more of the City's annual budget to provide affordable housing, raising additional money through taxes and fees, and streamlining the housing development approval process.
- Accessory dwelling units (ADUs) identified as the preferred type of affordable housing.
- Preferred increasing residential density near transit and existing multi-family zoning.
- Recommended removing in-lieu fees for affordable housing, introduce incentives for first-time home buyers, and implement rental subsidies.
- Requested amenities in housing developments, such as outdoor spaces, and age-friendly housing options, such as programs to facilitate senior citizens living in first-floor apartments.
- Recommend additional partnerships with housing associations and housing for homeless and single mothers with social services on-site.
- Mixed comments regarding eliminating single-family zoning.

The survey response data is included in Appendix A.

3. Press Releases

The City of West Hollywood issued 4 press releases surrounding the Housing Element Update to media outlets, journalists, and blogs resulting in the potential to reach tens of thousands of individuals. The City also distributed the release to its opt-in email blast list which currently sits at 3,000 of subscribers and posted information to the City's social media channels adding many thousands more of potential impressions. There is typically an open rate of around 22-24%, or approximately 500-700 subscribers, who opened the press release. The media list for general releases includes between 75 and 150 reporters. The news update list for e-blast subscribers is approximately 3,000 people in an opt-in email database.

C. Interviews with Commissions and Advisory Boards

The City established Commissions and Advisory Boards to make recommendations to the City Council on matters within the City’s jurisdiction. The Council, at its discretion, may establish Task Forces or Working Groups to advise the Council on specific issues. Each Commission, Advisory Board, and the Social Justice Task Force has individuals that are direct appointees; meaning they are directly appointed by an individual Councilmember. City staff presented to the following advisory boards and commissions:

- Historic Preservation Committee (HPC),
- Rent Stabilization Committee (RSC)
- Senior Advisory Board (SAB), and
- Transportation Committee (TC).

Input provided by the Commissions and Advisory Boards included the following major themes:

- Desires to retain rent-stabilized units.
- Questions and concerns about RHNA allocation, including breakdown of income percentages.
- Support the historic apartment preservation program to be included in the Housing Element.
- Questions on “streamline process” and “identified underutilized sites”.
- Request to go beyond the Mills Act, such as the exploration of preservation programs that include grants or grant in exchange for covenants.
- Comment on the challenges of aging buildings.
- Concern of Melrose Avenue and Sunset Boulevard being too steep for walkability.
- Concern of increasing city’s density.
- Desire to maintain open spaces and building height limitations on Sunset Boulevard and Santa Monica Boulevard.
- Identified the concept that Biz Fed, the coalition of business in Los Angeles is forming a coalition and campaign to encourage the federal government and the state government to use federal dollars in infrastructure legislation. For purposes of retrofitting, to provide money for landlords to retrofit their old buildings. This could be a source of funds that would help property owners advance that requirement.
- Mixed perspectives on condominium conversions.
- Explained that bus rapid transit could extend bus lanes through West Hollywood on Santa Monica, which may impact transit-oriented development.
- Majority support reducing and/or eliminating minimum parking requirements.
- Cyclists concerned about eliminating parking and parking becoming only for the privileged.

- Interested in counting bicycle parking and scooter parking as part of minimum parking requirements.
- Support of increasing RHNA numbers.

D. Community Workshops

Four workshops were hosted via Zoom on January 19, 2021, May 11, 2021, May 25, 2021, and June 15, 2021. The workshops consisted of a presentation from the consultant team, overviewing the project, and gathering feedback from participants on key topics. The objective of the workshops was to examine current housing needs and conditions, present initial concepts, and gather input. A series of polling questions and guided discussion periods were provided throughout each workshop, along with an open question and answer session after the presentation was concluded.

Input provided by the public during workshops included the following major themes:

- Desire to preserve existing rent-stabilized housing units.
- Concern of potential displacement by new development and potential upzoning of single-family housing.
- Desire to improve homelessness, especially during Covid-19 pandemic and economic crisis.
- Ideas to create live-work spaces for artists, co-living housing projects, and expanding residential development on City-owned properties.
- Support for increasing density of residential development along commercial corridors, near transit, and overall, throughout the city.
- Desire to consider infrastructure impacts, climate change, and sustainability when planning and building residential development.
- Questions on RHNA allocation and requirements as well as feasibility of sites identified in sites inventory.

Identified concentrations of poverty on the east side, north and south of Santa Monica Boulevard, and east of Fairfax

A summary of each of the three community workshops is provided below. More information on key public input provided during the community workshops is provided in Appendix A.

Community Workshop 1: Tuesday, January 19, 2021

An introductory public workshop was held virtually to educate the community on the 6th Cycle Housing Element Update and regional housing needs assessment (RHNA) work effort. The goal of the workshop was to solicit input on current housing conditions and needs and gather additional community comments to inform the preparation of the draft Housing Element Update. A total of 54 community members and stakeholders attended the workshop.

The workshop provided an explanation of what the Housing Element is (including the planning process and RHNA requirements), a description of how RHNA impacts housing needs and trends, and a list of housing accomplishments completed during the 5th Cycle. Interactive polling questions were used to solicit input regarding current housing needs and conditions, the City's housing programs, and demographics.

Approximately half of the workshop was devoted to a question and answer session in which City staff answered questions from the public. Key themes noted during the question and answer time included concerns related to loss of rent stabilized units and potential displacement when new development (of both affordable and market rate units) occurs and potential of upzoning single family neighborhoods. The desire to address homelessness, prioritize transit oriented development, and consider infrastructure and environmental impacts when planning and building new residential development also surfaced as key findings.

Community Workshop 2/EIR Scoping Meeting: Tuesday, May 11 and Tuesday, May 25, 2021

The second community workshop was held on two dates/times to maximize community participation. A total of 25 persons attended the May 11 meeting held at 11:00 a.m. and 19 people attended the May 25 meeting held at 6:30 p.m.

The workshop consisted of two parts: 1) a description of the Housing Element, an explanation of RHNA requirements and initial findings from the Housing Sites Inventory; and 2) a summary of the California Environmental Quality Act and Environmental Impact Report with an open discussion for public comments on potential environmental impacts. Interactive polling questions collected demographic data and solicited input on potential areas to accommodate future housing.

During the public input portion of the workshop, there was a healthy debate on whether there is a need for increasing residential density or not. Also, some participants supported increasing density throughout the city to address the housing crisis while others preferred new residential development to be limited to properties along commercial corridors and near public transit. Community members recommended evaluating vacant properties, dilapidated hotels, and short-term rentals to accommodate future housing. Community members also asked about the RHNA requirements.

It should be noted that this workshop also included public input for the Housing Element Environmental Impact Report (EIR). These comments have been included and addressed in the EIR document and therefore, are not included in this section.

Community Workshop 3: Tuesday, June 15, 2021

A third public workshop was held to update the community on the 6th Cycle Housing Element Update, particularly the steps completed thus far, emerging themes from community engagement, and draft findings from the Housing Sites Inventory Draft Report. The presentation also explained the concept of Affirmatively Furthering Fair Housing (AFFH), its legislative context, and the State requirements to address it. Polling

and questions and answers were used in the workshop to solicit input on the Housing Sites Inventory Draft Report and current conditions and needs related to fair housing practices in West Hollywood. A total of 8 people attended the workshop.

During the public input portion of the workshop, community members asked a few questions about the Sites Inventory process and feasibility of residential development on the identified sites. In terms of fair housing, the community identified concentrations of poverty are on the east side, north and south of Santa Monica Boulevard, east of Fairfax.

E. Housing Element Task Force

The HE Task Force encompasses ten total representatives, which includes two representatives appointed by each of the five City Council members. The intent of the task force was to gather specific feedback on current housing needs and conditions as well as preliminary goals, policies, and programs for the administrative draft of the Housing Element Update. In addition, the task force provided opportunities for community representatives to review and contribute to defining and confirming the housing goals, policies, and programs necessary to address housing needs and to ensure the draft plan reflects the community's needs.

To gather local expert-level knowledge and input on the 2021-2029 Housing Element, the HE Task Force was created. The HE Task Force encompassed ten total representatives, which included two representatives appointed by each of the five City Council members (listed below). The intent of the task force was to gather specific feedback on current housing needs and conditions as well as preliminary goals, policies, and programs for the administrative draft of the Housing Element Update. In addition, the task force provided opportunities for community representatives to review and contribute to defining and confirming the housing goals, policies, and programs necessary to address housing needs; and ensure the draft plan reflects the community's needs. The HE Task Force included:

- Craig Berberian, Empire, Multi-family Property Owner (Appointed by Councilmember Horvath)
- Angie Brooks, FAIA Principal, (Appointed by Councilmember Horvath)
- Chelsea Byers, Abundant Housing, CM (Appointed by Councilmember Erickson)
- Sheila Lightfoot, Former Planning Commissioner, and West Hollywood Resident (Appointed by Councilmember Meister)
- William Korchek, AECOM (Appointed by Councilmember Meister)
- Adam Kroll, Executive Recruiter and Community Activist, (Appointed by Councilmember Erickson)
- Marianne Lowenthal, Combined, Market Rate Developer (Appointed by Councilmember D'Amico)
- Mike Manville, Urban Planning Professor, UCLA, and West Hollywood Resident (Appointed by Councilmember D'Amico)
- Barry Talley, Architect/Director of Design (Appointed by Councilmember Shyne)

- Dawn Collette Williams, Land Use Consultant, (Appointed by Councilmember Shyne)

Task force meetings were conducted on February 1, 2021, June 17, 2021, and July 26, 2021. Input provided by the during these meetings included the following major themes:

- Recommended incorporating design guidelines and zoning standards to convert office space to residential
- Recommended increasing residential density along corridors and commercial areas (e.g., Santa Monica Boulevard) to avoid loss of rent stabilized units.
- Recommended reducing parking requirements and minimum unit size.
- Recommended the City take a more active role, including partnering with non-profit organizations and community service providers, and hosting educational events for residents.

Specific recommendations provided by HE Task Force members are included in Table A-1 in Appendix A.

HE Task Force Meeting 1: Monday, February 1, 2021

The objective of the first task force meeting was to solicit expert knowledge and advice regarding housing policies and programs, based on the task force members' professional experiences. The meeting started with introductions of task force members, an explanation of the task force's role, and introductory information on the 6th Cycle Housing Element, the Regional Housing Needs Assessment (RHNA) requirements, and emerging themes from the first public workshop. A guided discussion allowed all ten task force members to evaluate existing goals, policies, and programs from the 5th Cycle Housing Element.

HE Task Force Meeting 2: Thursday, June 17, 2021

The objective of the second task force meeting was to solicit expert knowledge and advice regarding the Draft Housing Sites Inventory Report and State requirements for AFFH, based on the task force members' professional experiences. The presentation at the second task for meeting was intended to update the task force members on the steps of the Housing Element Update process completed thus far, emerging themes from community engagement, and draft findings from the Housing Sites Inventory Draft Report. The presentation also provided a description, legislative context, and State requirements for Affirmatively Furthering Fair Housing (AFFH). Two discussion periods for comments and questions were facilitated to solicit input on the Housing Sites Inventory Draft Report and current conditions and needs related to fair housing practices in West Hollywood.

HE Task Force Meeting 3: Thursday, July 26, 2021

The objective of the third task force meeting was to solicit expert knowledge and advice regarding the draft 6th Cycle Housing Element, including proposed housing goals and programs, based on the task force members' professional experiences.

The meeting started with an overview of the Housing Element, focusing on planning requirements completed thus far. Then, the presentation described the Draft Housing

Element chapter structure, particularly the organization of the proposed goals and programs. Finally, the presentation concluded with a brief discussion of next steps, including opportunities to provide written comments on the draft Housing Element. Three guided discussion periods allowed all ten task force members to evaluate existing conditions and proposed goals and programs included in the draft 6th Cycle Housing Element.

F. Draft Housing Element Available for Public Input

The draft Housing Element update was posted to the project website and made available for public comment from July 30, 2021-September 1, 2021. Posts to the City’s account on social media platforms and e-blasts were sent to interested parties to notify the public about the availability of the document. The input provided on the Draft Housing Element during the public comment period included the following major themes:

- Recommended streamlining standards for conversion of office and retail properties for residential development.
- Desire for transit-oriented development and increased residential density along commercial boulevards.
- Concerns about increasing density in single-family housing neighborhoods and potential impacts to traffic, housing, parking, safety, and changes to community character.
- Desire to pursue additional funding sources for affordable housing.
- Recommended providing educational materials for housing sources for tenants as well as rules and incentives for housing developers

G.Planning Commission and City Council Meetings

The Planning Commission is a decision making body comprised of seven Council-appointed City residents. The Planning Commission holds public hearings, provides direction to staff, and reviews and adopts resolutions in alignment with the goals and policies of the General Plan and the Zoning Ordinance. Four Planning Commission meetings were held to discuss the Housing Element Update in order to solicit input from Commissioners as well as provide additional opportunities for input from the public. The Planning Commission meetings are summarized below.

Planning Commission Meeting 1: May 6, 2021

The objective of the first meeting was for staff to provide an update on the Housing Element and discuss the draft framework of housing policies, constraints to housing production, a toolkit of policy options, and an Adequate Sites Inventory.

Planning Commission Meeting 2: May 20, 2021

The purpose of the second Planning Commission meeting was to continue the discussion on the draft framework of housing policies, constraints to housing production, and a

toolkit of policy options and continue to gather input from the Planning Commission and the public.

Planning Commission Meeting 3: June 3, 2021

The purpose of the third Planning Commission meeting was to continue the discussion on the housing element process, Regional Housing Needs Assessment Allocation, and provide an in-depth explanation of the Sites Inventory.

Planning Commission Meeting 4: July 29, 2021

The Planning Commission reviewed the Draft Housing Element during the fourth meeting.

H. City Council Public Hearings

City Council Meeting: September 20, 2021

The City Council reviewed the Draft Housing Element and approved City staff to submit the draft Housing Element for HCD review.

City Council Meeting: February 7, 2022

The City Council reviewed the Final Draft Housing Element and provided additional comments to City Staff and continued the item to March 7, 2022.

I. Housing-Related Comments and Responses

During the development of the 2021-2029 Housing Element, the City of West Hollywood implemented a comprehensive public participation program. Key comments received during the public meetings and City responses are summarized in Table 1.

Comment Themes	City Responses
<input type="checkbox"/> Need for more housing in general	<p>Adequate Sites for RHNA (Program 11) identifies capacity for housing growth that exceeds the RHNA, as permitted under the City’s existing land use policies. A monitoring component is included in the program to ensure that the City continue to have adequate capacity for all income levels. In addition, this program incorporates future initiatives to streamline housing production and to incentivize affordable housing.</p> <p>In addition, these programs work to eliminate or mitigate the constraints to housing development:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Residential Development Standards and Process (Program 20) <input type="checkbox"/> Streamlined Processing (Program 22)
<input type="checkbox"/> Ensure all residents in the City are housed	<p>Program 21, Zoning Ordinance Amendments, addresses the provisions of special needs housing to ensure all residents are housed regardless of their special needs.</p> <p>Fair Housing Outreach and Enforcement (Program 24) affirmatively furthers fair housing and promotes equal access to housing resources for all.</p>
<input type="checkbox"/> Need to equitable expand and preserve existing housing	<p>The Housing Element includes two new programs that focus on preserving and improving the existing housing stock:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Retrofitting of Existing Housing (Program 1) <input type="checkbox"/> Incentives for Rehabilitation (Program 2) <input type="checkbox"/> Historic Preservation (Program 5) <input type="checkbox"/> Code Enforcement (Program 6)
<input type="checkbox"/> Need for a variety of housing types to meet varying needs	<p>The Housing Element facilitates a diverse housing stock through:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Accessory Dwelling Units (Program 13) <input type="checkbox"/> Workforce Housing, Missing Middle, Family Housing, and Ownership Housing Opportunities (Program 17)

Comment Themes	City Responses
<input type="checkbox"/> Ensure housing and neighborhood stability and reduce displacement	<p>The Housing Element includes the following programs that focus on tenant protection and anti-displacement:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Home Secure (Program 4) <input type="checkbox"/> Rent Stabilization (Program 7) <input type="checkbox"/> Replacement Housing (Program 12) <input type="checkbox"/> Fair Housing Outreach and Enforcement (Program 24) <input type="checkbox"/> Tenant/Landlord Mediation (Program 25) <input type="checkbox"/> Tenant Eviction Protection (Program 26) <input type="checkbox"/> Services for Special Needs Populations (Program 27) <input type="checkbox"/> Enhanced Management (Program 28) <input type="checkbox"/> Business Assistance and Relocation Support (Program 29) <input type="checkbox"/> Community Engagement (Program 30)
<input type="checkbox"/> Need for new housing ownership models	<p>The Housing Element seeks to expand homeownership opportunities by promoting existing resources and to pursue grants to provide homebuyer assistance (Program 17).</p>
<input type="checkbox"/> Develop and preserve affordable housing	<p>The 2021-2029 Housing Element includes a number of programs that focus on expanding the affordable housing inventory:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Small Multi-Family Building Acquisition and Rehabilitation (Program 3) <input type="checkbox"/> Housing Choice Vouchers (Program 8) <input type="checkbox"/> Preservation of Publicly Assisted Housing (Program 9) <input type="checkbox"/> Inclusionary Housing Ordinance (Program 14) <input type="checkbox"/> Affordable Housing Development through Partnerships with Non-Profits (Program 15) <input type="checkbox"/> Community Land Trust (Program 16) <input type="checkbox"/> Commercial Development Impact Fee (Program 18) <input type="checkbox"/> Green Building (Program 19)

III. Needs Assessment

A. Community Context

Incorporated in 1984, the City of West Hollywood is located within a rich urban fabric about eight miles northwest of the downtown Los Angeles. West Hollywood is generally bordered to the north by Hollywood Hills, to the east by Hollywood, to the south by the Fairfax District, and to the west by the City of Beverly Hills.

1. Regional Setting

Similar to most cities in metropolitan areas, no individual city is an island. Changing demographics, housing, and employment patterns extend beyond political boundaries. West Hollywood is a particularly good example. Surrounded on all sides by fully developed communities, West Hollywood is affected by physical, economic, and demographic forces emanating from the Los Angeles region. Thus, it is important to recognize the City within its regional context.

In this regard, the Southern California Association of Governments (SCAG) identifies two subregions – Westside and Los Angeles – that impact demographic, housing, economic, and transportation planning in West Hollywood. The “Westside” subregion consists of Beverly Hills, Culver City, Santa Monica, West Hollywood, and several unincorporated County areas.¹ The City of Los Angeles is recognized as a separate subregion. Both subregions clearly influence conditions and planning decisions in West Hollywood because of their proximity. Therefore, this report makes frequent reference of West Hollywood within its regional context.

2. Local Setting

To analyze patterns and trends in West Hollywood, it is also useful to divide the City into smaller geographical subareas. The City is comprised of five census tracts:²

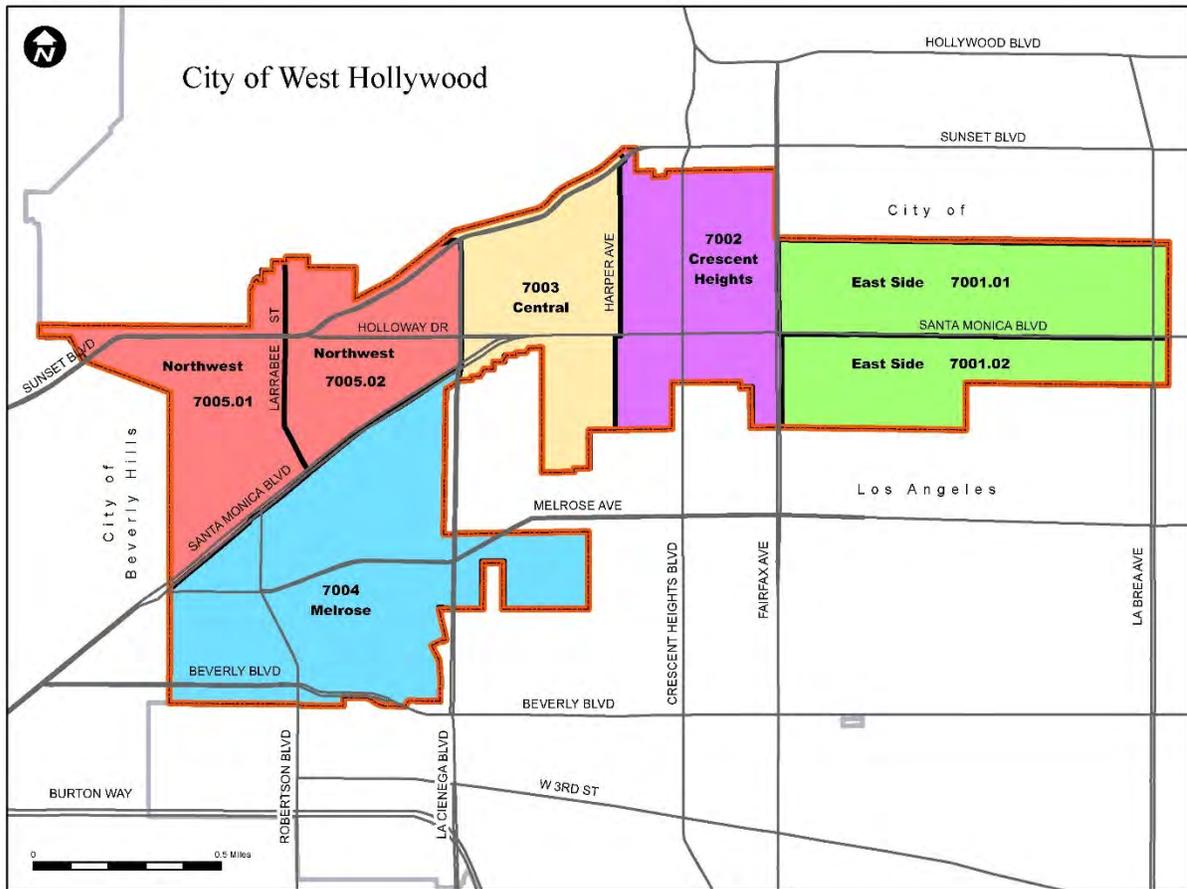
- **East Side (Tract 7001):** This census tract has 9,706 residents and extends west from La Brea to Fairfax. Between Fairfax and Gardner is a relatively dense residential and commercial neighborhood. East to La Brea are low density residential and commercial uses.
- **Crescent Heights (Tract 7002):** This census tract has 7,446 residents and extends from Fairfax west to Harper Avenue. The main land use is medium-high density residential and commercial uses along Santa Monica Boulevard.
- **Central (Tract 7003):** This tract has 6,223 residents and extends west from Harper Avenue to La Cienega. The primary land use is high density residential.

¹ Historical data for the small County unincorporated islands in the Westside is not available. Data for the Westside subregion presented throughout this report generally represents aggregates of the four cities.

² The subarea names are not officially recognized neighborhoods; they are used in this report only for the purpose of providing some geographic reference to the readers. Populations listed here are from the 2015-2019 American Community Survey 5-year estimates.

- **Melrose (Tract 7004):** Within the City limits of West Hollywood, this census tract has 5,162 residents. This tract extends west from La Cienega to the City limits, south from Santa Monica Boulevard and contains a mix of low density residential uses, as well as commercial and institutional uses.
- **Northwest (Tract 7005):** This tract has 7,913 residents and extends west from La Cienega to the City limits and north of Santa Monica Boulevard. This tract has high density residential areas on its eastern side, and low-medium density uses on its western side.

Figure 1: Census Tract Boundaries



B. Population Characteristics and Trends

Demographic characteristics of a community have direct impact upon housing needs. Characteristics such as race and ethnicity, population, age, structure, as well as income determine the type of housing needed and ability to afford housing. This section briefly outlines the major household characteristics in West Hollywood.

1. Population Growth

Population in the greater Los Angeles region continues to grow; however, population growth has slowed significantly in recent decades (Table 2). Countywide, the population increased by 36 percent from 1980 to 2020, with the majority of this growth occurring during the 1980s. The County experienced a population growth of 19 percent between 1980 and 1990, but an increase of just four percent between 2010 and 2020. Population growth within the Westside sub-region was more modest, with a population increase of just under four percent between 1980 and 2020. This limited population growth is reflective of the existing urbanized character of the Westside, and the scarcity of vacant land for development.

West Hollywood’s population has remained relatively stable since 1980, with an overall increase of just 1.4 percent over the previous four decades. The City’s population peaked in 1990 and decreased through the 1990s and 2000s; however, there was a slight increase (5 percent) between 2010 and 2020. West Hollywood experienced the smallest population increase of any of the Westside cities. However, this is consistent with the City’s highly urbanized character with a significant amount of existing medium and high density residential development.

	1980	1990	2000	2010	2020	% Change 1980-2020
Beverly Hills	32,367	31,971	33,784	34,109	33,775	4.4%
Culver City	38,139	38,793	38,816	38,883	39,705	4.1%
Santa Monica	88,314	86,905	84,084	89,736	92,357	4.6%
West Hollywood	35,703	36,118	35,716	34,399	36,203	1.4%
Westside (subregion)	194,523	193,787	192,400	199,137	202,040	3.9%
Los Angeles City	2,966,850	3,485,398	3,694,820	3,792,621	4,010,684	35.2%
Los Angeles County	7,477,503	8,863,164	9,519,338	9,818,605	10,172,951	36.0%

Sources:

Bureau of the Census, 1980, 1990, 2000 and 2010 Census.

CA Dept. of Finance, E-5 Population and Housing Unit Estimates, 2020.

2. Race and Ethnicity

Race and ethnicity of residents in a community can affect their housing needs and preferences. Cultural differences and preferences can have an impact on household characteristics and housing needs. Other factors, such as linguistic ability, may affect an individual’s ability to earn sufficient income to afford suitable housing. This section details the diversity of West Hollywood’s residents and its impact on housing needs.

Figure 2 indicates the race and ethnicity of residents of West Hollywood, the Westside subregion, and LA County. Non-Hispanic White residents made up the greatest proportion of West Hollywood’s population at 76 percent, according to the 2014-2018 American Community Survey (ACS). Approximately 11 percent of the population identified as Hispanic or Latino. Asian and Pacific Islander residents made up five percent of the population and Black residents accounted for just under four percent of the population. The racial make-up of the City has changed little since 2010; however, the proportion of non-Hispanic White residents has decreased by about two percent and the proportion of non-Hispanic persons identifying as having two or more races has increased slightly.

Figure 2: Population by Race and Ethnicity in West Hollywood, the Westside, and LA County



Source: Bureau of the Census, 2010 Census and 2014-2018 American Community Survey (ACS), 5-year Estimates

The racial and ethnic make-up of West Hollywood is generally similar to the Westside subregion. However, while the majority of the Westside’s population is non-Hispanic White like West Hollywood, the subregion is more diverse than the City. The proportions of Asian, Black or African American, and Hispanic or Latino residents are all higher within the subregion as a whole. Los Angeles County as a whole is significantly more diverse than both West Hollywood and the Westside, with substantially higher proportions of non-White residents compared to the City and subregion.

3. Foreign-Born Population

Although West Hollywood's population is relatively homogenous with respect to race, a significant share of the population is comprised of foreign-born persons. According to the 2014-2018 ACS, approximately 25 percent of the City's residents were born outside of the United States (Table 3). While still sizable, the proportion of foreign-born residents has dropped significantly since 2010 when 32 percent of residents were foreign born (2006-2010 ACS). The City's large foreign-born population is an important factor affecting housing needs, especially with respect to linguistic isolation.

Approximately 55 percent of the City's foreign-born population is from Europe. More specifically, Eastern European immigrants account for the largest proportion of the foreign-born population living in West Hollywood. They account for 9 percent of the City's total population and 37 percent of the foreign-born population. Of foreign-born residents, Ukraine and Russia are the most common country of birth. Residents born in Ukraine make up 16 percent of the foreign-born population and residents born in Russia make up 10 percent of the foreign-born population. Foreign born residents from Europe have been a stable population in the City over the last two decades. This population, whose primary language is Russian, is aging in place. Their consistent presence in West Hollywood contributes to the need for housing in the community that meets the needs of an older, frailer population with linguistic concerns. Linguistic concerns are discussed later in this section.

The City also has notable populations of Asian and Latin American foreign-born residents, making up six percent and three percent of the City's total population, respectively. However, when compared to the Westside subregion, West Hollywood has lower concentrations of Asian and Latin American foreign-born residents and higher concentrations of European foreign-born residents.

	West Hollywood			Westside		
	Number	% of Total Population	% of Foreign-Born Population	Number	% of Total Population	% of Foreign-Born Population
Total Population	36,384	100.0%	--	202,119	100.0%	--
Total Foreign Born Population	8,985	24.7%	100.0%	52,990	26.2%	100.0%
Place of Birth						
Europe	4,964	13.6%	55.2%	14,491	7.2%	27.3%
Asia	2,047	5.6%	22.8%	21,992	10.9%	41.5%
Africa	67	0.2%	0.7%	1,895	0.9%	3.6%
Oceania	323	0.9%	3.6%	1,097	0.5%	2.1%
Latin America	1,085	3.0%	12.1%	11,267	5.6%	21.3%
Northern America	499	1.4%	5.6%	2,248	1.1%	4.2%

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates

The City’s substantial foreign-born population makes linguistic ability an important issue. Linguistic ability can determine whether or not persons are able to secure employment and housing. In some cases, linguistic isolation can prevent residents from accessing social services, health care, and public assistance. Linguistic isolation may also result in ethnic enclaves characterized by social and cultural networks that impact housing choices and opportunities.

Language Spoken at Home ¹	2006-2010			2014-2018		
	Persons	Percent ²	% of Total Population	Persons	Percent ²	% of Total Population
English only	21,739	--	63.7%	25,256	--	70.6%
Total Non-English	12,377	100.0%	36.3%	10,524	100.0%	29.4%
Spanish	3,073	24.8%	9.0%	2,503	23.8%	7.0%
Other Indo-European	7,375	59.6%	21.6%	6,488	61.6%	18.1%
Asian and Pacific Island	1,063	8.6%	3.1%	1,011	9.6%	2.8%
Other	866	7.0%	2.5%	522	5.0%	1.5%

Source: Bureau of the Census, 2006-2010 and 2014-2018 American Community Survey, 5-year Estimates.

Note:

1. Population 5 years and over.
2. Percent of persons speaking a language other than English at home.

According to the 2014-2018 ACS, nearly 30 percent of all persons aged five and over in West Hollywood spoke a language other than English at home, down from 36 percent of residents in 2010. As shown in Table 4, the most prevalent non-English languages spoken were Indo-European (62 percent) and Spanish (24 percent). Consistent with the data on the City's foreign-born population, languages spoken by the City's population hailing from eastern Europe, such as Russian, are represented within the Indo-European category. The proportions of languages other than English spoken at home have remained relatively constant since 2010. This data, along with data showing the decline in foreign born residents and consistency in the place of birth, may suggest that many immigrants that moved to West Hollywood decades ago are choosing to age in place while fewer new immigrants are moving into the City.

Ensuring linguistic accessibility to the large proportion of non-English speaking residents in West Hollywood is essential to meeting their housing needs. This especially applies to the Russian and Spanish speaking residents who make up a large proportion of the City's residents. Specifically, having City materials available in these languages and making translators available at public meetings to facilitate the participation of these groups in matters that influence the provision of housing in the community is crucial. Furthermore, advertising of the availability of housing in the private market should be available in multiple languages to ensure equal access to housing.

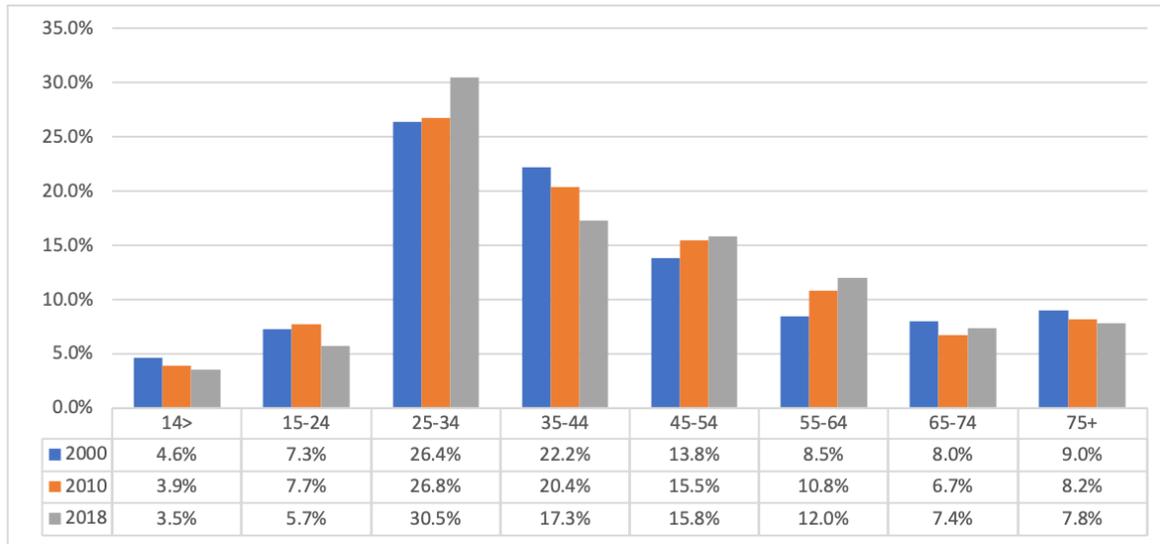
4. Population Age Structure

Housing need in a community is largely determined by population age structure and the life cycle of households because people require different types of housing at different stages in their life. For example, while younger single adults prefer smaller rentals, partners and families may prefer larger dwellings and those with children may desire homes with an open space. However, as children leave home, seniors may begin to trade in their larger dwellings for smaller and more accessible homes.

Figure 3 shows that the largest age group in West Hollywood in 2018 was adults between the ages of 25 and 34 (31 percent) and the proportion of residents in this age group has grown since 2010. The second largest group is adults between 35 and 44 years old, making up 17 percent of the population; however, this represents a decrease in proportion from 20 percent in 2010 and 22 percent in 2000.

According to the 2014-2018 American Community Survey (ACS), residents ages 14 and under made up under four percent of the population, similar to 2010. The proportion of residents ages 55-64 has grown steadily over the last two decades, from 8.5 percent in 2000 to 12 percent in 2018. However, this trend has not carried over to the City's senior populations. The proportion of residents ages 65-74 decreased between 2000 and 2010 and increased slightly between 2010 and 2018. The proportion of seniors over 75 has declined over the last two decades, from nine percent in 2000 to just under eight percent in 2018. However, with a growing number of adults ages 55 to 64 in the City, it can be anticipated that affordable housing for seniors will be a continuing need for the community to allow this population to age in place.

Figure 3: Age Distribution – West Hollywood



Source: Bureau of the Census, 2000 and 2010 Census; 2014-2018 American Community Survey (ACS), 5-year Estimates.

C. Household Characteristics and Trends

A household is defined as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

1. Household Characteristics

Household Type and Size

Table 5 shows the makeup of households in West Hollywood. One-person households make up the largest proportion of the City’s households at nearly 61 percent, according to the 2014-2018 ACS. Other non-family households also make up a significant proportion of West Hollywood households at 19 percent. Family households comprise 20.5 percent of all households, and families with children comprise just 4 percent of the City’s households. It should be noted that while the number of family households without children increased by 18 percent from 2010 to 2018, the number of family households with children decreased by 9 percent over the same period.

Households	2000		2010		2018		Percent Change	
	# of HHs	Percent	# of HHs	Percent	# of HHs	Percent	2000-2010	2010-2018
Total Households	23,120	100.0%	22,511	100.0%	23,538	100.00%	-2.6%	4.6%
Household Type								
Family Households	5,211	22.5%	4,343	19.3%	4,828	20.5%	-16.7%	11.2%
Families with Children	1,349	5.8%	1,053	4.7%	959	4.1%	-21.9%	-8.9%
Families without Children	3,862	16.7%	3,290	14.6%	3,869	16.4%	-14.8%	17.6%
Non-Family Households	17,909	77.5%	18,168	80.7%	18,710	79.5%	1.4%	3.0%
Householder Living Alone	13,990	60.5%	13,434	59.7%	14,290	60.7%	-4.0%	6.4%
Other Non-Family	3,919	17.0%	4,734	21.0%	4,420	18.8%	10.8%	-10.3%
Householder Age								
34 and under	7,124	30.8%	6,709	29.8%	7,548	32.1%	-5.8%	-12.5%
35 to 64 years	11,591	50.1%	11,882	52.8%	11,667	49.6%	2.5%	-1.8%
65+	4,395	19.0%	3,920	17.4%	4,323	18.4%	-1.6%	-1.6%
Household Size								
1 person	13,990	60.5%	13,434	59.7%	14,290	60.7%	-4.0%	6.4%
2 person	6,987	30.2%	7,172	31.9%	7,685	32.6%	2.6%	7.2%
3 to 4 person	1,934	8.4%	1,749	7.8%	1,496	6.4%	-9.6%	-14.5%
5+ person	209	0.9%	156	0.7%	67	0.3%	-25.4%	-57.1%

Source: Bureau of the Census, 2000 and 2010 Census; 2014-2018 American Community Survey (ACS), 5-year Estimates

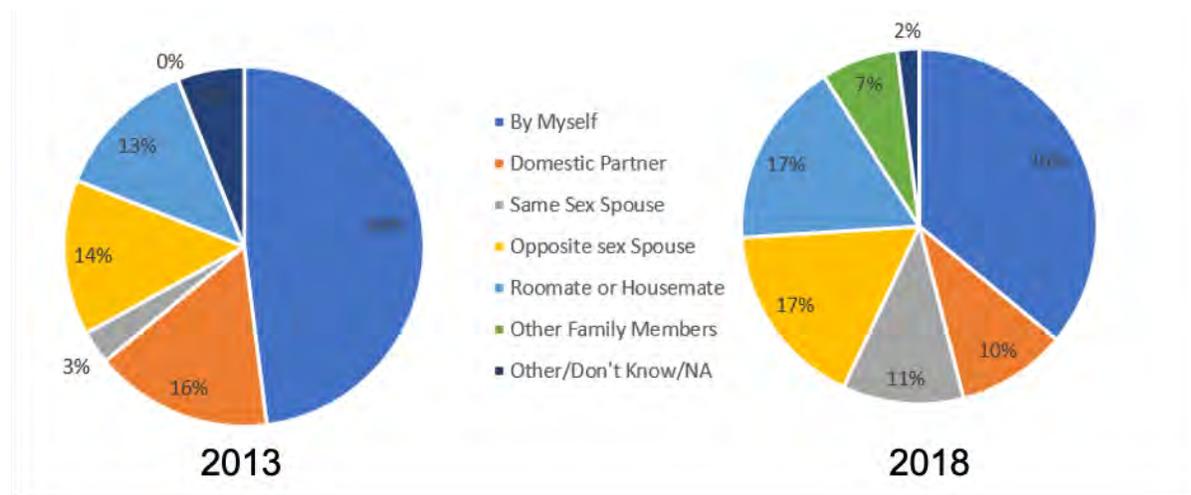
Householder age remained relatively constant between 2000 and 2018, with the largest proportion of householders aged 35 to 64 years (50 percent in 2018). The number of householders under 34 and over 65 has decreased slightly since 2000.

Household size characteristics have also been generally steady since 2000. As previously mentioned, the majority of West Hollywood households are one-person households. The number of two-person households has been increasing modestly, and two-person households made up 33 percent of households in 2018. Larger households containing three to four people comprised just under seven percent of households in 2018 and the number of larger households has been slightly decreasing since 2000.

Figure 4 provides information on household living arrangements from the City’s Community Study Survey. This survey is conducted periodically to help inform funding priorities for the City’s social services and programs. While the results differ somewhat from the ACS data presented above, it is helpful in that it provides further breakdown of household living arrangements within the City. According to the 2018 Community Study Survey, nearly four in ten (38 percent) residents in the City live with an intimate partner

(domestic partner, same sex spouse, or opposite sex spouse), making this the most common household type in West Hollywood. More specifically, 17 percent live with an opposite-sex spouse, 11 percent live with a same-sex spouse, and 10 percent live with a domestic partner. There has been an increase in same-sex spouses living together (from three percent in 2013 to 11 percent in 2018), and a corresponding decrease in domestic partnerships (from 16 percent in 2013 to 10 percent in 2018), perhaps due to the changing legal status of same-sex unions. The 2018 Community Study Survey also reported a significant population that resides alone (36 percent).

Figure 4: West Hollywood Household Living Arrangements in 2013 and 2018



Source: City of West Hollywood, Community Study Survey, 2013, 2018

Population in Households

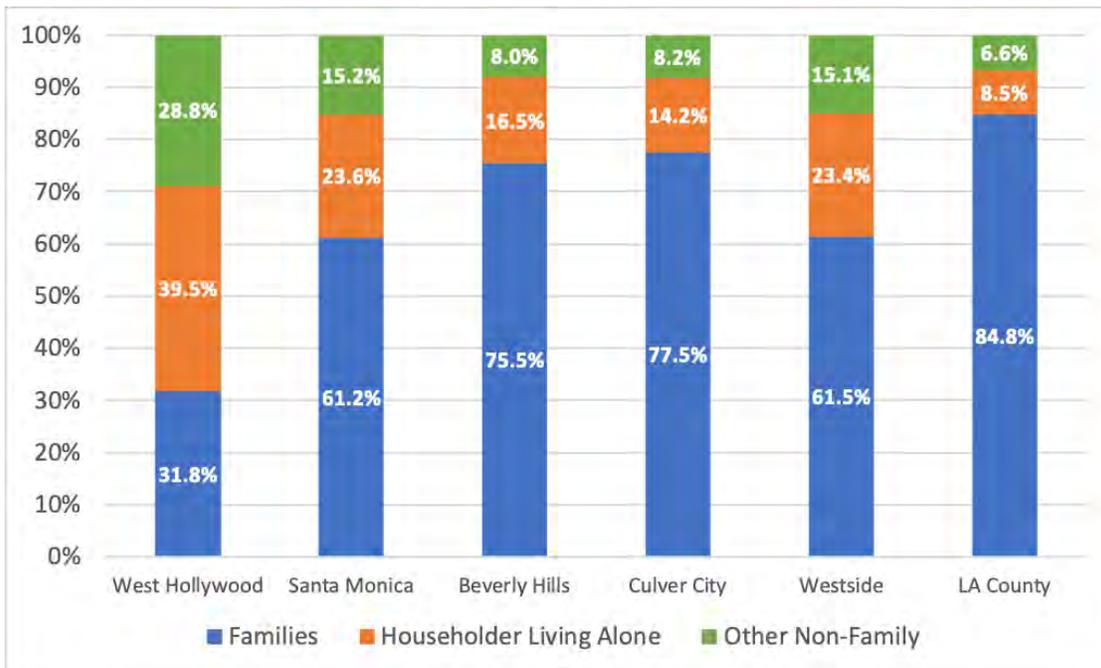
Due to the large proportion of one-person households in West Hollywood, the average household size in the City was small – just 1.54 persons per household in 2018. About two-thirds of the City’s population lived in non-family households in 2018, including 39 percent living alone (Table 6). About 32 percent of residents lived in family households. As shown in Table 6, these proportions have remained relatively stable in recent years.

Household Type	2012		2018	
	Number	Percent	Number	Percent
Total Population	34,572	100.0%	36,384	100.0%
In Households	34,409	99.5%	36,222	99.6%
In Family Households	11,024	31.9%	11,503	31.6%
In Non-Family Households	23,385	67.6%	24,719	67.9%
Householder Living Alone	14,233	41.2%	14,290	39.3%
In Group Quarters	163	0.5%	162	0.4%
Average Household Size	1.53		1.54	

Source: Bureau of the Census, 2008-2012 and 2014-2018 American Community Survey (ACS), 5-year Estimates

The large number of non-family households in West Hollywood, including householders living alone, is unique in Los Angeles County (Figure 5). The proportion of the population living in single households was less than nine percent in the County, compared to nearly 40 percent in West Hollywood. Approximately 85 percent of the County’s population in households lived in a family household, compared to 32 percent of the City’s population. West Hollywood is unique in the Westside region as well. While the other Westside cities tend to have lower proportions of their populations in family households when compared to the County, they have significantly higher proportions of family households than West Hollywood (Figure 5).

Figure 5: Population by Household Type – West Hollywood and the Region



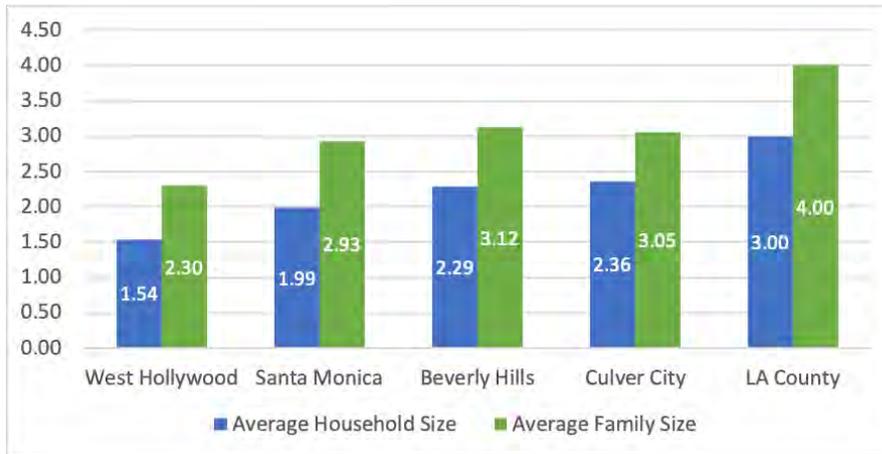
Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Generally, average household size increases when the proportion of family households in a community increases. Therefore, it should come as no surprise that West Hollywood had the smallest average household size among Westside communities and the County of Los Angeles (

Figure 6). The average household size of the County at 3.00 is nearly double the average household size of the City as 1.54.

The City’s household types and average size appear to be relatively congruous with the City’s housing stock. As discussed later, much of the homes within the City are smaller and would generally not be appropriate for larger households or families.

Figure 6: Average Household and Family Size – West Hollywood and the Region



Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

D. Employment and Income Characteristics

1. Employment Profile

Employment characteristics also affect housing needs of residents within West Hollywood. Different occupations often translate into different wage levels -- therefore affecting the ability to afford certain types of housing.

Table 7 presents the 2014-2018 ACS data on employment by occupation and the median wage by occupation. Over one-half (58 percent) of West Hollywood residents worked in management and professional occupations between 2014 and 2018, followed by 22 percent in sales and office occupations. Service occupations employ 14 percent of residents. Residents in the Westside subregion had similar employment patterns to West Hollywood. However, the City and County of Los Angeles, differ in that employment is spread more evenly across occupations, with significantly more residents employed in service, natural resources, and production occupations compared to the Westside region and significantly fewer employed in management occupations.

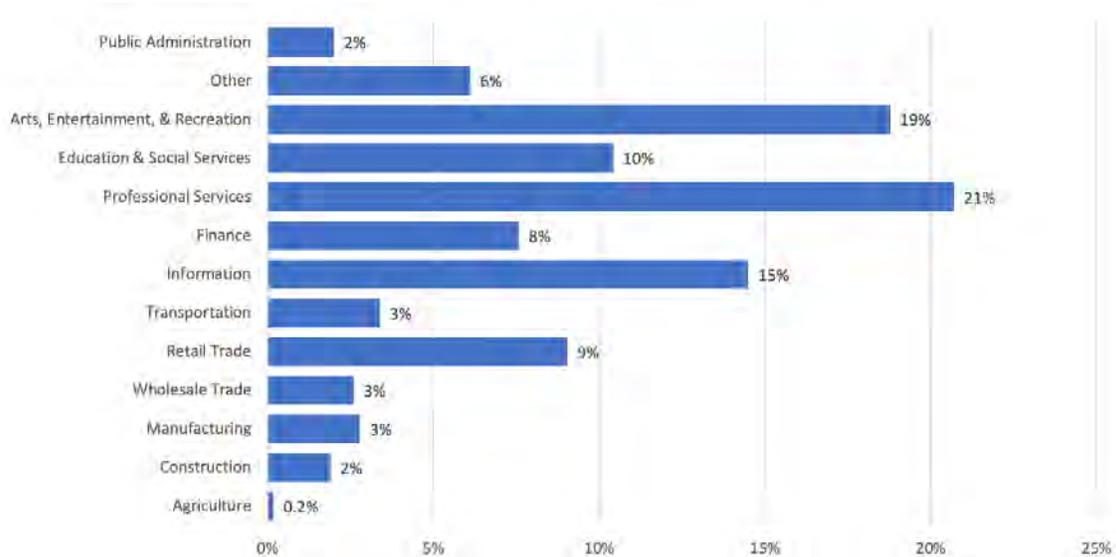
According to the 2014-2018 ACS, the median annual earnings for West Hollywood residents was \$55,880. This is significantly higher than that of the County as a whole, where the median was \$34,430. Management and professional occupations, which employ the largest proportion of West Hollywood residents are the highest paid with a median annual wage of \$68,272. Service and natural resources and construction occupations are the lowest paid, with median annual wages of \$33,113 and \$30,682, respectively. As noted above, a significant portion of residents are employed in service occupations. Therefore, the employment figures indicate a need for a housing stock that can accommodate a wide economic spectrum.

Table 7: Employment Profile in West Hollywood and the Region (2014-2018)

Occupation	West Hollywood			Santa Monica	Beverly Hills	Culver City	LA City	LA County
	Median Annual Earnings	Number	Percent					
Management/Professional	\$68,272	15,040	58.0%	65.9%	60.6%	58.6%	37.8%	37.0%
Service	\$33,113	3,660	14.1%	10.9%	8.8%	12.3%	20.7%	18.9%
Sales/Office	\$53,568	5,571	21.5%	18.0%	25.7%	22.0%	21.2%	22.7%
Natural Resources, Construction, Maintenance	\$30,682	410	1.6%	1.8%	1.2%	2.9%	7.7%	7.6%
Production, Transportation, Material Moving	\$34,250	1,238	4.8%	3.4%	3.6%	4.2%	12.6%	13.8%
Total	\$55,880	25,919	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Figure 7: Employment by Industry



Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

While Table 7 provided a breakdown of workers residing in West Hollywood by occupation, Figure 7 shows the industrial sectors in which West Hollywood residents work. The most prevalent industry is Professional Services, which employs 21 percent of all workers residing in the City. The second most prevalent industry is Arts, Entertainment, Recreation, comprising 19 percent of the total.

Table 8 shows the top ten employers in West Hollywood. The Los Angeles County Metropolitan Transportation Authority (Metro) is the largest employer in the City. While

public agencies such as Metro and the City, which is the fourth largest employer, generally have higher paying jobs and better benefits, many of the City’s top employers employ primarily service workers (i.e., grocery stores, night clubs, hotels, parking garages). These service employees likely have lower incomes as shown in Table 7, and their affordable housing options in the City would therefore be limited.

COVID Impact

The long-term impacts of the COVID-19 pandemic are not yet known. However, its short-term impacts on unemployment rate have been significant. Prior to the pandemic, unemployment rate was 5.8 percent in West Hollywood according to the Bureau of Labor Statistics. During the first three months of the Safer at Home Order, unemployment rate in the City soared to 21.0 percent between April and June 2020. Although employment trends have continued to improve as the spread of the Coronavirus has slowed, the City’s April 2021 unemployment rate was reported at 11.1 percent, still close to double that of pre-pandemic records.

Employer	Industry	# Employed	% of Total City Employment
LA County Metropolitan Transportation Authority	Public Agency	559	2.6%
Target Corp. ¹	Retail	289	1.3%
CityGrid Media/Inter Active Corp. ¹	Advertising	288	1.3%
City of West Hollywood	Public Agency	236	1.1%
1 Oak LA ¹	Night Club	200	0.9%
Laz Parking ¹	Parking Garage	200	0.9%
Pavilions ¹	Grocery Store	180	0.8%
KKGH Management LLC (Argyle Hotel) ¹	Hotel	165	0.8%
Andaz West Hollywood	Hotel	161	0.7%
Whole Foods Market ¹	Grocery Store	153	0.7%
Total Jobs By Principal Employers		2,431	11.1%
Total Jobs (estimated) in City of West Hollywood²		21,800	100.0%

Notes:

1. FY 2018-2019 estimates used. Due to COVID-19, these companies could not be contacted to confirm the number of employees; therefore, prior year information was used.
2. Employment data per California Employment Development Department.

Sources:

1. City of West Hollywood, 2020.
2. California Employment Development Department, 2020.

2. Income Profile

Median Incomes

West Hollywood is committed to ensuring that residents, regardless of economic status, have access to adequate and affordable housing opportunities. The primary factors affecting access to housing are household income and the availability and affordability of housing. This section documents changes in the economic status of West Hollywood residents. Later sections of this report will address the availability and affordability of housing. In general, median household income is the most commonly used data for income comparison. However, household income is a limited measure because it fails to account for differences in household characteristics among communities. The comparison implicitly assumes that each community has similar composition of households.

West Hollywood has a significantly higher share of retired and one-person households than the City of Los Angeles and the Westside subregion. Because of these differences in household composition, it is important to compare family and non-family median incomes when analyzing income in the region. The Census defines “family” as two or more people who reside together and who are related by birth, marriage or adoption; therefore, according to the Census non-family households include single-person households, roommate households and unmarried couples living together. Median household income in West Hollywood was lower than in the County and in nearby Westside communities (Table 9). However, family income was on par with the County median and non-family income in the City was significantly higher than the countywide median.

Median Income	West Hollywood	Santa Monica	Beverly Hills	Culver City	LA City	Los Angeles County
Household	\$69,249	\$93,865	\$103,403	\$90,183	\$58,385	\$64,251
Family	\$89,444	\$126,239	\$150,463	\$114,424	\$65,422	\$72,362
Non-Family	\$61,674	\$72,044	\$63,622	\$61,368	\$43,921	\$44,474
<i>Proportional Comparison to the County of Los Angeles</i>						
Household	107.8%	146.1%	160.9%	140.4%	90.9%	100.0%
Family	123.6%	174.5%	207.9%	158.1%	90.4%	100.0%
Non-Family	138.7%	162.0%	143.1%	138.0%	98.8%	100.0%

Notes:

1. The median incomes presented in this table represent the median income of all households/families, regardless of size.
2. Median incomes are in 2019 inflation-adjusted dollars.

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Income Distribution

For purposes of housing planning and affordable housing funding, State housing laws have established the following income levels based on Area Median Income (AMI):

- Extremely Low Income: 0 to 30 percent AMI
- Very Low Income: 31 to 50 percent AMI
- Low Income: 51 to 80 percent AMI
- Moderate Income: 81 to 120 percent AMI

- Above Moderate Income: greater than 120 percent AMI

Combined, extremely low, very low, and low income households are considered lower income. While not identical to the State’s income levels, the Census Bureau’s Comprehensive Housing Affordability Strategy (CHAS) data set prepared for the U.S. Department of Housing and Urban Development (HUD) provides information on the number households living at various income levels based on AMI. As shown in Table 10, between 2013 and 2017, approximately 42 percent of the City’s households earned lower incomes, while approximately 58 percent earned moderate or above moderate incomes. It is important to note that the two largest income groups in the City were those earning more than 100 percent of the AMI and those earning less than 30 percent of the AMI. This is consistent with the City’s employment profile as shown in Table 7, where a large proportion of the population works in management or professional occupations which tend have higher incomes, and another significant portion of the population works in service occupations which tend to be the lowest paid.

Table 10: Income Distribution – West Hollywood and the Region				
Income Level	West Hollywood		LA City	LA County
	Number of Households	Percent of Households	Percent of Households	Percent of Households
Less than 30% of AMI	4,520	20.0%	22.5%	19.5%
31 to 50% of AMI	2,140	9.5%	15.3%	14.6%
51 to 80% of AMI	2,925	12.9%	17.2%	17.5%
81 to 100% of AMI	2,015	8.9%	8.8%	9.5%
Over 100% of AMI	11,000	48.7%	36.1%	38.9%
Total	22,600	100.0%	100.0%	100.0%

Source: U.S. Dept. of Housing and Urban Development, Comprehensive Affordability Strategy (CHAS), (2013-2017 ACS), 2020.

Note: HUD categories vary slightly from those designated by HCD.

When compared to the City and County of Los Angeles, West Hollywood’s proportion of extremely low income households is notable. While West Hollywood has a significantly higher proportion of above moderate income households compared to the City of Los Angeles and the County, the proportion of households with extremely low incomes is similar for all three.

Neighborhood Income Comparison

In analyzing the economic status of households in a community, it is important to identify neighborhoods where low income households are disproportionately concentrated. This section discusses the economic status of the City’s five neighborhoods. Table 11 presents the median incomes for households within each of the City’s neighborhoods. The Los Angeles County median is used as a reference point to compare median incomes throughout the City.

West Hollywood’s East Side had the lowest median income and the highest poverty rate in the City. Specifically, Tract 7001.02 within the East Side has a significantly higher poverty rate than the rest of the City at 21 percent. Median incomes within this tract are well below the County median for all households. The median household income for households within Tract 7001.01 of the East Side neighborhood were also lower than the County median; however, family and non-family median incomes were higher than the County median. The Crescent Heights area also had median incomes that were generally lower than the rest of the City. Family incomes were notably lower in Crescent Heights at 82 percent of the County median. Figure 8 provides a visual representation of median household, family, and non-family incomes in the City’s neighborhoods.

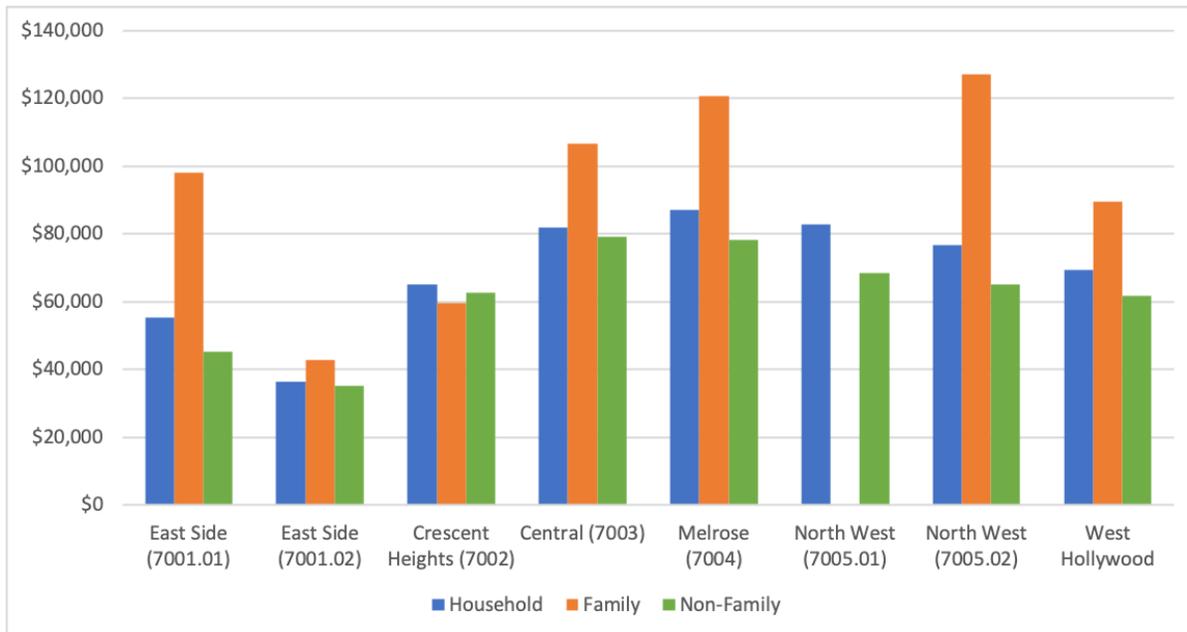
Median Income	East Side		Crescent Heights	Central	Melrose	North West		West Hollywood
	Tract 7001.01	Tract 7001.02	Tract 7002	Tract 7003	Tract 7004	Tract 7005.01	Tract 7005.02	
Household	\$55,386	\$36,568	\$65,190	\$81,909	\$87,016	\$82,847	\$76,765	\$69,249
Family	\$97,986	\$42,957	\$59,479	\$106,707	\$120,729	-	\$127,023	\$89,444
Non-Family	\$45,287	\$35,250	\$62,769	\$79,213	\$78,304	\$68,476	\$65,268	\$61,674
<i>Proportional Comparison to County of Los Angeles</i>								
Household	86.2%	56.9%	101.5%	127.5%	135.4%	128.9%	119.5%	107.8%
Family	135.4%	59.4%	82.2%	147.5%	166.8%	-	175.5%	123.6%
Non-Family	101.8%	79.3%	141.1%	178.1%	176.1%	154.0%	146.8%	138.7%
Percent Below Poverty Level	14.1%	20.9%	13.8%	11.7%	10.4%	7.0%	12.7%	13.0%

Notes:

1. The median incomes presented in this table represent the median income of all households/families, regardless of size.
2. Median incomes are in 2019 inflation-adjusted dollars.
3. - = Data not available.

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Figure 8: Median Income by Neighborhood - West Hollywood



Income Changes Over Time

An important question affecting housing policy is whether West Hollywood residents have improved their economic standing over time. Unfortunately, direct comparison is not possible because the Census does not show whether changes in household income are due to the influx/exit of residents or actual changes in the economic status of current residents. However, when comparing median household income in the various neighborhoods with the countywide figures, some general trends may be inferred (see Table 12). West Hollywood as a whole has seen a continuous increase in household median income, compared to the County. This trend is also reflected in the Crescent Heights, Central, and Northwest neighborhoods of the City. While the comparison to the County held steady for the Melrose neighborhood between 2000 and 2010, there was a significant increase between 2010 and 2018. This is likely due to an influx of higher income households than regular income increases due to inflation or improvements to employment status of existing residents. The East Side, particularly Tract 7001.02, is unique in West Hollywood in that it is the only census tract where median incomes have fallen when compared to the County median. This suggests that affordable housing needs may be more acute in this part of the City.

Neighborhood	2000		2010		2018	
	Income	% of Count	Income	% of Count	Income	% of Count
East Side (7001.01)	\$27,543	65.3%	\$35,466	63.9%	\$55,386	86.2%
East Side (7001.02)			\$28,794	51.9%	\$36,568	56.9%
Crescent Heights	\$37,239	88.3%	\$54,375	98.0%	\$65,190	101.5%
Central	\$47,574	112.8%	\$66,368	119.6%	\$81,909	127.5%
Melrose	\$40,521	96.0%	\$53,013	95.6%	\$87,016	135.4%
Northwest (7005.01)	\$46,143	109.4%	\$65,077	117.3%	\$82,847	128.9%
Northwest (7005.02)			\$65,108	117.4%	\$76,765	119.5%
West Hollywood	\$38,914	92.2%	\$52,009	93.8%	\$69,249	107.8%
County Median	\$42,189	100.0%	\$55,476	100.0%	\$64,251	100.0%

Source: Bureau of the Census, 2000 Census; 2006-2010 American Community Survey, 2014-2018 American Community Survey, 5-year Estimates.

E. Specialized Household Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain West Hollywood residents may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems. “Special needs” groups in West Hollywood include the following: senior households, persons with disabilities, large households, single-parent households, persons living in poverty, farmworkers and the homeless (Table 13). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Special Needs Group¹	Number of People or Households	Number of Owners	Percent Owner	Number of Renters	Percent Renter	Percent of Total Households or Population
Households with Seniors	4,469	--	--	--	--	19.0%
Senior Headed Households	4,323	1,274	29.5%	3,049	70.5%	18.4%
Seniors Living Alone	2,926	780	26.7%	2,146	73.3%	12.4%
Persons with Disabilities ²	4,124	--	--	--	--	11.4%
Large Households ³	52	16	30.8%	36	69.2%	0.2%
Single-Parent Households	392	--	--	--	--	1.7%
Female Headed Households with children	316	--	--	--	--	1.3%
Persons Living in Poverty	4,719	--	--	--	--	13.0%
Farmworkers ⁴	16	--	--	--	--	<0.1%
Homeless ⁵	112	--	--	--	--	0.3% ⁶

Notes:

1. Unless otherwise noted, data is from the 2014-2018 ACS
2. Total civilian noninstitutionalized population
3. Data from the 2015-2019 ACS
4. Civilian employed population 16 years and over employed in all farming, fishing, and forestry occupations
5. Data from 2020 LAHSA Homeless County
6. Percent calculated using 2020 DOF population estimates

Sources:

1. Bureau of the Census, 2014-2018 and 2015-2019 American Community Survey (ACS), 5-year Estimates
2. Los Angeles Homeless Services Authority (LAHSA) Homeless County by Community/City, 2020
3. Department of Finance (DOF) E:1: Population Estimates, January 2020.

1. Senior Households

Older adult households may have special needs resulting from four main concerns: finances, health status, mobility and transportation choices.

In 2018, older adults (age 65 and up) comprised approximately 15 percent of the total population in the City. Additionally, senior-headed households made up 18 percent of all households in the City. Of these senior-headed households, 30 percent owned their homes and 70 percent rented their homes. Approximately two thirds of the City’s senior-headed

households are seniors living alone. The needs of seniors living alone related to finances, mobility and other factors may be particularly acute.

As shown in Table 14, the majority of West Hollywood’s senior households (58 percent) fall within the lower income categories, earning 80 percent or less of the area median income. However, renter senior households, which comprise 55 percent of senior households, are more likely to have lower incomes. A total of 81 percent of renting senior households are considered lower income and 54 percent of renting senior households earn less than 30 percent of the area median income.

Income Category	% of Senior Owner Households	% of Senior Renter Households	Total Senior Households (#)	Percent of Total Senior Households
< 30% of AMI	12%	54%	2,055	35%
30-50% of AMI	11%	16%	810	14%
50-80% of AMI	7%	11%	545	9%
80-100% of AMI	2%	8%	310	5%
>100% of AMI	67%	11%	2,110	36%
Total	2,595 (45%)	3,235 (55%)	5,830	100%

Source: U.S. Dept. of Housing and Urban Development, Comprehensive Affordability Strategy (CHAS), (2013-2017 ACS), 2020.

Note: HUD categories vary slightly from those designated by HCD.

Residents with disabilities make up a separate special needs category but many seniors are also living with one or more disabilities. Approximately 43 percent of the City’s senior residents had some type of disability, according to the 2014-2018 ACS. The most common types of disabilities were related to mobility and independent living.

This data indicates an acute need for affordable rental units that address the special needs of seniors through universal design, accessibility, proximity to transit, medical services, and other supportive services.

Resources

The special needs of seniors can be met through a range of supportive services, including congregate care, rent subsidies, financial assistance, shared housing, and housing rehabilitation assistance. For vulnerable older adults, housing can be modified with universal design features that support independent living. Assisted living options are limited in the community. As of March 2021, only two licensed residential care facilities are located in West Hollywood. These two facilities have a combined capacity of 20 beds.

Residential care homes serving six or fewer clients are permitted in all residential zones in West Hollywood. Care homes serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving 13 or more clients are permitted subject to a CUP. Residential care homes face the same restrictions based on size in commercial zones.

2. Persons with Disabilities

A “disability” is defined as a long-lasting physical, mental, or emotional condition. This can include people with vision, hearing, ambulatory, cognitive, self-care, and independent living disabilities. Persons with a disability can successfully live independently in housing that is accessible and affordable. Affordability is especially important because people with disabilities are often managing high health care costs on limited budgets.

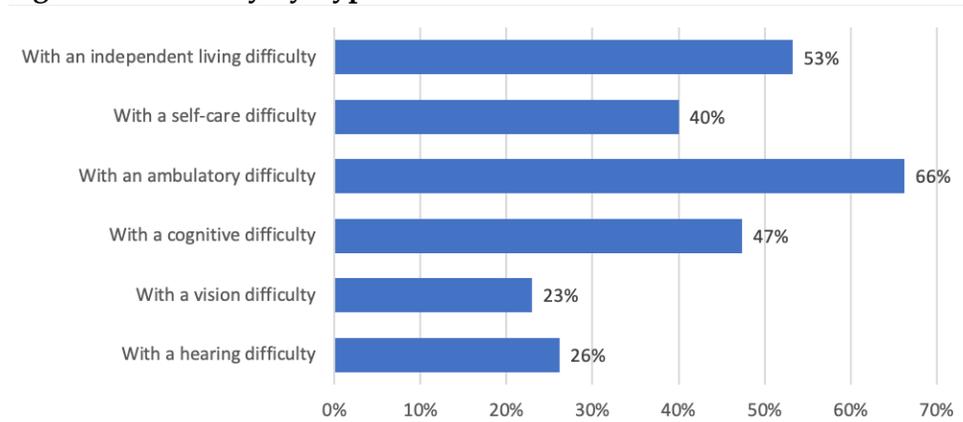
The 2014-2018 ACS estimated that about 11 percent of West Hollywood residents are living with one or more disabilities. Table 15 details the number of residents with disabilities based on age. Seniors with disabilities are the most common, comprising 57 percent of persons with disabilities, and 43 percent of all residents.

Age Group	Number of Disabled Persons	Percent of Total
Under 5 years	0	0.0%
5 to 17 years	33	0.8%
18 to 64 years	1,739	42.2%
65 years and over	2,352	57.0%
Total	4,124	100.0%

Source: Bureau of the Census, 2014-2018 American Community Survey, 5-year Estimates

The ACS also tallied the number of disabilities by type for residents with one or more disabilities. This data indicates that disabilities impacting mobility and independent living were the most common. These types of disabilities are even more prevalent among adults over 65 years of age, according to the ACS. Among adults ages 18 to 64, cognitive difficulties were the most common.

Figure 9: Disability by Type



Source: Bureau of the Census, 2014-2018 American Community Survey, 5-year Estimates

Residents living with HIV/AIDS are also considered part of the population of people living with disabilities. While the Census Bureau does not collect information on this population group, the County of Los Angeles Public Health Department produces HIV Epidemiologic Profiles that provide additional data about HIV/AIDS. The latest report was produced in 2015. According to County data, West Hollywood had one of the highest rates of persons living with HIV/AIDS in the County in 2014 at 6,309 persons per 100,000.³ Based on the City’s 2014 population estimate, this equates to approximately 2,211 persons in the City living with HIV/AIDS, or about 6 percent of the population.

Persons with Developmental Disabilities

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the California Welfare and Institutions Code a developmental disability means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other handicapping conditions that are solely physical in nature.”

The Census does not record information on persons with developmental disabilities; however, the State Department of Developmental Services provides data on persons with development disabilities by zip code. There are four zip codes within the City of West Hollywood which also encompass areas outside of the City. Therefore, the data provided in Table 16 includes areas that are outside of the City and the actual total number of persons with development disabilities within the City is likely lower.

³ Source: Division of HIV and STD Programs, Los Angeles County Department of Public Health, An Epidemiologic Profile of HIV in Los Angeles County, 2015.

Zip	0-17 years	18+ years	Total
90069	24	12	36
90046	88	66	154
90048	61	45	106
90038	134	80	214
Total	307	203	510

Source: California Dept. of Developmental Services, December 2020.

As shown in Table 16, approximately 510 persons with developmental disabilities reside within the four listed zip codes and about 60 percent of these individuals are under the age of 18. The Department of Developmental Services also reports that the vast majority of persons with developmental disabilities live in the home of a parent or guardian. Others may live in a community care facility or other supported living facility.

Resources

In general, housing design and accessibility features can support people with disabilities to live independently in the community. State and federal legislation (i.e., the Americans with Disabilities Act) mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. However, given the older housing stock in the City, the majority of the units are not accessible for persons with ambulatory disabilities.

The Zoning Ordinance allows for reasonable accommodations pursuant to state and federal Fair Housing Laws to “eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of choice”. The reasonable accommodation procedure allows for an exception or modification of zoning regulations to better accommodate a person living with a disability. A common example is a modification of setback standards or allowable projections into the front yard to allow for a ramp to provide wheelchair access to a dwelling. Reasonable accommodations are reviewed and approved administratively by the Planning and Development Services Director.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for a person with a developmental disability is the transition from the person’s living situation as a child to the maximum level of independence as an adult.

The State of California Community Care Licensing Division identifies one adult residential facility in West Hollywood that provides 24-hour non-medical care for adults ages 18-59 who need assistance providing for their own daily needs. This facility has capacity for 15 residents. Additionally, there are two licensed facilities within the City

providing assisted living for older adults with a combined capacity of 20 clients. Residential care homes serving six or fewer clients are permitted in all residential zones in West Hollywood. Care homes serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving 13 or more clients are permitted subjected to a CUP. Residential care homes are subject to the same permit requirements in commercial zones, based on the number of clients served.

3. Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households often have lower disposable incomes on a per-capita basis, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

According to the 2015-2019 ACS, there were 52 large households residing in West Hollywood, comprising less than one half percent of the City's households; therefore, large households do not constitute a significant special needs population in the City.

Resources

The City's large households can benefit from programs and services that provide assistance to lower and moderate income households in general. These programs include the Housing Choice Voucher program, which offers rental assistance to residents, and publicly assisted affordable housing in the City (see inventory in Table 29 on page 66).

4. Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for convenient and affordable childcare, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability. Less than two percent of West Hollywood households in 2018 were single-parent households (392 households). However, 81 percent of these single-parent households were headed by females.

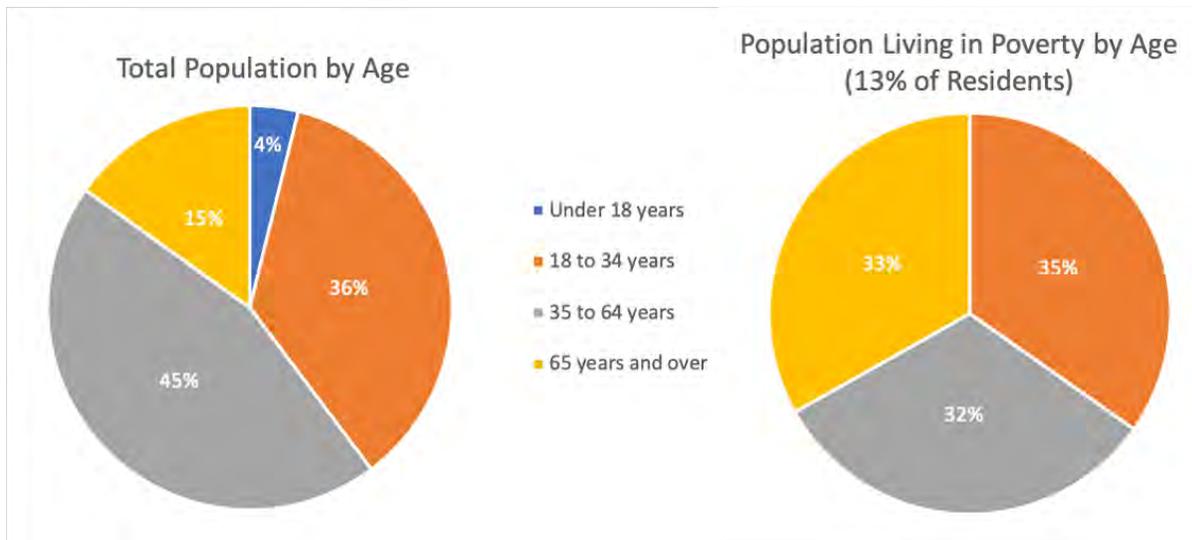
Resources

A number of programs and services in the City provide assistance to single-parent households. The City offers information and referrals on its website regarding local schools, day-care providers, and other services for children and youth. A Social Services Guide distributed by the City also details 21 parenting and children and youth services accessible to residents.

5. Residents Living Below the Poverty Level

Households with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations, such as housing subsidies, utility allowances, and other living expense subsidies. The 2014-2018 ACS found that 13 percent of all persons in the City live below the poverty level. The proportion of West Hollywood residents living below the poverty level has remained stable since 2010. As shown in Figure 10, seniors are disproportionately living in poverty: adults 65 years and over make up 15 percent of the City’s total population, but 33 percent of the City’s residents living in poverty are 65 and over.

Figure 10: Total Population and Population in Poverty by Age in West Hollywood



Source: Bureau of the Census, 2014-2018 American Community Survey, 5-year Estimates

Resources

Housing Choice Vouchers (HCV) represent a significant resource for persons living below poverty. As of June 2021, 720 households (with an average annual income of \$14,329) are assisted under the HCV program. Specifically, 600 are elderly households and 575 disabled households.

Small households living in poverty can benefit from single room occupancy housing units (SROs). The West Hollywood Zoning Ordinance defines SRO units as “a residential facility providing individual secure room/s for one or two person households, which may have individual or shared kitchen and/or bathroom facilities. SRO units are rented on a monthly basis or longer.” The Zoning Code was also amended to allow for the development of SRO units in the R3, R4, and CC zones, subject to a conditional use permit.

6. Farmworkers

The City of West Hollywood is a highly urbanized and built out community. No farmland or farm operations exist in the City. The 2014-2018 ACS documents 16 residents employed in farming, fishing, and forestry occupations. Because farmworkers make up such a small percentage (less than 0.1 percent) of the City's population, no specific programs are necessary for these special needs group. In general, housing assistance such as rent subsidies would benefit farmworker households.

7. Persons Experiencing Homelessness

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of persons experiencing homelessness. "Homeless" as defined by the U.S. Department of Housing and Urban Development (HUD), means:

- An individual or family who lacks a fixed, regular, and adequate nighttime residence;
- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- An individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- An individual or family who:
 - Will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations;
 - Has no subsequent residence identified; and
 - Lacks the resources or support networks needed to obtain other permanent housing;
- Unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who:
 - Have experienced a long-term period without living independently in permanent housing;
 - Have experienced persistent instability as measured by frequent moves over such period; and
 - Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health

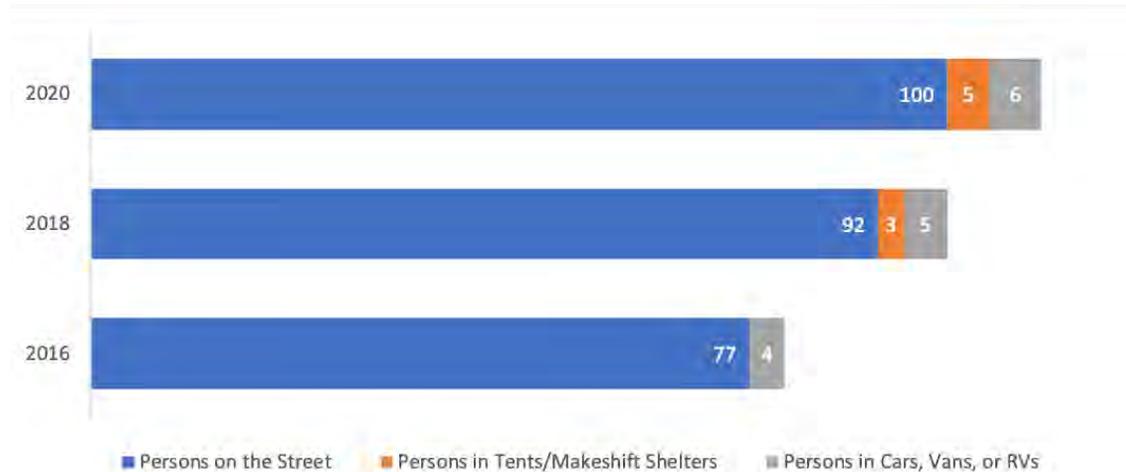
conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

- Any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions in the individual’s or family’s current housing situation, including where the health and safety of children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was experiencing homelessness when entering and will discharge without housing), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

According to the Los Angeles Homeless Services Authority’s (LAHSA) 2020 point-in-time homeless count, identified 111 people experiencing homelessness in West Hollywood. As shown in Figure 11, this number has been increasing since 2016. The vast majority of unhoused individuals were seen on the street, while a few were in tents, makeshift shelters, or cars/RVs. None of the people identified as experiencing homelessness in West Hollywood were recorded as “sheltered” because the City does not have a shelter/overnight facility within city limits in which people can be counted during the annual homeless count.

Figure 11: Persons Experiencing Homelessness by Setting (2016, 2018, and 2020)



Source: Los Angeles Homeless Services Authority (LAHSA) Homeless County by Community/City, 2016, 2018, 2020.

Resources

The City received County Measure H funds in 2017 to support the development of a plan to address homelessness. In 2018, the City adopted the “West Hollywood Five-Year Plan

to Address Homelessness in Our Community.” While housing is a key component addressed throughout the Plan, the following goals of the Plan specifically address housing for people experiencing homelessness:

Goal 3: Establish bridge housing and day center facilities in West Hollywood to serve people who are homeless in the City.

Goal 5: Increase the number of supportive housing, special needs housing and other permanent housing options in West Hollywood for people who have experienced or are at risk of homelessness.

In support of these goals, the City was awarded \$300,000 in Measure H grant funds in 2019 to fund staffing capacity to plan and develop an interim housing site in the City. Additionally, the City is in the process of developing a pilot program that would specifically provide accessory dwelling units for tenants who have previously experienced homelessness. More information about the Five-Year Plan and the City’s progress on the Plan goals can be found in the 2020 Progress Update ; [2021 Progress Update](#) and at www.weho.org/homeless

F. Housing Stock Characteristics

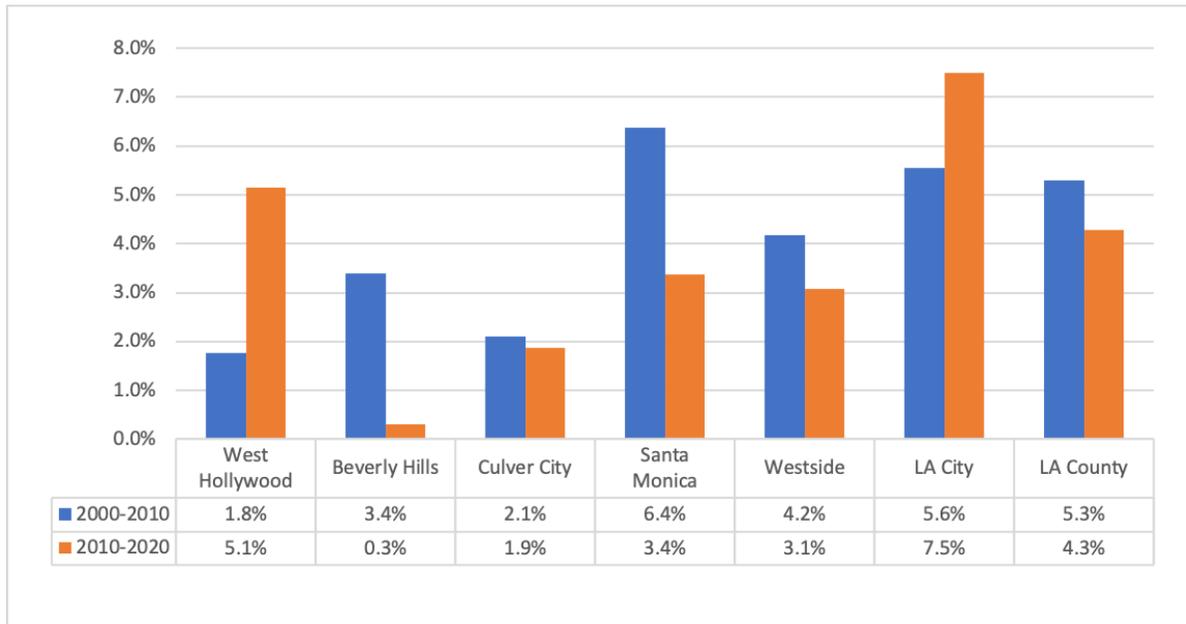
A community’s housing stock is defined by the number and condition of housing units located within the jurisdiction. Housing stock characteristics include growth, age, types, condition, tenure, vacancy status, costs and affordability. These characteristics are all important in determining the housing supply of a community.

1. Housing Growth

The City’s housing stock largely reflects its proximity to regional employment and entertainment centers, as well as planning efforts by the County of Los Angeles prior to City incorporation. High demand for scarce land resulted in a very dense and compact urban environment consisting largely of multi-family apartments and condominiums.

Between 2000 and 2010, the City’s housing stock increased by 1.8 percent, which was lower than all other cities in the Westside region as well as the City of Los Angeles and the County. However, between 2010 and 2020, the City experienced a 5.1 percent growth in housing units, representing a net increase of 1,265 units. This was the highest growth rate among the Westside cities and higher than that of the County during the same time period. Only the growth rate for the City of Los Angeles was higher at 7.5 percent.

Figure 12: Housing Unit Growth – West Hollywood and the Region



Sources:

1. Bureau of the Census, 2000 and 2010 Census
2. CA Dept. of Finance, E-5 Population and Housing Unit Estimates, 2020.

2. Housing Unit Mix

In general, communities in the Westside subregion have significantly higher proportions of multi-family housing than the County as a whole, and West Hollywood has the highest proportion of multi-family housing in the Westside region. West Hollywood has a particularly high proportion of multi-family units in complexes containing five or more units (79 percent of all units) and a low proportion of single-family units (11 percent) (Figure 13). This is in stark contrast to the County as a whole, where 55 percent of units are single family.

Between 2000 and 2010, the City saw growth in less dense housing types, including single family homes and smaller multi-family buildings (Table 17). Some of this increase can be attributed to the demolition and replacement of single-family homes; however, there also appears to be an issue with housing unit estimates for the City of West Hollywood in the American Community Survey and Department of Finance data.

Between 2010 and 2020, there was a loss of 66 single-family units, equating to a two-percent decrease. However, the number of multi-family units in developments containing five or more units increased by seven percent, or 1,353 units. Preservation of single-family residential neighborhoods is a stated priority of the community; therefore, future housing growth is anticipated to be additional large multi-family developments located in high density residential and mixed use areas of the City.

Figure 13: Housing Unit Mix, 2020 – West Hollywood and the Region



Source: CA Dept. of Finance, E-5 Population and Housing Unit Estimates, 2020.

Table 17: Unit Type Changes – West Hollywood

Unit Type	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Single-Family	2,554	3,007	2,941	17.7%	-2.2%
Detached	1,871	2,297	2,237	22.8%	-2.6%
Attached	683	710	704	4.0%	-0.8%
Multi-Family	21,662	21,536	22,867	-0.6%	6.2%
2-4 Units	1,840	2,360	2,338	28.3%	-0.9%
5+ Units	19,822	19,176	20,529	-3.3%	7.1%
Other Units	0	45	45	-	0.0%
Total	24,162	24,588	25,853	1.8%	5.1%

Sources:

1. Bureau of the Census, 2000 and 2010 Census.
2. CA Dept. of Finance, E-5 Population and Housing Unit Estimates, 2020.

3. Housing Unit Size

Housing units in West Hollywood are generally smaller than other cities in the Westside region or the County as a whole. As shown in Table 18, units with two bedrooms or less comprise 92 percent of the City’s housing stock. Smaller unit sizes are even more common for renter occupied units, with 96 percent having two or fewer bedrooms, and 63 percent

having one or no bedrooms. The largest proportion of owner-occupied units were two-bedroom units at 49 percent.

The small unit sizes typical of the City are consistent with the City’s development pattern which consists primarily of large multi-family residential buildings. Additionally, the prevalence of smaller units is complementary to the City’s population with 60 percent of householders living alone and families with children making up only four percent of all households. However, some larger households and families may choose to move out of the City due to the unavailability of larger units, particularly affordable rental units.

Table 18: Number of Bedrooms by Tenure (2018)

Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
No Bedroom	165	3.5%	2,420	12.8%	2,585	11.0%
1 Bedroom	1,116	24.0%	9,540	50.5%	10,656	45.3%
2 Bedroom	2,272	48.8%	6,211	32.9%	8,483	36.0%
3 Bedroom	842	18.1%	581	3.1%	1,423	6.0%
4 Bedroom	172	3.7%	75	0.4%	247	1.0%
5 Bedroom	90	1.9%	54	0.3%	144	0.6%
Total	4,657	100.0%	18,881	100.0%	23,538	100.0%

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

4. Housing Age and Condition

The condition of housing is an important indicator of needs within a community. This section discusses the age and condition of the City’s housing stock.

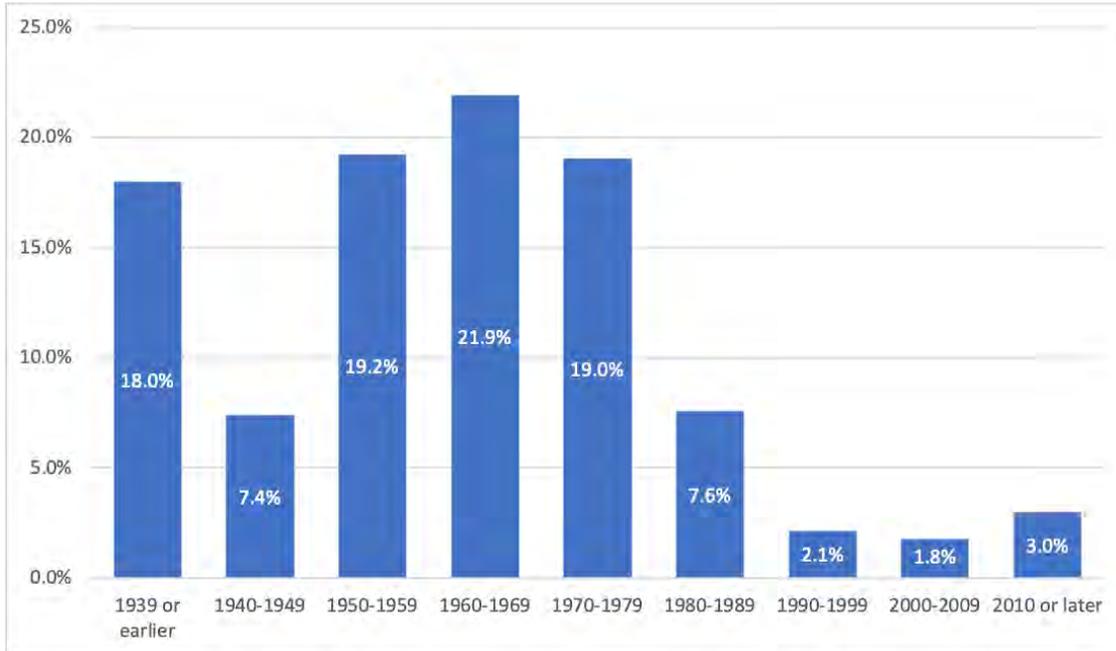
Site

Figure 14 and Table 19 detail the age of West Hollywood’s housing stock. West Hollywood’s housing stock is aging; according to the 2014-2018 ACS, the median year built for the City’s housing stock is 1962, meaning that half of the City’s units were built 58 years ago or earlier. Approximately 93 percent of units in the City are over 30 years of age (built prior to 1990). Having a large share of older housing has important implications with respect to housing conditions and maintenance. Typically, housing units older than 30 years require significant rehabilitation and upgrades, such as electrical, plumbing, and roof repairs.

Table 19 indicates that there are variations in housing age among the City’s neighborhoods. Of all areas within the City, Tract 7001.01 within the East Side has the largest proportion of units that are younger than 30 years old at 11.5 percent. However, this tract’s median year built was among the oldest in the City, indicating that while newer development has occurred in the area, there is still a larger number of older units. The Crescent Heights neighborhood has the oldest median year built in 1957 and has the largest proportion of units built prior to 1939 (28 percent of units).

The Central tract has seen the least new development, with only 2.6 percent of units built in the last 30 years. Similarly, only 3.1 percent of units in Tract 7005.01 in the Northwest area of the City were built since 1990.

Figure 14: Age of Housing Stock (2018) – West Hollywood



Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Census Tract	Units	Median Year Built	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010 or later
East Side (7001.01)	3,822	1958	20.1%	9.3%	23.5%	12.3%	16.5%	6.8%	2.5%	1.3%	7.7%
East Side (7001.02)	2,978	1960	6.7%	13.2%	32.5%	18.6%	14.8%	5.2%	0.6%	0.6%	7.8%
Crescent Heights (7002)	4,750	1959	27.9%	5.7%	22.3%	17.2%	10.8%	5.9%	3.5%	4.0%	2.8%
Central (7003)	4,314	1965	19.4%	3.5%	13.6%	29.8%	27.2%	3.9%	0.3%	1.1%	1.1%
Melrose (7004)	3,594	1965	19.2%	8.8%	16.6%	17.2%	26.0%	7.1%	2.0%	1.3%	1.8%
Northwest (7005.01)	2,883	1964	19.0%	8.0%	11.6%	31.6%	15.9%	10.9%	2.3%	0.5%	0.3%
Northwest (7005.02)	3,440	1968	7.8%	5.5%	15.1%	28.9%	21.9%	15.0%	3.5%	2.4%	0.0%
West Hollywood	25,781	1962	18.0%	7.4%	19.2%	21.9%	19.0%	7.6%	2.1%	1.8%	3.0%

Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Housing Conditions

Since 2015, Code Compliance has responded to 3,228 property maintenance complaints for properties located primarily outside of the commercial areas. This equates to an average of 538 per year. The City has also opened 1,379 property maintenance cases, equating to 229 per year. Complaints represent only a fraction of the actual extent of rehabilitation needs in general. Therefore, the number of housing units requiring rehabilitation is likely much more significant given the age of the housing stock.

In 2017, the City adopted an ordinance creating the Soft, Weak or Open-Front (SWOF) Retrofit Program to require the mandatory retrofit of existing buildings of wood-frame construction where the ground floor contains parking or other similar open floor space that causes soft, weak or open-front (SWOF) wall lines with one or more stories above. These types of buildings performed poorly in past earthquakes because of the weakened open wall line which oftentimes leads to substantial building damage or building collapse causing loss of life, personal injury and substantial property damage. The Ordinance implements a five-year program that creates minimum standards intended to reduce the risk of collapse and improve the performance of these types of buildings in a significant seismic event. Retrofit requirements apply to buildings where a permit for construction was applied for prior to January 1, 1978. The City has identified 738 buildings that are subject to the SWOF Retrofit Program. Notices to comply with the Program were sent out to all property owners of SWOF buildings and as of April 2021 approximately 52 percent of property owners have submitted screening reports and a total of 89 buildings have completed retrofits.

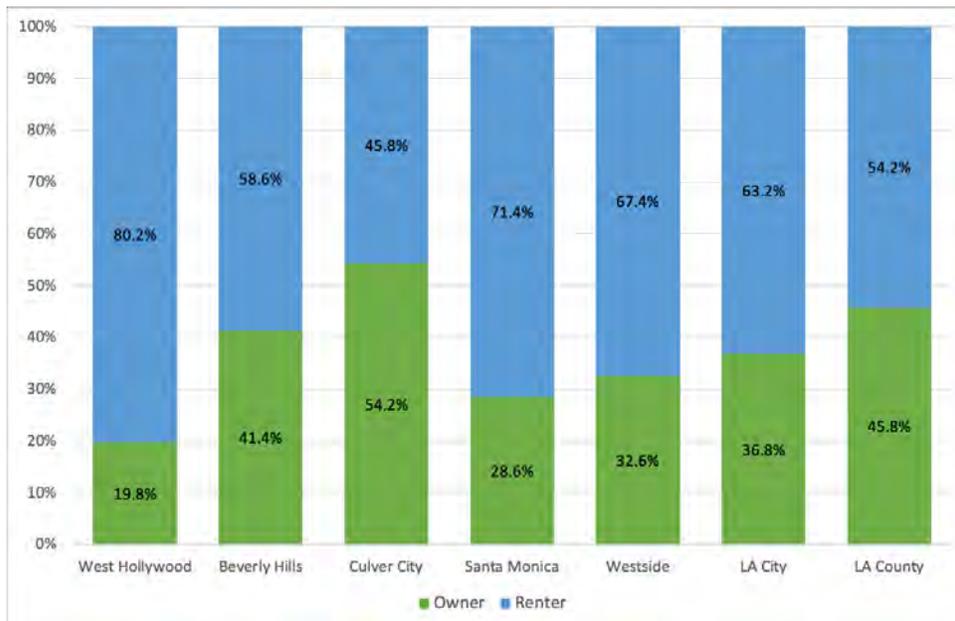
5. Housing Occupancy

Housing occupancy simply refers to whether a unit is owned, rented, or vacant. Occupancy is an important issue because it reflects the relative income of residents, the cost and affordability of housing, as well as the interaction of market forces of supply and demand of housing. This section addresses occupancy status of the housing stock in West Hollywood.

Housing Tenure

Housing tenure refers to whether the occupants of a housing unit own or rent the unit. Tenure typically influences residential mobility, with renters exhibiting a larger degree of mobility than homeowners. Figure 15 compares tenure in West Hollywood with the Westside subregion and the greater Los Angeles area. According to the 2014-2018 ACS, West Hollywood had the largest proportion of renters at 80 percent compared to 67 percent in the Westside region and 54 percent in the County as a whole.

Figure 15: Housing Tenure (2018) – West Hollywood and the Region



Source: Bureau of the Census, 2014-2018 American Community Survey (ACS), 5-year Estimates.

Table 20 shows the change in tenure patterns from 2000 to 2018. The proportion of owner-households and renter-households in the City has changed very little in the last two decades. Overall, the proportion of owner-households has decreased from 22 percent in 2000 to 20 percent in 2018, while renter-households increased from 78 percent to 80 percent.

Building Type	2000			2010			2018		
	Rented	Owned	Total	Rented	Owned	Total	Rented	Owned	Total
Number									
Single-Family	1,094	1,210	2,304	1,191	1,362	2,553	1,439	1,517	2,956
Multi-Family	17,038	3,778	20,816	16,367	3,913	20,280	17,442	3,140	20,582
Total	18,132	4,988	23,120	17,558	5,275	22,833	18,881	4,657	23,538
Percent									
Single-Family	47.5%	52.5%	100.0%	46.7%	53.3%	100.0%	48.7%	51.3%	100.0%
Multi-Family	81.9%	18.1%	100.0%	80.7%	19.3%	100.0%	84.7%	15.3%	100.0%
Total	78.4%	21.6%	100.0%	76.9%	23.1%	100.0%	80.2%	19.8%	100.0%

Source: Bureau of the Census, 2000 Census; 2006-2010 and 2014-2018 American Community Survey (ACS), 5-year Estimates.

Vacancy

Vacancies, another aspect of housing occupancy, indicate the demand and availability of housing. In the open market, low vacancy rates are indicative of a housing shortage, which usually restricts residential mobility, increases housing costs, and leads to overcrowding. On the other hand, high vacancies often lead to rent deflation and greater housing affordability, but may decrease property values over time, lower profits for rentals, and discourage maintenance and repairs. In general, an optimal vacancy rate is two percent for owner-occupied housing and five to six percent for rental units. This level of vacancy is assumed to ensure sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes. A healthy housing market will have a vacancy rate that falls between the two and five percent range.

	West Hollywood	LA County
Overall Vacancy Rate	8.7%	6.2%
Owner Vacancy Rate	3.1%	1.0%
Rental Vacancy Rate	3.2%	3.2%

Source: Bureau of the Census, 2014-2018 American Community Survey, 5-Year Estimates.

According to the 2014-2018 ACS, the overall vacancy rate for West Hollywood was 8.7 percent, which is higher than the County at 6.2 percent (Table 21). The City's rental vacancy rate is similar to the County's and is well below the optimal level of 5 percent. However, the City's vacancy rate for owner occupied units is higher than optimal.

Figure 16 provides additional insight on the City’s vacant units by providing a breakdown of vacant units by type. As shown, just seven percent of the City’s vacant units are for sale, while a greater proportion are sold, but not occupied or seasonal homes. These other vacancy types may contribute to the higher owner vacancy rate shown in Table 21 and may indicate that the availability of for-sale units may still be an obstacle for residents looking to buy a home. Additionally, when compared to the Westside and the County, West Hollywood had a smaller proportion of vacant units listed for sale.

Figure 16: Vacant Units by Type in West Hollywood, the Westside, and LA County



Notes:

1. Seasonal units include units that are occupied only a portion of the year, such as vacation homes.
 2. Other vacant units include vacant migrant worker housing, and other vacant status such as abandoned and boarded up units.
 3. 2015-2019 ACS data was used for Los Angeles County; all other data is from the 2014-2018 ACS.
- Source: Bureau of the Census, 2014-2018 and 2015-2019 American Community Survey, 5-Year Estimates.

G. Housing Costs and Affordability

West Hollywood is committed to ensuring that all residents, regardless of economic status, have access to adequate and affordable housing opportunities. Two key factors affecting access to housing are household income and housing cost. Building upon previous sections which documented household income, this section addresses housing costs in West Hollywood.

1. Ownership Market

The Southern California region is known across the nation for its high home prices. Table 22 shows the median sales price of homes in Westside cities and the City and County of Los Angeles. According to data from CoreLogic (formerly DataQuick) compiled by SCAG for its Local Profiles, median home prices have been increasing steadily since 2014; however, price increases have been proportionately lower in Westside cities than in the County as a whole, with the exception of Culver City. Median sales price increased by 25

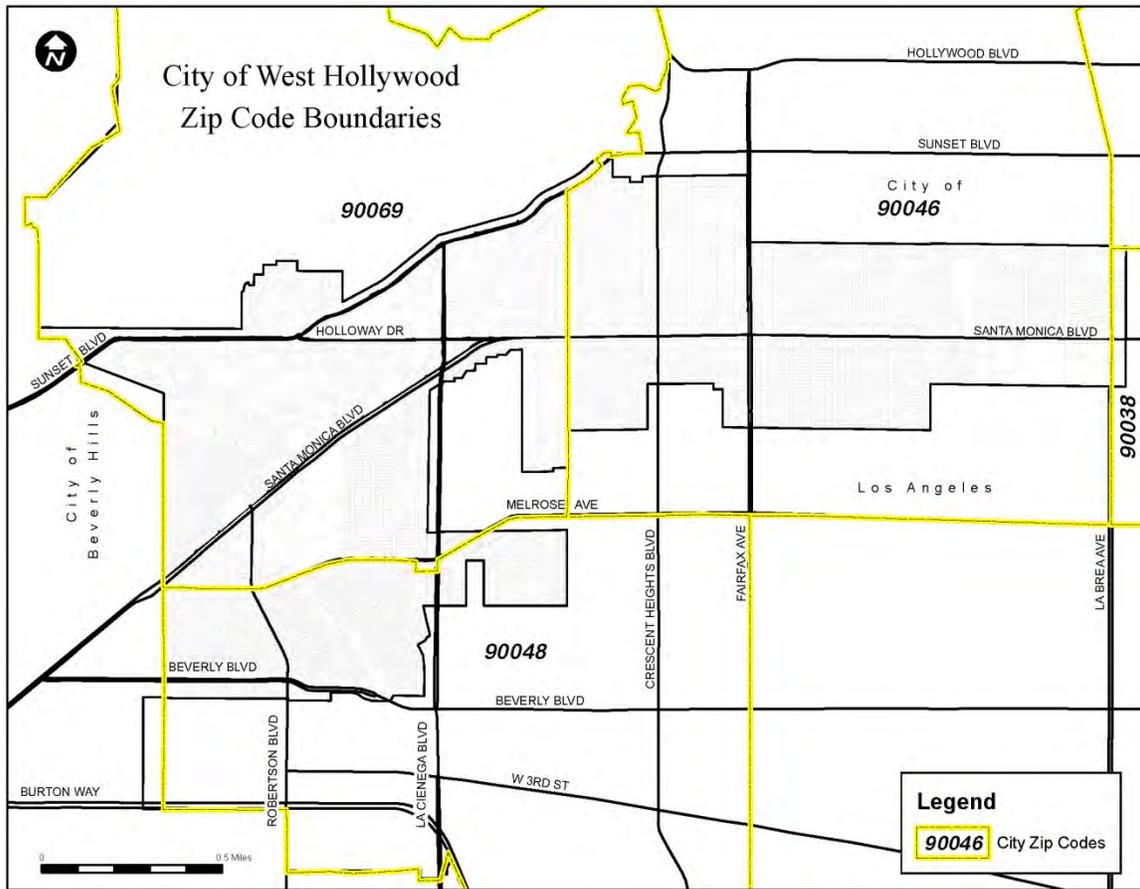
percent from 2014 to 2018 in West Hollywood, compared to 31 percent in the County. The median sales price in West Hollywood and other Westside cities remains significantly higher than the County median.

City	2014	2016	2018	Percent Change 2014-2018
West Hollywood	\$656,000	\$770,000	\$820,000	25.0%
Beverly Hills	\$2,150,000	\$2,500,000	\$2,619,000	21.8%
Culver City	\$584,500	\$759,000	\$950,000	62.5%
Santa Monica	\$1,150,000	\$1,355,000	\$1,455,500	26.6%
Los Angeles City	\$565,000	\$680,000	\$800,000	41.6%
Los Angeles County	\$455,000	\$520,000	\$597,500	31.3%

Source: SCAG Local Profiles, Core Logic/Data Quick.

Table 23 and Table 24 present home values by zip code. Zip code data is useful to provide more geographic context to City home values; however, it should be noted that zip code boundaries do not align with city limits. The zip codes that encompass West Hollywood also include parts of surrounding communities such as Beverly Hills and neighborhoods up to Mulholland Drive (Figure 17). Therefore, while ZIP Code data can provide some geographical reference, price scales tend to be skewed depending on the bordering communities.

Figure 17: West Hollywood ZIP Code Boundaries



Home values shown in Table 23 and Table 24 are based on the Zillow Home Value Index, a smoothed seasonally adjusted measure of the typical home value for homes in the 35th to 65th percentile range within each ZIP Code. Home Values were the highest in the 90069 ZIP Code, with a typical single family residence valued at \$2.8 million in September 2020. Single-family residence values in the 90046, 90048, and 90069 ZIP Codes all increased between 120 and 125 percent since 2014. The 90038 ZIP Code, which includes the easternmost sliver of the City and primarily contains parcels within the City of Los Angeles, had the most modest increase in single-family home values, at 76 percent from 2014 to 2020.

Condominium values have also increased notably since 2014, although not at the rate that single family residence values increased. Condo values in all West Hollywood zip codes increased between 30 to 40 percent from 2014 to 2020. In September 2020, the value of a typical condo in West Hollywood ranged from \$796,000 to \$1,006,000, depending on zip code.

According to the Zillow Home Value Index the price of a typical home (including single family residences and condominiums) in September 2020 was \$968,874.

Table 23: West Hollywood Home Values - Single Family Residences					
Zip Code	Sept. 2014	Sept. 2017	Sept. 2020	Percent Change 2014-2017	Percent Change 2017-2020
90038	\$702,924	\$998,520	\$1,237,805	42.1%	24.0%
90046	\$861,579	\$1,411,838	\$1,937,751	63.9%	37.3%
90048	\$1,026,273	\$1,657,171	\$2,265,335	61.5%	36.7%
90069	\$1,250,801	\$2,044,829	\$2,789,403	63.5%	36.4%

Source: Zillow Home Value Index, September 2020.

Table 24: West Hollywood Home Values - Condominiums					
Zip Code	Sept. 2014	Sept. 2017	Sept. 2020	Percent Change 2014-2017	Percent Change 2017-2020
90038	\$603,314	\$709,206	\$796,256	17.6%	12.3%
90046	\$558,814	\$681,725	\$763,906	22.0%	12.1%
90048	\$721,806	\$871,404	\$1,005,816	20.7%	15.4%
90069	\$594,691	\$720,025	\$817,456	21.1%	13.5%

Source: Zillow Home Value Index, September 2020.

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. When this happens, the homeowners must move out of the property. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. If that happens, the homeowner would lose their home and also would owe the lender an additional amount.

The predatory lending practices (e.g., aggressive marketing, hidden fees, negative amortization) and “creative” financing (e.g., zero down, interest only, adjustable loans) of the early 2000s, led many households to face foreclosure beginning in 2006 when home values began to decline and interest rates began to increase. Suddenly faced with inflated mortgage payments and mortgage loans that were larger than the current market value of their homes. Many households were unable to refinance to lower monthly payments and resorted to defaulting on payments and foreclosures. As a result, there were 93 properties in West Hollywood at some stage of the foreclosure process in December 2012. The number of properties in foreclosure has decreased significantly since 2012. As of March 2021, there were a total of 12 properties in the foreclosure process⁴.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments

⁴ Source: RealtyTrac.com, accessed March 2021.

are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of March 2021, seven properties in West Hollywood were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, just two properties in the City were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership reverts back to the mortgage company or lender. The City of West Hollywood had three bank owned properties in March 2021.

2. Rental Market

The rental market in West Hollywood is unique because about 15,334 of the approximately 17,442 multi-family rental units in the City of West Hollywood are covered by the Rent Stabilization Ordinance, as of 2020. The Ordinance establishes the Maximum Allowable Rent (MAR), minimum maintenance standards, rent adjustments for reductions in housing services, eviction protections and other regulations. Units covered by the entire Ordinance are those that were first occupied before July 1, 1979. However, even rental units occupied after this date are subject to the eviction protections of the Ordinance. Units exempt from the entire Ordinance include units in certain institutional facilities, rooms rented to boarders, housing operated by nonprofit agencies, units while occupied by owners and certain relatives and units used for non-rental purposes. Information in this section is primarily from the City's Rent Stabilization Program 2017-2018 Annual Report.

In 1995 the State passed the Costa-Hawkins Rental Housing Act that enforces statewide decontrol of rent controlled housing as voluntary vacancy occurs. Full implementation of the Costa-Hawkins Act began in 1999. Under the vacancy decontrol provisions of the Costa-Hawkins Act, a rent-controlled unit, when voluntarily being vacated by the tenant, can be rented to the next tenant at market rate. Once reoccupied, the annual rent increases will be limited by the local jurisdiction's rent stabilization ordinance.

The impacts of vacancy decontrol of affordability of rental housing have been significant. When vacancy decontrol was fully implemented in 1999, the rents of voluntarily vacated units rose an average of over 20 percent in just one year and have since continued to rise. Under pre-Costa-Hawkins regulations, the rent for a unit could be increased by the Annual General Adjustment which is set by the City. In the case of a vacancy, rents could be increased by only ten percent and only once every five years.

To see the impact of vacancy decontrol, one can compare current average rents for new tenants to average rents for apartments occupied by a long-term tenant who moved into

their unit prior to 1996 (before the Costa Hawkins Act). For units with pre-1996 tenants, the average rent for a one-bedroom apartment in 2018 was \$972. By comparison, the average market rent for a rent stabilized one-bedroom apartment was \$2,071.

Number of Bedrooms	Rents for Units with Pre-1996 Tenants¹	Income Needed to Afford Rent for Units with Pre-1996 Tenants²	Rents for New Tenants¹	Income Needed to Afford 2018 Market Rent²
No Bedrooms (Studio)	\$889	\$35,560	\$1,695	\$67,800
1 Bedroom	\$972	\$36,040	\$2,071	\$82,840
2 Bedroom	\$1,298	\$48,080	\$2,814	\$112,560

Notes:

1. The average rent amounts for pre-1996 tenants were determined as taking the December 31, 1995 MAR (Maximum Allowable Rent) plus all subsequent Annual General Adjustments (AGA) through 2018. The rent amount for new tenancies is the average registered initial rents at move-in for that year.
2. Based on 30% of household income as rent expense

Source: City of West Hollywood Rent Stabilization and Housing Department, 2018.

Under the California Ellis Act, property owners have the right to remove apartment buildings from the rental market for development or repurposing. If a property is Ellised, the State does not require the owner to report the purpose of its removal. As a result, West Hollywood does not always know the landlord’s intentions when a property is removed. From 1986, when the Ellis Act came into effect through 2018, a total of 233 rent-stabilized properties were removed from the rental market using the Ellis Act, with a total of 890 units. This amounts to just under six percent of the City’s rent stabilized units.

In 2009 the City began a monitoring and tracking program for Ellised properties. The City developed the program in order to address the concerns of community members who feared that the Ellis process was reducing the inventory of rent stabilized apartments. The intention of the program is to 1) identify the reasons the properties were taken off the rental market, 2) to ensure the buildings are in compliance with all codes and requirements, and 3) to track changes made on the properties.

The monitoring program has helped identify the reasons properties were Ellised. Based on City monitoring in 2016, properties were most commonly converted to a single-family home and have remained unchanged and off-market.

The Rent Stabilization and Housing Division staff continues to monitor Ellised properties, working closely with other city hall divisions, such as Code Compliance. Every six months, staff visits the buildings and makes sure they are in compliance with all health and safety standards. Staff assists landlords in the Ellis process to make certain they understand the Ellis timelines and relocation requirements. Staff assists tenants while they are in place to help them through the process and, especially in the cases of disabled, low-income, or senior households, to ensure that they have up to a full year to find

housing. Additionally, the City provides relocation counseling to tenants. As directed by City Council, Ellised tenants are a high priority for the City’s low and moderate income housing program.

3. Housing Affordability

Housing affordability can be estimated by comparing the cost of owning or renting a home in the City with the maximum affordable housing cost for households at different income levels. Together, this information can show who can afford what size and type of housing and indicate the type of households most likely to experience housing cost burden and overcrowding issues.

Table 26 shows the affordable housing cost guidelines established in Section 50052.5 and 50053 of the California Health and Safety Code. The guidelines are based on the median income calculated by the California Department of Housing and Community Development (HCD) income limits.

Income Level	For Sale	Rental
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 120% of AMI	35% of 120% of AMI

AMI = Area Median Income, as established by the State Department of Housing and Community Development (HCD) by county.

Note: Affordability Level should be adjusted for household size.

Table 27 provides estimates of affordable rents and home prices based on HCD’s income limits for Los Angeles County in 2020, current mortgage rates (3.0 percent for a 30-year fixed rate mortgage, 10 percent down payment), and cost assumptions for utilities, insurance, and taxes. Table 27 provides the maximum amount that a household can pay for housing costs (e.g., rent, mortgage, utilities, and taxes) each month without exceeding the overpayment threshold of 30 percent of income. These amounts can then be compared to current prices for single-family homes, condominiums, and rental units within the City.

As illustrated in Table 27, lower income households have very limited housing options in West Hollywood. Households in the extremely low, very low, and low income categories cannot afford a single family home or condominium. Some low income households may be able to afford a market rate apartment, but likely not without being overcrowded. Market rate apartments are unaffordable to households within the extremely low and very low income groups.

Rent stabilized apartments provide affordable housing for lower income tenants who have remained in their units since before 1996. According to the City’s Rent Stabilization and

Housing Department, an annual income of approximately \$36,000 is needed to afford one of these rent-stabilized one-bedroom units. However, this scenario only applies to long-term tenants who have remained in the same unit since 1996 as described previously.

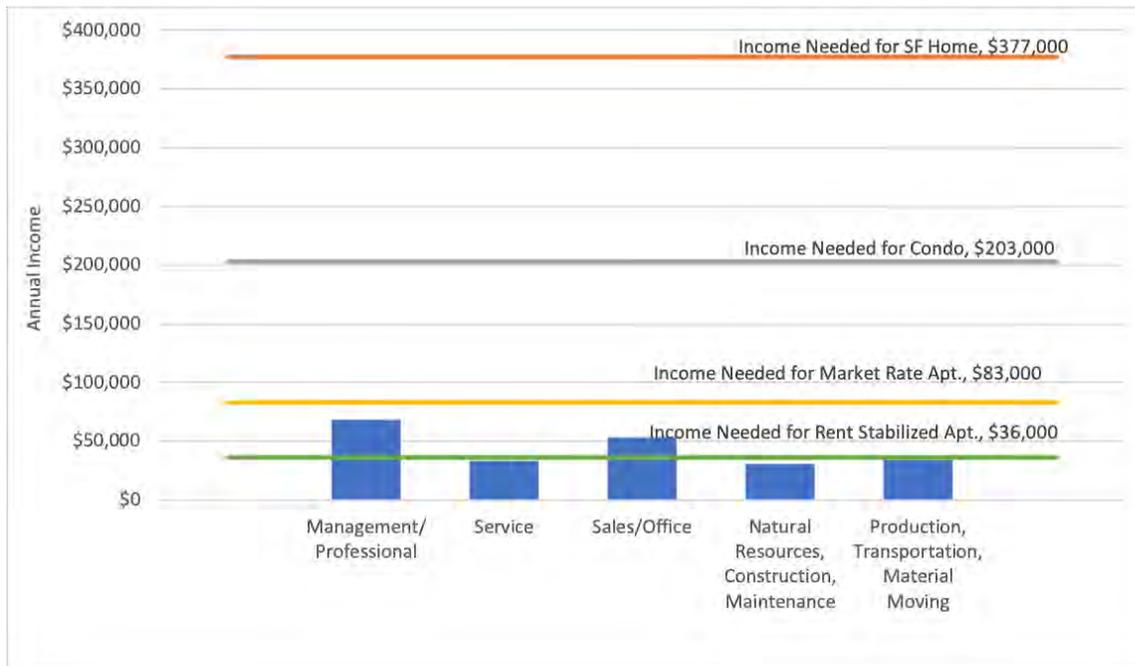
Housing options for moderate income households are also very limited within the City of West Hollywood. Moderate income households may find it difficult to find an appropriately sized and affordable market rate apartment. Homeownership, either of a single-family residence or condominium, is unaffordable for moderate income households in the City.

Table 27: Housing Affordability Matrix - Los Angeles County, 2020						
Household	Annual Income	Monthly Affordable Housing Costs	Utilities	Taxes and Insurance	Affordable Monthly Rent	Affordable Home Price
Extremely Low Income (under 30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31 to 50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51 to 80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81 to 120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
Assumptions:						
1. CA Dept. of Housing and Community Development (HCD) Income Limits, 2020						
2. Affordable housing costs are 30 percent of gross household income						
3. Utility costs based on Los Angeles County Development Authority (LACDA) Utility Allowance Schedule, 2020						
4. Taxes, insurance, PMI, and HOA are calculated at 35% of monthly affordable cost						
5. Affordable home price assumes a 30-year fixed mortgage with a 3% interest rate and 10% down payment.						
6. Taxes and insurance costs applies to owners only; renters do not usually pay taxes or insurance.						
Sources: HCD Income Limits (2020), and Veronica Tam and Associates (2020)						

Figure 18 compares the income needed to afford various types of housing within the City with the median annual income for various occupations. The assumptions utilized to calculate the annual income needed to afford various housing types are the same as utilized in Table 27. As shown, homeownership generally requires at least two wage-earners in each household, with both in professional fields and making significantly higher incomes than the median. An annual household income of \$83,000 is necessary to

afford a market-rate one-bedroom apartment in West Hollywood. As illustrated by Figure 18, based on median annual incomes from the 2014-2018 ACS, households would need at least two wage earners to afford a market-rate apartment within the City.

Figure 18: Housing Affordability by Occupation – West Hollywood



Assumptions:

1. Affordable housing costs are based on the assumptions listed in Table 27
2. Price of typical single-family home = \$1,574,826 (2020)
3. Price of typical condominium = \$825,446 (2020)
4. Average market rent for stabilized 1-bedroom unit = \$2,071 (2018)
5. Average rent for stabilized 1-bedroom unit with pre-1996 tenants = \$972 (2018)

Sources:

1. Bureau of the Census, 2014-2018 American Community Survey, 5-year Estimate (Median Occupational Wages)
2. City of West Hollywood Rent Stabilization and Housing Department, 2018 (Average rents)
3. Zillow Home Value Index, September 2020.
4. Veronica Tam and Associates, 2021.

H. Housing Problems

Overcrowding and cost burden are the most common housing problems facing jurisdictions in Southern California. High cost of living in general and high housing costs in particular contribute to these problems. In West Hollywood, where housing costs are significantly higher and households tend to be smaller than the County as a whole, cost burden is more prevalent than overcrowding, as discussed in the following section.

1. Overcrowding

HCD defines overcrowding as a unit that is occupied by more than one person per room, including living and dining room but excluding kitchen, bathrooms and hallways. Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need in order to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate the normal wear and tear of a unit, resulting in deterioration of housing.

Given the small average household size in West Hollywood, overcrowding is not a major issue. According to the 2014-2018 ACS, 1.3 percent of the City's households were living in overcrowded conditions. There were no owner-households experiencing overcrowding and 1.6 percent of renter-households were overcrowded. By comparison, 11.4 percent of households are overcrowded Countywide. The low overcrowding rate in West Hollywood is primarily due to the City's household size.

2. Cost Burden

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing are considered as having a cost burden and have limited remaining income for other necessities. The calculation of cost burden includes utility costs for renters and includes utility costs, taxes, and insurance for homeowners.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, provides detailed information on housing problems by income level for different types of households in West Hollywood. Detailed CHAS data based on the 2013-2017 ACS is displayed in Table 28. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Table 28 presents the extent of housing cost burden by income group and household type in the City. Cost burden was an issue for the majority of lower income households in the City. Among the City's extremely low income households, the 80 percent of renter

households were cost burdened while 91 percent of owner households were cost burdened. Similarly, 94 percent of very low income renter households were cost burdened and 88 percent of very low income owner households were cost burdened. While still a majority, the proportion of households overpaying for housing is notably lower for low income households (67 percent of renters and 63 percent of owners). The proportion of moderate and above moderate income households with a cost burden is significantly lower: 15 percent of renter households and 20 percent of owner households.

Table 28: Housing Problems and Cost Burden (2013-2017)⁵

	Extremely Low Income 0-30% AMI ¹		Very Low Income 31-50% AMI		Low Income 51-80% AMI		Moderate/Above Moderate Income >80% AMI	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
Elderly²	1,735	320	525	285	365	180	610	775
% with Any Housing Problem	75.8%	100.0%	83.8%	77.2%	38.4%	69.4%	18.0%	16.8%
% with Cost Burden	75.2%	100.0%	83.8%	77.2%	31.5%	69.4%	11.5%	16.6%
Family³	80	0	180	75	415	20	2,000	845
% with Any Housing Problem	100.0%	-	100.0%	100.0%	45.8%	0.0%	17.0%	17.2%
% with Cost Burden	100.0%	-	100.0%	100.0%	43.4%	0.0%	8.3%	17.2%
Other Non-Family⁴	2,120	260	935	140	1,650	290	7,150	1,630
% with Any Housing Problem	82.3%	80.8%	100.0%	100.0%	81.2%	63.8%	19.1%	23.0%
% with Cost Burden	82.3%	80.8%	100.0%	100.0%	80.9%	63.8%	17.5%	23.3%
Total	3,940	580	1,645	495	2,430	495	9,765	3,250
% with Any Housing Problem	79.7%	91.4%	94.8%	87.9%	68.3%	62.6%	18.6%	20.0%
% with Cost Burden	79.6%	91.4%	94.5%	87.9%	66.9%	62.6%	15.2%	19.8%

Source: HUD Comprehensive Housing Affordability Strategy dataset, based on 2013-2017 ACS, 2020.

Notes:

1. HAMFI = HUD Area Median Family Income
2. Elderly includes seniors living alone and 2-person families where one or both members are over 62
3. Family includes family households of all sizes
4. Other Non-Family includes all non-family households except seniors living alone.
5. CHAS data is developed with sample Census data and therefore, the numbers indicated in this table may deviate slightly from the 100 percent Census counts.

While the rates of overpayments are generally high for all household types, households categorized as “Other Non-Family” tend to be most impacted by cost burdened. This category includes non-senior individuals living alone as well as other non-family living arrangements, such as roommates. As discussed previously, non-family households make

up a significant proportion of the City’s population; therefore, higher instances of cost burden among this household type indicates a widespread issue.

I. Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units. Which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from October 15, 2021, through October 15, 2031. Consistent with State law, this section identifies publicly assisted housing units in West Hollywood, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

1. Publicly Assisted Housing

Housing that receives governmental assistance is a significant source of affordable housing. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

This inventory includes all publicly assisted housing projects within the geographic boundaries of the City, regardless of ownership. Therefore, projects owned and operated by the County of Los Angeles Housing Authority are also included. Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions.

Table 29 provides a listing of publicly assisted affordable housing in West Hollywood. Most of the rent-restricted affordable rental units in West Hollywood are restricted in perpetuity. There is a total of 1,179 publicly assisted rental units located in the City, including units built through the City’s Inclusionary Housing Ordinance. Most of the affordable housing projects in the City are owned by the West Hollywood Community Housing Corporation and a few are owned by other non-profit agencies or Los Angeles County. One project (800 Kings Road), with a total of 106 units, has an expiring Section 8 contract. However, this project is owned by the County of Los Angeles and is therefore considered as at low risk of converting to market rate apartments.

Table 29: Publicly Assisted and Inclusionary Multi-Unit Developments

Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
800 Kings Rd.	Senior	106	LA County	Section 8 NC; LA County Housing Authority	10/23/2022
1123 Fuller	Senior	39	Menorah Housing Foundation	HFDA/ Section 8; Section 8 NC	1/24/2033
1212 Detroit Street	Family	10	WHCHC	LIHTC	2050
1155 Detroit Street	Senior	10	WHCHC	LIHTC	2/25/2090
901 Genesee Avenue	Family	12	WHCHC	City Subsidy	3/7/2091
7719 Willoughby Ave.	Family	12	WHCHC	City Subsidy	3/7/2091
937 Fairfax Ave.	Senior; Special Needs	17	Alternative Living for the ALA	LIHTC; City Subsidy	Perpetuity
Fountain Avenue Apartments 7292 Fountain Ave.	Family	28	WHCHC	LIHTC; City Subsidy; Density bonus	Perpetuity
1125 Detroit St.	Special Needs; TAY	22	WHCHC		Perpetuity
Harper Avenue Apartments 1276 N. Harper Ave.	Senior	17	WHCHC	LIHTC; City Subsidy; Density Bonus	Perpetuity
Harper Community Apartments 1260 N. Harper Ave.	Special Needs	22	WHCHC	City Subsidy; State Rental Housing Construction Programs; Century Freeway Housing Program; Density Bonus	Perpetuity
Laurel/Norton Inter-Generational Community Apartments 1217 N. Laurel Ave.	Family/ Senior	41	WHCHC	LIHTC; City Subsidy, Century Freeway Housing Program; Density Bonus	Perpetuity

Table 29: Publicly Assisted and Inclusionary Multi-Unit Developments					
Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
The Palm View 980 Palm Ave.	Persons w/ HIV/AIDS	40	The Actor's Fund	The Actor's Fund; LIHTC; City Subsidy; Density Bonus	Perpetuity
Scattered Sites Inclusionary Units*	Various	376	Various	Inclusionary Housing Agreement	Perpetuity
959 Palm Ave.	Senior	124	LA County	LA County Housing Authority	Perpetuity
838 West Knoll	Senior	136	LA County	LA County Housing Authority	Perpetuity
1435 Havenhurst Drive	Special Needs	24	WHCHC	City Subsidy	Perpetuity
7530 Santa Monica	Special Needs	42	WHCHC	CDBG; City Subsidy	Perpetuity
954 Hancock Avenue	General	3	LA Housing Partnership	City Subsidy	Perpetuity
916 Gardner Street	Senior	18	Alternative Living for the Aging	City subsidy	Perpetuity
1145 La Brea (Courtyard at La Brea)	Special Needs	32	WHCHC	City subsidy, LIHTC, County HOME	Perpetuity
1234 Hayworth	Senior	48	WHCHC	City subsidy, LIHTC, County HOME	Perpetuity
Total		1,179			

Source: Rent Stabilization and Housing Division, City of West Hollywood, 2021.

* Includes one ownership unit.

2. Preservation of At-Risk Housing

While 800 Kings Road is considered only at low risk of converting to market-rate housing, the Housing Element law requires an analysis of potential costs for preserving the project as low income housing. As the project is already owned by the Los Angeles County Housing Authority, transferring ownership to a nonprofit organization is not a relevant option. To maintain the affordability of these 106 units should Section 8 funding become unavailable, the City could identify replacement funding source to provide ongoing rental subsidies or to develop new replacement units.

As shown in Table 25, the average market rent for a one-bedroom unit was \$2,071, compared to the affordable rent of just about \$960 for a two-person household (Table 27), indicating an affordability gap of about \$1,000. To provide rent subsidies for the 106

senior units, the estimated cost can be \$106,000 monthly or \$1.3 million annually. Another option is to build new replacement affordable housing. Given the high land cost in West Hollywood, a replacement unit can likely cost more than \$400,000 per unit. Replacing the 106 units at 800 Kings Road would require more than \$42 million. Overall, rent subsidy is a preservation option that requires lower upfront costs, but requires ongoing assistance indefinitely.

J. Access to Opportunities

The California Fair Housing Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 Percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table 30 provides a listing of the indicators utilized for each domain. Table 31 provides the Opportunity Map scores and final categorizations for the census tracts within the City of West Hollywood. As shown, all tracts within the City were categorized “highest resource”, except for Tract 7005.02, which was categorized as “high resource.”

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with a racial location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

Table 31: Opportunity Map Scores for West Hollywood Census Tracts (2021)					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
East Side (7001.01)	0.958	0.316	0.741	0.587	Highest Resource
East Side (7001.02)	0.877	0.323	0.8	0.493	Highest Resource
Crescent Heights (7002)	0.948	0.585	0.741	0.614	Highest Resource
Central (7003)	0.953	0.578	0.742	0.633	Highest Resource
Melrose (7004)	0.979	0.513	0.662	0.609	Highest Resource
North West (7005.01)	0.976	0.785	0.889	0.947	Highest Resource
North West (7005.02)	0.923	0.603	0.616	0.434	High Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table, December 2020

IV. Housing Constraints

Although the City of West Hollywood strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance and improvement of housing. These include market mechanisms, government regulations and physical as well as environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in West Hollywood.

A. Market Constraints

West Hollywood is impacted by various market constraints that affect the maintenance and improvement of the existing housing stock, the construction of affordable housing, and the preservation of affordable housing. The market constraints on housing development are discussed below.

1. Availability of Land for Residential Development

West Hollywood is one of the most densely developed cities in California. Because nearly all land in the City contains existing structures, developers must usually demolish the existing older structures and then replace them with new buildings, thereby raising the total cost of developing the property. This condition becomes less of a constraint if the developer can achieve a high enough density that can allow the development to realize a reasonable rate of return. About two-thirds of the City's residential areas are zoned for medium and high density, allowing for 35 to 50 housing units per acre. Development in the Mixed Use Overlay achieves even higher intensity.

2. Land and Construction Costs

West Hollywood is a built out and highly desirable community, and property values in the City are high. With limited vacant land available in the City, development activities typically occur on underutilized properties, requiring the demolition of existing improvements on site. As a result, land cost represents a significant cost component of residential development.

Construction costs are typically uniform across the region and not a constraint to the development, improvement, and maintenance of housing to a particular community. In some cases, however, local factors (environmental constraints, building and safety codes, exactions, or other similar factors) may raise construction costs and constrain housing investment. Over the last 18 months, construction costs have been severely impacted by the Covid-19 pandemic. Pandemic-related supply chain disruptions, along with continued high demand for new homes and home renovations, resulted in unprecedented increases in construction materials costs, particularly lumber costs.

Construction management company, Cumming, conducts market analysis and data collection on construction trends and costs in the U.S. According to their 2021 analysis of construction costs per square foot Construction costs for a mid-rise apartment project in

Los Angeles can range from \$294 to \$529 per square foot⁵. These costs do not include land acquisition, professional fees, permits, and other soft costs.

Reducing amenities and the quality of building materials (above a minimum acceptability for health, safety and adequate performance) can result in lower construction costs, and therefore, lower sales prices. Prefabricated and factory built housing can also help bring down the cost of construction and labor. An additional way to bring down the cost of construction is to utilize economies of scale. By increasing the number of units built in a development, the fixed costs of construction can be spread among more units and reduce the per-unit cost. This reduction in costs is a particular benefit when density bonuses are utilized for the provision of affordable housing.

3. Mortgage and Rehabilitation Financing

Between 2000 and 2009, home prices and interest rates first escalated and then fell drastically, having a substantial impact on housing costs for purchasers. Many homebuyers chose variable rates in the early part of the decade as they might be a percentage point or two lower than fixed rate mortgages. However, the ability of lending institutions to raise rates to adjust for inflation resulted in mortgage holders overextending themselves financially. Further, as home prices dropped at the start of the Great Recession, many homeowners found that they are not only unable to afford their monthly mortgage payments, but the actual value of their home was lower than their total mortgage.

The lending practices of the early 2000s and subsequent market crash led to stricter regulations governing lending activity. While tighter regulations can generally be seen as a constraint, regulations governing lending activity are necessary and contribute to the prevention of foreclosures and other situations where households are locked into mortgages which they cannot sustain long-term. According to CoreLogic/DataQuick, the number of foreclosures in the City peaked in 2010 at 88.⁶ The number of foreclosures in the City has decreased significantly since then, and as of April 2021, there were 11 properties in the City at some stage of the foreclosure process.⁷

More recently, the COVID-19 pandemic has had a significant impact on mortgage financing due to historically low interest rates. In order to temper the economic impacts of the pandemic, the Federal Reserve has kept interest rates low and as of February 2021, interest rates for a 30-year fixed rate mortgage were below three percent.

While interest rates can have an impact on the ability of households to purchase a home, in Southern California's expensive housing market, the ability to provide a down payment may be an even more significant barrier. Lending institutions typically require at least a ten percent down payment for a conventional fixed-rate mortgage. In a city such as West Hollywood, where housing prices are particularly high, a household may need to save anywhere from \$80,000 to \$150,000 for a ten percent down payment. This is a significant

⁵ Source: Cumming, U.S. Construction Costs Per Square Foot, 2021. <https://ccorpinsights.com/costs-per-square-foot/>

⁶ Source: SCAG 2019 Local Profiles, CoreLogic/DataQuick, 2002-2018.

⁷ Source: RealtyTrac.com, accessed April 7, 2021.

constraint, particularly for first-time homebuyers that do not have equity in another property.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City’s residents. Table 32 provides HMDA data for 2017,⁸ including the total applications and percent approved or denied for home purchase loans, home improvement loans, and refinances.

In 2017, West Hollywood residents applied for a total of 1,222 loans. Conventional purchase loans and refinances were the most common loan types applied for, comprising 43 percent and 49 percent of all loans, respectively. Conventional purchase loans had the highest approval rate at 72 percent. Applications for refinances were approved 59 percent of the time. Home improvement loans had the highest denial rate at 24 percent.

Just six households applied for government-backed loans (e.g., FHA, VA) in 2017 and two thirds of these applicants were approved. To qualify for these types of loan programs, the purchase price of the home must fall below a federally set cap. Unfortunately, homes below this cap are rare in West Hollywood’s expensive housing market.

Loan Type	Total Applications	Approved¹ (Percent)	Denied (Percent)	Other² (Percent)
Purchase - Conventional	526	71.7%	11.6%	16.7%
Purchase - Government	6	66.7%	0.0%	33.3%
Home Improvement	89	58.4%	23.6%	18.0%
Refinancing	601	58.9%	19.1%	22.0%

Source: Lendingpatterns.com, 2017

Notes:

1. “Approved” includes loans approved by the lenders whether or not they were accepted by the applicants.
2. “Other” includes loan applications that were either withdrawn or closed for incomplete information.

⁸ Due to the format changes in HMDA reporting in 2018, the FFIEC has not yet released data that is aggregated at the jurisdictional level.

4. Construction Financing

Construction financing for residential projects, particularly affordable housing projects is complex and there is no concrete threshold for return on investment that determines whether a project is feasible or infeasible. Like individual homebuyers, developers can benefit from the currently low interest rates. Unlike individual homebuyers, upfront cash commitment is typically not as significant of a problem for developers as long as the project can generate an acceptable net cash flow to provide an adequate return on investment.

Although availability of financing and financing costs can impact project feasibility, these constraints are generally similar across jurisdictional boundaries and therefore, do not create a unique constraint to housing production within the City of West Hollywood.

5. Timing and Density

Market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction.

Per the building code, plan check applications are good for one year from the date of plan check application. Most developers pull their building permits within that year. Others who need more time apply for extensions while highly experienced designers may obtain permits sooner. Many factors contribute to the length of plan check review, including the size and complexity of the project, the quality and completeness of the submitted plans, and the level of experience of the designer. According to the City's Building and Safety Division, the plan check timeline is most affected by the applicant's expediency in resubmitting plans after comments have been received. While the Building and Safety Division implements specified timelines for plan review, the applicant may take as little or as much time as they want to resubmit plans (provided they are within the one year timeframe).

As described in the Housing Resources section of this Housing Element, projects tend to be proposed at or close to the maximum available density. As the City offers incentives for projects to achieve maximum density (or exceed it), such as through the Mixed Use Incentive Overlay, projects that propose to develop significantly below the allowable density are rare.

B. Governmental Constraints

Governmental regulations are often cited as constraints to the maintenance, improvement, and development of housing, because such regulations typically raise housing costs, and a portion of the costs is inevitably passed down to consumers. This section discusses the impact of land use controls, development standards, building codes, and fees/taxes on the maintenance, improvement, and production of housing.

1. Land Use Controls

The Land Use and Urban Form Element of the West Hollywood General Plan 2035 sets forth the vision, goals and policies for the City’s urban form and land use patterns, including residential development. The West Hollywood Zoning Ordinance is the mechanism by which the vision, goals, and policies of the General Plan are implemented. The Zoning Ordinance includes a range of standards and land use controls which regulate the type, location, density and scale of residential development. Both the General Plan and the Zoning Ordinance are designed to balance the need to provide a variety of housing opportunities for all economic segments of the community, while still protecting the general health and safety of residents, preserving the character and integrity of existing neighborhoods, and addressing other community priorities.

Table 33 summarizes the General Plan land use designations and corresponding zoning districts that either allow residential development as a permitted use or through consideration of a discretionary process. Residential development is provided for within four residential districts in the City. Mixed use development is permitted in most commercial districts within the City, with the exception of the CN2 district and the Commercial Only Overlay zone. The Commercial Only Overlay zone covers approximately seven blocks of nightlife area on the west end of Santa Monica Boulevard, which would be incompatible with residential uses. The Sunset Specific Plan also includes CN, R2 and R4 development along Sunset Boulevard.

Table 33: Land Use Designations		
General Plan Land Use Designations	Corresponding Zone District	Primary Residential Types
Residential Zoning Districts		
R1A R1B R1C	Residential, Single-Family or Two Unit Low Density (R1)	Detached single-family, duplex, or triplex units, one- or two-story
R2	Residential, Low Density (R2)	2-story duplex or triplex on a typical lot
R3A R3B R3C R3C-C	Residential, Multi-Family Medium-Density	2- to 4-story, 1 dwelling unit per 1,210 of square feet of lot area
R4A R4B R4B-C	Residential, Multi-Family High Density	3- to 4-story, one dwelling unit per 872 square feet of lot area
Combination Districts		
Sunset Specific Plan	SSP CN	Commercial, Neighborhood
	SSP R2	Residential, Low Density
	SSP R4	Residential, Multi-Family High Density
Commercial and Public Zoning Districts		
CN1	Commercial, Neighborhood 1 (CN1)	Mixed Use: 2 stories, 1.0 FAR
CC1 CC2	Commercial, Community 1 Commercial, Community 2 (CC1/CC2)	Mixed Use: 3-4 stories, 1.5 FAR (Residential not allowed in the Commercial-Only Overlay Zone)
CA	Commercial, Arterial (CA)	Mixed Use: 5 stories, 2.5 FAR
CR	Commercial, Regional Center (CR)	Mixed Use: 8 stories, 3.0 FAR

Source: City of West Hollywood Zoning Code, 2020.

General Plan 2035 also includes the Transit Overlay and Mixed-Use Incentive Overlay districts, which may be applied primarily to areas where transit-oriented developments are encouraged at key transit nodes along commercial boulevards. Areas within the Transit Overlay and/or Mixed-Use Incentive Overlay include much of Santa Monica Boulevard, Beverly Boulevard, La Cienega Boulevard, Fairfax Avenue, and La Brea Avenue. The development incentives associated with the Transit and Mixed-Use Incentive Overlay districts are discussed later in this section.

Sunset Specific Plan

The City of West Hollywood implements the Sunset Specific Plan with the intention of preserving the eclectic character of Sunset Boulevard, managing and directing growth and promoting responsible development. Sunset Boulevard in West Hollywood, known as “The Strip”, extends for approximately 1.2 miles, serves as one of the major traffic arteries connecting Downtown Los Angeles to the Westside, and provides a shopping and entertainment district for City residents and visitors. A variety of residential neighborhoods directly border the street. Single-family residences are typical in the hills to the north, located in the City of Los Angeles. There is a combination of single-family homes and multi-family housing units south of the Boulevard in the City of West Hollywood. The development guidelines in the Specific Plan area are informed by the following goals:

- Distribute intensification along Sunset Boulevard to encourage responsible development.
- Allow increases in density and height at locations where impacts are more easily mitigated.
- Create a cohesive sense of design, using density and height so that new development feels integrated with existing development.
- Encourage the creation of public amenities by allowing density and height bonuses in exchange for good urban design features and desirable uses, such as theaters and parks.

In addition to setting specific development and design guidelines for the Sunset Boulevard Specific Plan area, the plan identifies a total of ten Target Sites to receive increases in Floor Area Ratio (FAR) allowances and height limits. These sites were chosen based on their location, characteristics, and development potential. The specific FAR and height limits for target sites are identified in the plan, but there is the ability to request additional FAR and height through a specific plan amendment and development agreement. If a developer wants to develop a non- Target Site, a proposal must be made documenting that the site meets the criteria of the Target Sites and must be brought forward for Planning Commission review. This includes residential uses in a mixed-use setting. An accepted proposal will require an amendment to the Sunset Specific Plan and a zoning text amendment, both requiring Planning Commission consideration at public hearings. A public hearing on such a proposal must be scheduled before the Planning Commission within 60 days of the completion of any necessary environmental review. The City Council also holds public hearings and makes the final decision on legislative amendments such as Sunset Specific Plan amendments and zoning text amendments.

When developing sites in the Sunset Specific Plan, there are sites identified in the Plan that allow for increases in FAR when providing residential uses on site. These sites, shown in the table below, allow for an increase in FAR for certain projects that provide residential uses in the Sunset Specific Plan.

Sunset Specific Plan Area Commercial Development Bonuses. The following development incentive bonuses in FAR, building height, and floor area may be granted within the SSP zoning district, in the locations noted.

SUNSET SPECIFIC PLAN AREA COMMERCIAL DEVELOPMENT BONUSES TABLE	
SSP Site	Allowable FAR Bonus and Project Requirements
1B, 1C, 2B, 3B, 3C	0.5 for residential uses
4A	0.5 for consolidated development; 0.2 for provision of a park
4C, 4D, 4F	0.5 for residential uses; 0.2 for theater use
7A	0.1 for structure renovation
7C	0.5 for residential uses; 0.2 for a landmark design
7D	0.1 for structure renovation
8D	0.1 for a landmark design
1A	50 ft., to a maximum height of 85 ft. for a landmark design
3D, 3E	10 ft., to a maximum height of 45 ft. for remodeling of existing structures
4A	50 ft., to a maximum height of 85 ft. for a landmark design
6B	15 ft., to a maximum height of 60 ft. for consolidated development
6E	60 ft., to a maximum height of 100 ft. for the integrated development of several parcels
SSP Site	Allowable Floor Area Bonus and Project Requirements
2B, 3A, 3D, 3E	A bonus of 6,500 square ft., with no additional parking requirement, for the development of pedestrian oriented uses
7A	An FAR bonus of 0.1, with no additional parking requirement, for the development of pedestrian-oriented uses

2. Residential Development Standards

Like all communities, the City of West Hollywood’s Zoning Ordinance contains development standards to protect health and safety, ensure high quality urban design, and ensure compatibility with surrounding uses. However, development standards can have the effect of limiting new development, because they place limits on the number of housing units which can be built on a particular site and add costs related to meeting the standards. Development standards imposed by the City include limitations on density, lot coverage, and height, as well as requirements for parking, open space, and landscaping.

West Hollywood encourages development with design guidelines in mind. Specifications are provided for various types of development that encourage density and mixed use with urban design in mind as well. Residential mixed use is permitted in the CN1, CA, and CR zones, and in the CC zone outside the Commercial-Only Overlay Zone.

Table 34 presents the City’s density standards and Table 35 summarizes other site development standards.

Density

The City of West Hollywood provides increasing levels of density within each zoning district as well as progressively higher densities from one district to another. The R1-A zone permits eight dwelling units per acre and each zoning district above the R1-A zone permits higher densities. The City requires differing densities for different lot sizes to ensure that units do not overwhelm lots and neighborhoods.

Additionally, the City requires new residential projects in the R2, R3, and R4 districts to have no net loss of units. However, if the number of existing units is greater than what is allowed by the Zoning Ordinance, the project must be developed at the maximum density allowed by the Zoning Ordinance. This requirement ensures that densities do not decrease with redevelopment of sites and the most efficient use of the City’s residential land.

Table 34: Maximum Density	
Zoning District	Maximum Number of Units Allowed^{1,2}
R1-A	1 unit per lot
R1-B	2 units per lot of less than 8,499 sq. ft. 3 units per lot between 8,500 and 11,999 sq. ft. 1 additional unit per lot, for each 3,500 sq. ft. in excess of 11,999 sq. ft.
R1-C	1 unit per lot
R2 ³	2 units per lot of less than 4,000 sq. ft. 3 units per lot between 4,000 sq. ft. and 7,999 sq. ft. 4 units per lot between 8,000 sq. ft. and 9,999 sq. ft. 1 additional unit per lot for each 2,000 sq. ft. in excess of 9,999 sq. ft.
R3 ³	1 unit per 1,210 sq. ft. of lot area (36 du/ac)
R4 ³	1 unit per 872 sq. ft. of lot area (50 du/ac)

Source: City of West Hollywood, Zoning Ordinance, 2021.

Notes:

1. Density limits may be exceeded to permit legalization of illegal dwelling units in accordance with Section 19.36.270
2. Accessory dwelling units are also permitted on all residential properties per Section 19.36.310. In addition, one junior accessory dwelling unit is permitted per residential lot with a single-family dwelling unit.
3. All new residential projects in the R2, R3, and R4 zoning districts shall be built to have no net loss in dwelling units, unless the number of existing dwelling units is greater than allowed by zoning, in which case the project shall build to the maximum number of units allowed by the residential density requirements in Section 19.06.040. This provision shall apply only if all existing dwelling units on the site are demolished, and new dwelling units are constructed.

Table 35: Residential Development Standards							
Development Feature	R-1/R-2	R-3	R-4	CN	CC	CA	CR
Min. Lot Size	5,000 sq. ft.						
Height (Max.)	R1-A, R1-B, R-2: 25 ft., 2 stories R1-C: 15 ft., 1 story	R3-A: 25 ft., 2 stories R3-B: 35 ft., 3 stories R3-C/R3C-C: 45 ft., 4 stories	R4-A: 35 ft., 3 stories R4-B: 45 ft., 4 stories R4B-C: 48 ft., 4 stories	25 ft., 2 stories	CC1: 35 ft., 3 stories CC2: 45 ft., 4 stories	60 ft., 5 stories	90 ft., 8 stories
Floor Area Ratio (Max.)	R1 - 0.5, R2 - n/a	n/a	n/a	1.0	CC1 - 1.5 CC2 - 2.0	2.5	3.0
Setbacks							
Front Yard							
First Story	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums.			Not required	Per Section 19.10.060 ³		
	10 ft. min. in Norma Triangle, 15 ft. min. elsewhere; 30 ft. max	15 ft. min., 30 ft. max. ¹	7.5 ft. min., no max.				
Upper stories	An additional 6 ft. for 2nd story and upper stories in addition to the 1st story setback. ¹			Not required			
Side yard							
Interior lots	5 ft., for lots less than 50 ft. wide, 10% average of lot width with 3 ft. min.	Structures up to 2-stories: 5 ft. or 10% of average lot width, with a 3 ft. min. for lots less than 50 ft. wide Structures with more than 2-stories: An additional 1 ft. setback for each story above the 2nd story. ¹		10 ft. if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.			

Table 35: Residential Development Standards							
Development Feature	R-1/R-2	R-3	R-4	CN	CC	CA	CR
Street side, corner lots	5 ft., 10 ft. for reversed corner lots	5 ft., 7.5 ft. for reversed corner lots.		No minimum; maximum of 25 ft.			
Rear Yard							
Rear	15 ft. for lots with a depth less than 75 ft., 20 % of the average lot depth, but not less than 10 ft. ¹			10 ft. if adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.			

Source: City of West Hollywood, Zoning Ordinance, 2021.

Notes:

1. There is no minimum front or side setback and no additional upper stories setback in the R3C-C district. Minimum rear yard setback in the R3C-C district is 10 feet.
2. No minimum front yard setback for the first story in the R4B-C district if commercial on the ground floor.
3. The façade may be set back a maximum of one-third of the parcel depth or a maximum of 60 feet from the street property line, whichever is less, along 50 percent of its length. An additional setback of 16 feet from the street property line may be allowed along an additional 50 percent of the façade length to accommodate plazas, landscape, public art, water fountains, benches, outdoor dining, and other pedestrian amenities.

Lot Standards

The minimum lot size for residential lots in West Hollywood is set at 5,000 square feet. The minimum lot size requirement applies to new subdivisions and lot line adjustments. Condominiums, townhomes or planned development projects can be subdivided with smaller parcel sizes for ownership purposes, provided that the overall development site complies with the lot area requirements. There are no minimum lot widths or other restrictions on lot size, aside from setbacks.

Yard Setbacks

The Zoning Ordinance provides various setback requirements based on zone, location, lot size, and building height as shown in Table 35. In the residential zones, minimum first story front yard setbacks range from 7.5 feet to 15 feet. Except for in the R4 zone, the maximum first story front yard setback is 30 feet. There is no maximum in the R4 zone. Upper stories are generally required to be setback an additional six feet from the first story. Interior side yard setbacks are generally a minimum of five feet in the residential zones; however, there are exceptions for narrow lots allowing a minimum of three feet. An additional one-foot side yard setback is required for each story above the second story.

For mixed-use developments within the commercial zones, no front setback is required, and particular attention is paid to façade design. Setback regulations for the commercial zones are focused on providing appropriate separation from residentially zoned parcels. No side or rear setback is required, except when adjacent to a residentially zoned property it is 10 feet or more to ensure a minimum of 15 feet between commercial and residential structures.

Height Limits

The maximum height in the R1 and R2 zones is two stories and 25 feet, with the exception of the R1-C zone, which has a maximum of one story and 15 feet. The R3 and R4 zones are divided into subcategories that allow for consecutively greater height limits. In the R3 zone, maximum heights range from 25 feet/two stories up to 45 feet/four stories. In the R4 zone, maximum heights range from 35 feet and three stories to 48 feet and four stories. Height limits are generally intended to maintain consistency within an area and compatibility between adjacent buildings. Coupled with the maximum average unit size requirement detailed below, height limitations do not overly constrain development. Projects with 10 or more units are required to provide 20% affordable housing on site, and are provided height concessions, typically one story, to accommodate these units. Additionally, projects that are 100% affordable housing are permitted to increase their height by up to 3 stories, per local and state law.

Maximum Average Unit Size

West Hollywood implemented a maximum average unit size requirement in the R3 and R4 zones in 2009 in order to ensure the compatibility of new development with the housing needs of the community. In the years leading up to adoption of the requirement, properties were frequently being redeveloped with fewer units than permitted by the Zoning Ordinance because developers achieved the greatest profit margin for large luxury condominium projects. However, a greater range of unit sizes was necessary to match the City's demographic profile, which is primarily comprised of small renter households.

The Zoning Ordinance requires the aggregated maximum average unit size to be no greater than 1,500 square feet in the R3 zone and no greater than 1,200 square feet in the R4 zone.

For example, the developer of a ten-unit development in the R-3 zone could choose to develop two larger units (2,000 square feet each), but the remaining eight units would have to average 1,375 square feet each to meet the maximum average unit size of 1,500 square feet.

The intent of the maximum average unit size requirement is to encourage a greater mix and balance of unit types within individual projects and encourage efficient development of residential land.

Open Space

Open space requirements may be viewed as a constraint to residential development because they reduce the total amount of livable space that can be constructed on a property and therefore lowers the possible amount of revenue available a project. However, open space requirements, particularly in multi-family settings are not only necessary to maintain a higher quality of life for residents but are also a desired amenity.

In the R1 and R2 zones, no additional open space is required other than the required setbacks. The Zoning Ordinance contains specific open space requirements for the R3 and R4 zones, based on the number of units within the project. Projects are required to include both private and common open space. All multi-family residential projects must provide a minimum of 120 square feet of private open space per unit. The required common open space is summarized in Table 36.

Table 36: Open Space Requirements	
Project Size	Common Open Space Required
3 to 4 units	200 sq. ft.
5 to 10 units	500 sq. ft.
11 to 30 units	1,000 sq. ft.
31 or more units	2,000 sq. ft.

Source: City of West Hollywood Zoning Ordinance, 2021.

Parking Standards

On-site parking space requirements can also serve as a constraint to housing development, because they necessarily reduce the maximum number of units that can be constructed on an acre. However, the City’s parking standards are low when compared to most surrounding communities, reflecting the City’s compact development character. Table 37 summarizes the required parking for various residential development types.

Consistent with the majority of communities in the region, single-family homes require two parking spaces on site. The required number of spaces for multi-family dwellings, including condominium and townhomes, is based on unit size as shown in Table 37. Multi-family projects with five or more units are also required to provide guest parking at the rate of one space per four units.

The City allows for flexibility in the application of its parking requirements through the Parking Reduction Procedure outlined in Section 19.28.060 of the Zoning Ordinance. Any project may be approved for a reduction in parking provided that the Planning Commission can make the required findings; however, mixed-use projects and emergency shelters are specifically listed as uses which may be eligible for a reduction in parking, provided they meet the required findings and justifications.

Alternate parking requirements are also provided for projects utilizing the affordable housing density bonus provisions established by state law. Density bonus provisions are discussed later in this section.

Table 37: Parking Requirements	
Residential Land Use	Required Parking Spaces
Single-family detached dwellings, mobile homes	2 spaces per unit.
Accessory dwelling units, junior accessory dwelling units	No parking spaces required.
Duplexes, multi-family dwellings, condominiums, townhouses	Studio units up to 500 sq. ft.: 1 space/unit 1-bedroom units/studios larger than 500 sq. ft.: 1.5 spaces/unit. In a courtyard building, one loft and one ancillary room may be added to a unit without increasing the parking requirement.
	2- to 3-bedroom units: 2 spaces/unit 4+ bedroom units: 3 spaces/unit
	Guest parking: 1 covered space for each 4 units for residential projects of 5 or more units.
Mixed-use projects	As required for each residential and non-residential use. ¹
Organizational houses, residential hotels, room rental	1 space for each sleeping room, or 1 space for each 100 sq. ft. of net habitable area if separate sleeping rooms not provided.
Residential care facilities	1 space for each 5 beds the facility is licensed to accommodate.
Senior housing and congregate care projects	0.5 space for each unit, plus 1 guest parking space for each 10 units.
Live/Work Units	At the discretion of the Community Development Director; not to exceed 1 space per unit.
Emergency Shelters	1 parking space for every 6 beds, plus 0.5 space for each bedroom designated for families with children
Single-Room Occupancy Housing	0.5 space per unit, plus 1 guest space for each 5 units

Source: City of West Hollywood Zoning Ordinance, 2021.

Notes:

1. A reduction in parking may be granted for mixed-use projects when the Review Authority determines it is justified based on hourly parking demand studies.

Underutilized Commercial Lots

On February 19, 2019, the West Hollywood City Council directed staff to explore options for incentivizing housing development on underutilized commercial parcels, such as surface parking lots. In addition to increasing much needed housing types, infilling of underutilized lots can have multiple environmental and urban design benefits including the reduction of heat island effect, improved stormwater quality, and an improved experience for pedestrians.

Following a preliminary analysis and report back to the City Council, the Council directed staff to develop an incentive program that targets housing development on underutilized commercial lots while also evaluating the feasibility of incorporating other housing programs such as incentives for developing middle-income housing, micro-unit housing, and co-living housing into the same incentive program. The City's existing development incentive/bonus programs, such as the mixed use incentive, will also be evaluated to assess their efficacy in realizing the quantity and types of most needed housing and potential relationship with any new incentives. This effort has been included as a new program in the Housing Programs section of the Housing Element.

Mixed Use Incentive Overlay Zone

The MUIOZ is used to identify commercial sites and areas within the city where height or density incentives for mixed-use development may be applied. The MUIOZ may be combined with the CC1, CC2, CA, CR, and PF zoning districts established by Section 19.04.020 (Zoning Districts Established). Any land use normally allowed in the primary zoning district may be allowed within the MUIOZ, in compliance with the permit requirements and development standards of Chapter 19.10 (Commercial and Public Zoning Districts). The land use permit requirements of the primary zoning district shall apply to all proposed development and land uses within the MUIOZ. Proposed development and land uses within the MUIOZ shall be subject to all applicable development and land use standards of the primary zoning district, and of Article 19-3 (Site Planning and General Development Standards) and Section 19.10.050(A).

Projects developed in commercial districts are not required to have residential uses on site, but are heavily encouraged through the [Mixed-Use Incentive Overlay Zone \(MUIOZ\) in Section 19.14.080 of the Municipal Code](#). This overlay zone provides a 0.5 FAR increase and 10-foot height increase for projects that include residential components. This incentive is essentially automatically granted when projects are being reviewed and approved by the Planning Commission. The criteria to approve this bonus are only that there is a specific distance to adjacent residential, and that the bonus is used for residential uses only, and not for commercial uses. As demonstrated in the discussions on redevelopment trends in the City, most developments in the mixed use zones do include residential uses. Because of the City's inclusionary housing requirements, projects are eligible for additional concessions, including height increase. Combining the 10-foot height increase from mixed use incentives and density bonus height concessions, high density mixed use projects are able to reach five to six stories in height.

Commercial Properties

Commercially zoned projects (with the exception of the commercial only overlay) are allowed to have residential uses on all floors. Projects are required to have commercial uses on the ground floor but can include residential uses in the rear portion of the ground floor, or accessible from side streets when facing commercial boulevards. There are no additional restraints on residential uses in commercial districts. Additionally, the required 20% of affordable housing on site results in a density bonus that, when coupled with the mixed use incentive overlay, provides an even greater bonus. The mixed use FAR bonus is applied first, then the affordable housing density bonus, which allows the mixed use FAR bonus to have an even larger impact on the site since it gets a bonus on top of the bonus. While requiring

commercial may be a constraint to a building with 100% housing, providing commercial uses on the ground floor facing the street provides an urban environment that allows residents a higher quality of life through elimination of the need to use a car or transit to access commercial uses such as grocery or restaurants. The Municipal Code does not establish the minimum requirement for the commercial component and therefore, allows the developer to determine the feasible amount of appropriate commercial uses to complement the residential uses.

Commercial Core 1 and Commercial Core 2 Districts

There are a number of projects on the sites inventory that are in the CC1 and CC2 Districts. These districts are located on major boulevards such as Santa Monica Boulevard and Beverly Boulevard. While the constraints described above for Commercial properties apply, a vast majority of CC1 and CC2 District development has included housing. Additionally, these projects are mixed use projects that are a vast majority housing. The approved and pending projects list in the sites inventory includes a number of CC1 and CC2 District projects, showing these constraints can be overcome. Existing land uses are discussed further later in this Section.

Transportation Demand Management (TDM) Program

There is a requirement for a Transportation Demand Management Program for new and remodeled structures with 5,000 sf or more of commercial, or new residential structures with 10 or more units. These projects are required to provide the city with a plan that will include strategies to reduce vehicle trips to and from the site. While this program creates another layer of requirements for projects that meet the requirement threshold, the program also creates an environment where residential tenants are provided with a space where cars may not be necessary, thus reducing cost of living. The TDM program also requires marketing to residents and tenants, providing an additional layer of education to tenants on how to reduce vehicle trips, and thus, reducing cost of living. Additionally, projects are required to have bicycle parking and storage which can improve quality of life and reduce cost of living.

The Public Works Department is responsible for the review and approval of the TDM program, which occurs during the building permit process when the project is already entitled. The TDM includes the following key elements:

- A statement describing the number of trip reduction strategies required to provide, as stated in Section 10.16.050.
- An inventory of trip reduction strategies to be implemented from the TDM Menu of Trip Reduction Strategies.
- A schedule for implementation of the trip reduction strategies, if applicable.

The number of strategies varies based on the size of the project but generally range from three to five strategies.

Cumulative Impacts of Development Standards

The City of West Hollywood is one of the most compactly developed communities in southern California. Development projects are able to achieve high density with high quality design with the flexibility, incentives, and concessions offered by the City. As later shown in the Housing Resources section, high density residential/mixed use developments are able to

achieve an average density of 120 units per acre. Because of the City's inclusionary housing requirements, projects are entitled to density bonus and the associated concessions, including heights. Mixed use bonuses also apply, which enhance project feasibility.

The new AB 2097 prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. AB 2097 would impact the entire City. According to SCAG's "Transit Priority Areas (Plan Year 2045) - SCAG Region" map, 100 percent of the City falls within the High Quality Transit Areas (HQTAs). HQTA is area within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. Therefore, parking requirements will not constrain residential/mixed use development in the City. Furthermore, the City is refining its VMT analysis, which discourages the provision of more parking than established in the Municipal Code by making the project ineligible for streamlining.

With implementation of AB 2097, mixed use incentives, and density bonus for inclusionary units, the City's development standards do not constrain residential development.

Short-term Rentals / Vacation Rentals

Home-sharing, vacation rental websites and apps have risen in popularity in recent years and have resulted in a significant increase in the number of homes being offered for rent on a short-term basis to generate rental income. Many property owners are motivated to rent their units on a short-term basis because the amount of rent they can collect is generally higher than what they would collect for a longer-term lease, even if the property is not rented every day of the month. Although the impact of short-term rentals on housing availability and affordability is still being evaluated, it may have a negative effect on housing affordability and availability by changing the way rental properties are being used and reducing availability for local residents.

Jurisdictions have varied in their approach to short-term rentals. Many jurisdictions' zoning regulations do not address short-term rentals. Some cities, such as Los Angeles and Beverly Hills, have imposed performance standards, such as a requirement for the property to be the primary residence of the owner and the imposition of a transient occupancy tax. Other cities, including Santa Monica and West Hollywood, have imposed prohibitions on short-term rentals. The City of West Hollywood adopted an ordinance in 2015, which prohibits the rental of residential units or portions of residential units for a period of 30 days or less. In 2020, the City adopted an ordinance to allow for short term rentals within certain buildings within the Sunset Specific Plan under certain circumstances with approval of a conditional use permit. Short term rentals continue to be prohibited in all other areas of the City.

3. Provisions for a Variety of Housing Types

State Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Including multi-family rental housing, accessory dwelling units, factory-built housing, mobile homes, emergency shelters and transitional and supportive housing. Table 38 and

Table 39 summarize the residential uses permitted in each of West Hollywood’s residential and commercial zone districts.

Development Type	R1	R2	R3	R4
Single Family Dwellings	P	P	P	P
Duplexes	P ⁵	P	P	P
Multi-Family Dwellings	-	P	P	P
Mobile Home Park	CUP	CUP	CUP	CUP
Accessory Dwelling Units	P	P	P	P
Senior Residential Projects/Congregate Care	-	CUP	CUP	CUP
Residential Care Facilities (6 or fewer clients) ³	P	P	P	P
Residential Care Facilities (7 to 12 clients) ³	MCUP	MCUP	MCUP	MCUP
Residential Care Facilities (13 or more clients) ³	CUP	CUP	CUP	CUP
Single-Room Occupancy	-	-	CUP	CUP
Supportive Housing- Single Family Structure ²	P	P	P	P
Supportive Housing- Multi Family Structure ²	-	P	P	P
Transitional Housing- Single Family Structure ²	P	P	P	P
Transitional Housing- Multi Family Structure ²	-	P	P	P
Live/Work Units	-	-	P ⁴	P ⁴

P = Permitted¹, CUP = Conditional Use Permit, MCUP = Minor Conditional Use Permit, “-” = Not permitted.

Notes:

1. Zone clearance, administrative permit or development permit may be required for permitted uses.
2. Subject to the same standards as similar residential uses, which shall be determined by the City based upon the predominant operating characteristics of the use. Only one land use category shall be applied to a use at a time.
3. Does not include Supportive and Transitional housing, which have separate use categories. City makes final determination on classification based on the predominant operating characteristics.
4. Permitted only in the R3C-C and R4B-C zones. Commercial uses limited to ground floor. Live/work units shall be permitted on any floor.
5. Allowed in the R1-B zoning district only.

Source: City of West Hollywood, Zoning Ordinance, 2021.

Development Type	CN	CC/SSP	CA	CR
Accessory Dwelling Units	P ⁴	P ⁴	P ⁴	P ⁴
Caretaker and Employee Housing	P ²	P ²	P	P
Mixed-Use and Live/Work Units	P ²	P ²	P	P
Emergency Shelters	-	P ^{3,5}	-	-
Single-Room Occupancy	-	CUP ^{3,4}	-	-
Residential Care Facilities (6 or fewer clients)	P	P	P	P
Residential Care Facilities (7 to 12 clients)	MCUP	MCUP	MCUP	MCUP
Residential Care Facilities (13 or more clients)	CUP	CUP	CUP	CUP
Supportive Housing	P ^{2, 4}	P ^{2, 4}	P ^{2, 4}	P ^{2, 4}
Transitional Housing	P ^{2, 4}	P ^{2, 4}	P ^{2, 4}	P ^{2, 4}

P = Permitted¹, CUP = Conditional Use Permit, MCUP = Minor Conditional Use Permit, “-” = Not permitted.

Notes:

1. Zone clearance or development permit may be required for permitted uses.
2. Not allowed in the CN2 district or in the commercial-only overlay district.
3. Allowed only on Santa Monica Boulevard, outside the commercial-only overlay district.
4. As part of a mixed-use development only.
5. A CUP may be required if the City’s demonstrated need has been met. See WHMC Section 19.36.125.

Source: City of West Hollywood, Zoning Ordinance, 2021.

Single Family Housing

Single-family homes are permitted in all of the City’s residential zones. However, due to the City’s requirement that there be no net loss of units for new residential development within the multi-family zones, development of a single-family residence in the R4 zone would not be permitted. Detached single-family homes are the primary residential use in the R1 zone and attached single-family units (duplexes) are the primary use in the R2 zone (see Table 33).

The West Hollywood Zoning Ordinance defines a single-family dwelling to include factory built, modular housing units constructed in compliance with the Uniform Building Code and mobile homes or manufactured housing on permanent foundations.

Multi-Family Housing

According to the West Hollywood Zoning Ordinance, a multi-family dwelling is a building or portion of a building used and/or designed as residences for three or more families living independently of each other. The City’s definition includes triplexes, fourplexes, and apartments as well as townhouse development and senior citizen multi-family housing (also known as “Common Interest Development”).

Multi-family dwellings are permitted in the R2, R3, and R4 zones; however, approval of a Development Permit is required. A description of the Development Permit process is outlined later in this section.

Mobile Homes/Manufactured Housing

The City permits mobile home parks in all residential zones, subject to a Conditional Use Permit. Pursuant to State law, manufactured housing placed on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as conventional single-family housing as set forth

by the zoning district. According to the California Department of Finance, there were an estimated 45 mobile home/other units within the City in 2020.

Accessory Dwelling Units (Second Dwelling Units)

As defined by the Zoning Ordinance, an accessory dwelling unit (ADU) is an attached or detached dwelling unit that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, located on the same parcel as the primary residence.

Formerly known as second dwelling units, the State regulations pertaining to ADUs have changed extensively in recent years necessitating multiple ordinances to update the City's regulations. Most recently, the State enacted several laws that became effective on January 1, 2020, including AB 68, AB 587, AB 881, and SB 13. Key changes to ADU provisions include:

- ADUs are no longer limited to single family residential zones. ADUs are permitted in all zoning districts which allow for residential development on lots developed with residential uses.
- Lots developed with a single-family residence are permitted to develop one ADU. Lots developed with multi-family units may construct up to two detached ADUs or convert portions of existing structures that are not used as livable space to create a number of ADUs up to 25 percent of the existing units (but not less than one unit).
- Cities may not prohibit the conversion of an existing structure (i.e., garage, storage area) into an ADU and when such structure is converted or demolished to develop an ADU, the City may not require the lost parking to be replaced.
- Cities may not impose standards (i.e., lot size, lot coverage, FAR, open space) if they have the effect of limiting ADU development. Any standards that limit maximum size of an ADU to less than 800 square feet or 1,000 square feet for units with two or more bedrooms are prohibited.

The City updated its ADU provisions in 2020 to comply with all State regulations pertaining to ADU development.

As part of an effort to explore potential programs to increase housing affordability in West Hollywood, the City has developed an Affordable ADU Pilot Program. The pilot program would provide a 10-year forgivable loan in exchange for renting the unit to an eligible tenant earning no more than 50 percent AMI (very low income). The City Council has also directed City staff to clarify and streamline ADU services in order to encourage ADU production and analyze other potential zoning constraints to ADU development such as height, setback, and floor area. These ADU initiatives have been included as a new program within the Housing Element.

Residential Care Facilities

The West Hollywood Zoning Ordinance defines residential care facilities as facilities providing residential social and personal care for children, the elderly, and people with limited ability for self-care. They include: board and care homes; children's homes;

orphanages; rehabilitation centers; self-help group homes, convalescent homes, nursing homes and similar facilities.

Residential care facilities serving six or fewer clients are permitted in all residential zones in West Hollywood. Facilities serving 7 to 12 clients are permitted in all residential zones subject to a Minor Conditional Use Permit (MCUP), while homes serving more than 13 or more clients are permitted subjected to a CUP. Residential care facilities are also permitted in the CN, CC, CA, and CR zones and are subject to the same permit requirements based on size as in the residential zones.

The review body of a CUP is the Planning Commission and that of a MCUP is the Planning and Development Services Director. A CUP or MCUP may be approved, with or without conditions, only if the review authority first finds that:

- The proposed use is allowed within the applicable zoning district with CUP approval, and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The site is physically adequate for the type, density, and intensity (e.g., number of employees and customers) of use being proposed, including provision of services (e.g., sanitation and water), public access, and the absence of physical constraints;
- The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on site and in the vicinity of the subject property; and
- The establishment, maintenance, or operation of the proposed use at the location proposed will not endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or the general welfare of persons residing or working in the vicinity of the proposed use.

The City will assess and revise these conditions to ensure they provide objectivity and certainty.

As of April 2021, there were three State-licensed residential care facilities in West Hollywood. These include two facilities providing assisted living for the elderly with a combined capacity of 20 beds and one facility providing care to adults ages 18-59 with a capacity of 15 beds.

Emergency Shelters

In 2013, the City of West Hollywood amended its definition of emergency shelters and added provisions for their development to the Zoning Code. The Zoning Ordinance defines emergency shelters as “a facility that provides immediate and short-term housing with minimal supportive services for homeless persons or families, victims of domestic violence, persons requiring temporary housing, and other individuals and households made temporarily homeless due to natural disasters (e.g., fires, earthquakes, etc.), that is limited to occupancy of six months or less and operated by a government agency or non-profit organization”.

Section 19.36.125 of the Zoning Ordinance provides regulations for the development of emergency shelters within the City of West Hollywood. The permit requirements for emergency shelters are based on the current demonstrated need at the time of application. If the number of existing shelter beds is fewer than the number of unsheltered homeless individuals as identified by the annual homeless count, a shelter may be permitted by-right in the Commercial Community (CC1 and CC2) zoning districts, on Santa Monica Boulevard outside of the Commercial Only Overlay district. If the demonstrated need has been met, then a conditional use permit is required. These parcels are primarily occupied by older commercial uses where reconstruction or adaptive reuse of existing buildings may be feasible for the installation of emergency shelters, adequate to accommodate this City’s current Point-in-Time count of 112 persons.

In addition to providing emergency housing for individuals and families, emergency shelters are also permitted to provide services and facilities to its residents, including a recreation area, counseling center, laundry facilities, kitchen area, a dining hall, client storage areas and other similar supportive services. The Zoning Ordinance also contains development and operating standards for emergency shelters which address separation between shelters, maximum number of beds, length of stay, lighting, staffing and security, client intake areas, and hours of intake, parking, noise, transportation for clients, deliveries, and on-site management.

AB 139, which went into effect on January 1, 2020, mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The West Hollywood Zoning Ordinance currently requires on-site parking at a ratio of one parking space for each six beds and one-half space for each bedroom designated for families with children. Per AB 139, parking requirements must be based upon the number necessary to accommodate shelter staff, not clients of the shelter. The City also has a separation requirement of at least 300 feet between two shelters. However, State law allows a separation of no more than 300 feet. Therefore, the Housing Programs section of the Housing Element includes reviewing the City’s emergency shelter provisions and making amendments to ensure compliance with State regulations.

Low Barrier Navigation Centers

With the adoption of AB 101 in 2019, cities are required to allow low barrier navigation centers as a permitted use in mixed-use zones and other nonresidential zones permitting multi-family residential development. Per AB 101, a low barrier navigation center is defined as, “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” When compared to traditional emergency shelters, low barrier navigation centers may provide more services and additional flexibility to clients, such as allowing pets or permitting partners to share living space. AB 101 also requires local jurisdictions to act on a complete application for a low barrier navigation center within 60 days. The provisions of AB 101 have a sunset date of January 1, 2027. As the West Hollywood Zoning Ordinance has not been updated to permit low barrier navigation centers, a zoning amendment addressing this requirement has been included as part of the Housing Programs section of the Housing Element.

Transitional Housing

When compared to emergency shelters, transitional housing is intended to accommodate homeless individuals and families for a longer time period, typically six to 18 months, while residents stabilize their lives and can move into permanent housing. The West Hollywood Zoning Ordinance was amended in June 2013 to specifically define transitional housing and include provisions for their development within the City. The City now defines transitional housing as “temporary rental housing intended for occupancy by homeless individuals or families transitioning to permanent housing that calls for the termination of assistance and recirculation of the dwelling unit to another eligible recipient at a predetermined future time, which shall be no less than six months. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling to allow individuals to gain the necessary life skills to support independent living.”

The City permits the development of transitional housing configured as a single-family structure in all residential zones, subject to the same development standards as similar residential uses. Transitional housing configured as a multi-family structure is permitted in all residential zones except the R1 zone, subject to the same development standards as similar residential uses. Transitional housing developed as part of a mixed-use project is

also permitted in the CN, CC/SSP, CA, and CR zones, except for in the CN2 district or in the commercial-only overlay district.

Supportive Housing

Supportive housing is affordable housing with access to on- or off-site support services that help individuals or families with barriers to employment or housing stability, such as the homeless, persons with disabilities, and other special needs populations. The City's Zoning Ordinance was amended in 2013 to define supportive housing and explicitly allow for their development in the City. The City defines supportive housing as "permanent housing with no limit on length of stay, that is occupied by the target population as identified in state law (such as person with disabilities, homeless families, and homeless youth), and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as set forth in California Health and Safety Code Section 50675.14."

Like transitional housing, the City permits the development of supportive housing configured as a single-family structure in all residential zones, subject to the same development standards as similar residential uses. Supportive housing configured as a multi-family structure is permitted in all residential zones except the R1 zone, subject to the same development standards as similar residential uses. Supportive housing developed as part of a mixed-use project is also permitted in the CN, CC/SSP, CA, and CR zones, except for in the CN2 district or in the commercial-only overlay district.

AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in multi-family and mixed-use zones and precludes cities from imposing parking requirements on supportive housing developments located within one half mile of a public transit stop. The Zoning Ordinance does not currently provide parking standards for supportive housing and supportive housing is only permitted as part of mixed-use development within the commercial zones. Therefore, amendment of the Zoning Code to ensure compliance with state laws with respect to supportive housing is included in the Housing Programs section.

Single Room Occupancy Units

Single Room Occupancy (SRO) units are typically small one-room units between 150 to 400 square feet which provide a valuable source of affordable housing and entry point into permanent housing for formerly homeless individuals and other extremely low income individuals. SROs are distinct from small studio or efficiency units in that they may have a shared bathroom or kitchen facilities.

The West Hollywood Zoning Ordinance allows for the development of SRO projects within the R3 and R4 residential zones, subject to approval of a conditional use permit. SRO development is also allowed in the CC/SSP zone, subject to conditional use permit approval; however, it must be developed as part of a mixed use development and must be located on Santa Monica Boulevard outside of the commercial-only overlay district.

The City requires 0.5 parking spaces per SRO unit, plus one guest space for each five units. In addition, the City has established the following development standards for SRO units:

- The minimum size of a unit must be 150 square feet and the maximum size must be 400 square feet, including bathroom and/or kitchen facilities.
- A minimum of 10 square feet of common area is required for each unit. Common areas include dining rooms, meeting rooms, recreational rooms, or similar areas but do not include shared bathrooms or shared kitchens.
- The operator of the SRO facility must maintain a management plan, subject to approval by the Director of Planning and Development Services prior to issuance of a Certificate of Occupancy.
- A 24-hour resident manager is required for any SRO development with 12 or more units.
- Each unit must contain a kitchen sink with a garbage disposal, serviced with hot and cold water, and a countertop measuring 18 by 24 inches. If each unit does not have a refrigerator and microwave, then a complete kitchen facility must be provided on every floor of the SRO structure.
- Each unit must contain a private toilet in an enclosed compartment, with a door, that is a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower and bathtub facilities must be provided at a ratio of one for every seven units, or fraction thereof.

Mixed Use Development

A mixed-use project combines both commercial and residential uses within the same development. The commercial component of the project is typically located on the ground floor of the project for the greater visibility while the residential component is typically located on upper stories and sometimes behind the commercial component. Mixed-use developments are permitted in the Commercial Neighborhood (CN1), CA, CR, and CC zones outside of the Commercial-Only Overlay District.

Mixed-use projects are also encouraged in the Mixed-Use Incentive Overlay Zone and within the Transit Overlay District. As part of the General Plan update, the City created the Mixed-Use Incentive Overlay Zone, which is intended to incentivize residential mixed-use projects in high priority nodes, focused on commercial corridors and including locations with high transit levels of service and major intersections. The Overlay zone covers portions of Santa Monica Boulevard, Beverly Boulevard, and a few other nodes. New development with a mix of residential and commercial uses in this overlay zone may receive an additional 0.5 FAR and ten feet in height. The additional height and FAR may be used in conjunction with any incentives provided by the Transit Overlay Zone where both are allowed.

The Transit Overlay Zone applies to identified sites close to major transit nodes to encourage mixed-use development in locations where adequate transit service may reduce the need for auto trips. Projects within the Transit Overlay Zone may be allowed modifications to parking requirements and other development standards when supplemental Transportation Demand Management programs are provided.

Live/Work Units

Live/work facilities are defined in the West Hollywood Zoning Ordinance as “an integrated living unit and working space, occupied and utilized by a single housekeeping unit, in commercial and residential zoning districts, or in a building specifically designed and constructed to provide live/work units.”

Live/work units are permitted in the R3C-C and R4B-C multi-family zoning districts as well as all commercial zoning districts (except for within CN2 district or commercial-only overlay district).

4. Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disabilities Act (ADA) came into effect in 1990; however, with the majority of the City’s multi-family housing units constructed prior to 1990, few rental housing units in West Hollywood are accessible. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older housing stock. Therefore, it is important that the City’s codes, policies and regulations are free of undue constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Land Use Controls

Small residential care homes (serving six or fewer residents) are permitted by right in residential and commercial zones and larger facilities are permitted by CUP or MCUP. According to the State Department of Social Services, there are three licensed residential care facilities located in West Hollywood. The City complies with all land use regulations regarding residential care facilities and housing for the disabled. Additionally, the Zoning Ordinance allows for transitional housing, supportive housing, and SRO housing, all of which provide additional housing options for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.⁹ The West Hollywood zoning ordinance has an extensive glossary but does not define family.

⁹ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Reasonable Accommodation

Both the Federal Fair Housing and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City of West Hollywood adopted Chapter 19.69 of the Zoning Ordinance in 2012, which contains formal procedures for the request, review, and approval of reasonable accommodations. The Reasonable Accommodations Permit is intended to overcome any barriers to equal housing opportunities a person with a disability may face due to the application of a zoning law, building code provision or other land use regulation, policy or practice. A request for reasonable accommodation may be made by any person with a disability, his/her representative, or a developer or provider of housing for the disabled.

Applications for a reasonable accommodation are typically reviewed by the Planning and Development Services Director, who may refer the matter to the Planning Commission if the request for reasonable accommodation has the potential to materially affect surrounding properties. The application for a Reasonable Accommodation Permit will be approved (or not approved) based on the following findings:

- Whether the housing that is the subject of the reasonable accommodation request will be occupied by a person with a disability;
- Whether the requested accommodation is reasonable and necessary to make housing available to a person with a disability;
- Whether the requested accommodation will impose an undue financial or administrative burden on the City; and/or
- Whether the requested accommodation will require a fundamental alteration in the nature of the City's zoning or building laws, policies, and/or procedures.

Building Codes

West Hollywood enforces the requirements of Title 24 of the California Code of Regulations which regulates the access and adaptability of buildings to accommodate persons with disabilities. The City also requires all newly constructed non-residential buildings with more than one floor and containing a gross floor area of more than 7,000 square feet, to install and continuously maintain an elevator that complies with the State of California disabled access requirements. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.

- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, living rooms, bedrooms or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Planning and Development Services Department as part of the plan check and building permit issuance process.

Conclusion

With the City’s provisions allowing for residential care homes, transitional and supportive housing, and SRO housing, a variety of housing types are permitted to serve disabled individuals. The City’s reasonable accommodation procedures provide further flexibility to incorporate accessibility needs into existing housing on a case-by-case basis. In conclusion, no policy or regulation of the City of West Hollywood serves to constrain housing for persons with disabilities.

5. Permit Procedures and Processing Times

The City complies with the Transparency Act through the City’s General Plan, Zoning Ordinance, development process and procedures, as well as fee requirements are accessible online on the City’s website.

The evaluation and review process required by local jurisdictions often contributes to the cost of housing. Due to the holding costs incurred by the developers are ultimately manifested in the unit’s selling price. However, these processes facilitate consistent and thorough review of development projects in order to ensure that proposed development complies with the intent of the General Plan and all regulations within the Zoning Ordinance.

In general, all residential projects within the R1 and R2 zones, development of six or fewer units in the R3 zones, and development of ten or fewer units on the R4 zone can be approved administratively by the Planning and Development Services Director through the Development Permit process. This process is described in greater detail below, along with other entitlement permits required by the Zoning Ordinance. Table 40 summarizes the approval requirements and processing times for various permits and planning services offered by the City’s Planning and Development Services Department.

Table 40: Approval Requirements and Processing Times					
Permit Type	Approving Body	Neighborhood Meeting Required?	Public Hearing Required?	Sign Posting on Site Required?	Average Approval Time
Development Permit					
Residential Project: <input type="checkbox"/> 7 or more units in R3 zones <input type="checkbox"/> 11 or more units in R4 zones <input type="checkbox"/> Residential Condominiums <input type="checkbox"/> Any project that utilizes affordable housing concession in Section 19.22.050(E)(2)(f)	PC	Yes	Yes	Yes	9 months
Residential Project: <input type="checkbox"/> Any project in R1 and R2 zones <input type="checkbox"/> 6 or fewer units in R3 zones ³ <input type="checkbox"/> 10 or fewer units in R4 zones ³	Director	No ¹	No	Yes	4 months
Demolition Permit					
Projects requiring PC review for other entitlements	PC	No ²	No ²	No ²	Approved with Project
Projects requiring Director review of other entitlements	Director	No ²	No ²	No ²	
Conditional Use Permit (CUP)					
CUP	PC	No	Yes	Yes	6 months
MCUP	Director	No	Yes	Yes	3 months
Environmental Review					
Categorical Exemption	Director	No	No	No	Approved with project
Negative Declaration/Mitigated Negative Declaration	PC	No	No	Yes	
Environmental Impact Report	PC	No	Yes	Yes	
Division of Land					
Subdivision Parcel or Tract Map	PC	No	Yes	Yes	6 months
Lot Line Adjustment	Director	No	No	No	1 week

Permit Type	Approving Body	Neighborhood Meeting Required?	Public Hearing Required?	Sign Posting on Site Required?	Average Approval Time
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Notes:

1. A Neighborhood Meeting is required for residentially zones projects of five or more units.
2. While a neighborhood meeting, public hearing, or sign posting on site is not required as part of the demolition permit, it may be required for other entitlements sought for a particular project.
3. Except all condominium projects require Planning Commission approval, regardless of size.

Sources:

1. West Hollywood Zoning Ordinance, 2021.
2. West Hollywood Planning Division, 2021.

Development Permit

A development permit is required for the following residential projects:

- An addition of more than 1,000 square feet to any structure other than a single-family dwelling or duplex;
- An addition of more than 500 square feet to a single-family dwelling or duplex;
- Any substantial remodel (removal of 50 percent or more of the exterior wall area or supporting members of structure) to any structure other than a single-family dwelling or duplex;
- A common interest development created through the conversion of existing residential units that does not comply with Section 19.36.100(C); and
- Any new structure, excluding new garages, carports, or other residential accessory structures of 500 square feet or less, fences, and structures specified as allowed residential and commercial and public uses.

The reviewing authority for development permits is based on the size and underlying zone of the proposed project, as shown in Table 40. A development permit is approved with or without conditions if the reviewing authority finds all of the following:

- The proposed use or construction is allowed within the applicable zoning district, and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code;
- The proposed project can be adequately conditioned so as not to endanger, jeopardize or otherwise constitute a menace to the public convenience, health, interest, safety or general welfare of persons residing or working in the neighborhood of the proposed use;
- The proposed use or construction is consistent with the objectives, policies, general land uses and programs of the General Plan and any applicable specific plan; and
- The new structure is compatible with the scale, bulk and mass of existing structures in the vicinity of the subject property and does not impair the integrity and character of the zoning district in which it is to be located.

Entitlement Process

Projects in the R1 and R2 Zone Districts, projects with 6 or fewer units in the R3 District and projects with 10 or fewer units in the R4 District can be administratively approved. These projects are required to post a sign on site for 10 days, but are not required any neighborhood meeting or public hearing. Approval of these types of projects takes under 90 days from when the project is deemed complete. These projects have internal design review with the City's urban designer but are not required to go to Design Review Subcommittee of the Planning Commission.

Projects that do not meet the threshold for administrative review are reviewed by the Planning Commission (unless they include legislative decisions). These projects include larger residential projects and mixed use projects in commercial districts. The process for reviewing these projects starts with a sign posted on site that remains on site through the entitlement process. The project is then required a neighborhood meeting, which includes sending notice to adjacent properties. Projects are then required to go to the Design Review Subcommittee of the Planning Commission, followed by the Planning Commission for review. Review of these types of projects can take up to a year, and as a result, programs have been included in this Housing Element to address these barriers.

Demolition Permit

The City requires a demolition permit to implement a discretionary review before demolition of any structure to protect against the inadvertent destruction of structures of historic, architectural or cultural importance and the potentially blighting effects that the unregulated demolition of structures can have on surrounding neighborhoods. A demolition permit must be approved by the Planning and Development Services Director or Planning Commission based on what other discretionary permits are being processed concurrently. The Director has the authority to approve a demolition permit when the demolition of the structure is compelled by public safety. Only the Commission can approve a demolition permit for a remodel of a designated historical, cultural or architectural landmark or for the demolition of a structure to be replaced by an interim use.

Demolition permit applications are required to be accompanied by the applications for all discretionary approvals necessary for the proposed project and are not approved until all the accompanying discretionary permits are also approved. A demolition permit is approved if all other discretionary approvals are in place and the structure is not a designated historic resource, is not being considered for historical designation and is not listed on the City's List of Potential Resources.

Conditional Use Permits and Minor Conditional Use Permits

The West Hollywood Zoning Ordinance defines a conditional use as one that has a special impact of uniqueness so that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The conditional use permit (CUP) and minor conditional use permit (MCUP) processes are intended to protect the integrity and character of residential and commercial areas of the City. A project requiring a CUP or MCUP approval is reviewed as to its location, design configuration and potential impacts by comparing the project to clearly established standards. The review determines whether the permit should be approved by weighing the public need for and the benefit derived from the project against any impacts it may cause.

Table 38 and Table 39 indicate which residential uses require approval of a CUP or MCUP. The Planning and Development Services Director is the review authority for MCUPs. However, the Director may use his/her discretion to refer MCUP applications to the Planning Commission. The Planning Commission is the approval authority for CUPs.

A conditional use permit or minor conditional use permit is approved with or without conditions based on the following findings:

- The proposed use is allowed within the applicable zoning district with conditional use permit approval and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The site is physically adequate for the type, density and intensity of the use being proposed;
- The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and
- The establishment, maintenance or operation of the proposed use at the location proposed will not endanger, jeopardize or otherwise constitute a menace to the public convenience, health, interest, safety or the general welfare of persons residing or working in the vicinity of the proposed use.

As part of the approval of a CUP or MCUP, the reviewing authority may impose conditions to ensure compliance with the above findings and to provide necessary on- or off-site improvements.

Neighborhood Meeting

A neighborhood meeting is required for all projects that:

- Require development permit approval by the Commission;
- Are located in the Sunset Specific Plan (SSP) zoning district with 10,000 square feet or more of total gross floor area; or
- Are residentially zoned with five or more units.

The purpose of the neighborhood meeting is to present the project to tenants and property owners in the surrounding neighborhood and discuss identified concerns prior to action being taken by the reviewing authority. All property owners and tenants located within a 500-foot radius of the subject site are notified of the neighborhood meeting.

Neighborhood meetings help resolve many of the issues faced by applicants prior to review by the Planning Commission. During the neighborhood meetings, applicants present initial development plans to residents and solicit their input and/or concerns. Neighborhood meetings are not presided over by a formal committee and no formal recommendations or decisions are made at the meeting. Comments from the meetings are for consultation only. Neighborhood meetings help developers tailor their

projects to gain community support and ultimately enhance certainty of project approval by the Planning Commission.

Neighborhood meetings may also facilitate the development of affordable housing. The cost impacts on a project are minimal and the process helps to work out community concerns prior to the formal review and public hearing, ultimately helping to expedite the approval process. Meetings are required to take place within 60 days of application submittal; therefore, they typically do not lengthen the timeframe for review and approval of a project.

The results of the neighborhood meeting are summarized in the Planning Commission staff report, which contains information on the number of meeting attendees and the concerns raised by community members. While the neighborhood meeting is one aspect of project review by the Planning Commission, it is not one of the findings of fact that must be made by the Commission in order to approve a project. Furthermore, during the Commission review, the applicant is given the opportunity to present their project, including if and how the project has been modified to address neighborhood concerns.

Typical Processing Time

West Hollywood's development approval process is designed to further housing development. Often, processing time depends on CEQA requirements and the Permit Streamlining Act provides strict timelines that the City must abide by. To further streamline processing times, in 2010, the City eliminated the public meeting requirement for EIR comments and instead includes this conversation in the standard community meeting and scoping meeting.

Table 40 provides estimated processing times for various planning entitlements. A new single-family unit can be processed in six weeks after the application is deemed complete. A typical multi-family project requiring Planning Commission approval can be processed in two to three months from date when the application is deemed complete. These timeframes are typical and do not constrain housing development.

6. Planning and Development Fees

New development, including new residential development, imposes certain costs upon local government. Some of these costs are short term, for example, the cost of providing planning services and inspections. Other costs, including the ongoing maintenance and improvement of the community's infrastructure and public facilities, are incurred over the entire life of the project. In order to recoup costs related to the processing of development applications and to ensure that public infrastructure and community facilities are maintained and expanded as necessary, the City charges various planning and development fees.

Planning Fees

Planning fees are intended to cover the City's costs and staff time related to the review of various development projects. The City of West Hollywood's fees for various planning applications and permits are listed in Table 42. The majority of the City's planning fees are deposit based, where staff time is charged against an initial deposit and the developer

is ultimately reimbursed or charged for hours in excess of the deposit, based on the actual cost of review.

A comparison of fees for common planning entitlements for the City of West Hollywood and neighboring Westside jurisdictions are summarized in Table 41. For nearly every entitlement, the City of West Hollywood charged the lowest fee when compared to Culver City, Beverly Hills, and Santa Monica. The City of Santa Monica's fees were most similar to West Hollywood's, although still generally higher. Culver City's and Beverly Hills' fees were significantly higher.

Table 41: Comparison of Planning Fees				
Action	West Hollywood	Santa Monica	Beverly Hills	Culver City
Tract/Parcel Map	\$4,084	\$8,257	\$20,247	\$15,130 ²
Conditional Use Permit	\$9,082	\$17,241	\$21,457	\$18,655
Variance	\$8,021	\$14,328	\$14,954	\$17,147
Zone Change	\$19,012	\$24,527	Actual Cost ¹	\$27,526
General Plan Amendment	\$19,012	\$16,513	Actual Cost ¹	\$29,144

Source: City of West Hollywood, Planning and Development Services Department Fees (2019-2020); City of Santa Monica, City Planning Division Fees (FY 2020-2021); City of Beverly Hills, Planning Division Fee Schedule (2020); Culver City, Planning Division Fees (2013)

Notes:

1. Deposit determined by staff with charges at the fully burdened rates for the project planner/engineer and legal costs.
2. Parcel map fee.

Table 42: Planning and Subdivision Fees		
Permit	City Fee	Additional Information / Fees
Environmental Review		
Categorical Exemption with Filing	\$70	
Initial Study w/ Negative Declaration	\$2,559	
Initial Study w/ Mitigated Negative Declaration	\$3,242	
Seismic Study Review	\$5,000*	Deposit plus additional fees
EIR Processing	Negotiated	
EIR Contract Administration & Document Review Fee	\$742	
Construction Development Permits		
Class A	\$23,910	Projects over 10,000 square feet
Class A Large	\$23,910*	Deposit plus \$130/hour for hours in excess of 92 hours.
Class B	\$6,855	New projects under 10,000 square feet
Class C	\$3,461	Major remodels, intensification of use w/ additional square footage
Class D	\$1,390	Intensification of use w/o additional square footage
Subdivisions		
Subdivision (Parcel Maps of Tract Maps) ¹	\$4,084	
Lot Line Adjustments ¹	\$1,389	
Use Permits		
Major Conditional Use Permit ¹	\$9,082	Planning Commission Approval Required
Minor Conditional Use Permit ¹	\$6,246	Director Approval (Hearing) Required
Variances		
Major Variance ¹	\$8,021	Planning Commission Approval Required
Modification ¹	\$1,522	Fee per modification requested
Legislative and Policy Actions		
Zoning Text or Map Amendment ¹	\$19,012	
General Plan Amendment ¹	\$19,012	
Specific Plan/Specific Plan Amendment ¹	\$21,655	
Development Agreement/DA Amendment ¹	\$25,678	
Miscellaneous		
Pre-Application Meeting	\$283	Fee for first meeting. Subsequent meetings are \$214.
Design Review Subcommittee	\$663	
General Plan	\$37	
Zoning Ordinance	\$50	
Sunset Specific Plan	\$20	

Table 42: Planning and Subdivision Fees

Permit	City Fee	Additional Information / Fees
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Notes:

1. Deposit which includes staff efforts on related tasks. The developer reimburses actual out-of-pocket expenses incurred.

Source: West Hollywood, Planning and Development Services Department Fees, FY 2019-2020.

Development Impact Fees

The City of West Hollywood charges a range of residential impact fees to offset the future impact that development will have on existing infrastructure, city services (such as public safety), schools, and other services. In West Hollywood, developers are assessed fees for public art, parks and recreation, public schools, traffic mitigation, and sanitation, among others. Some projects may also opt to pay an inclusionary housing in-lieu fee rather than provide affordable units within the project. The Inclusionary Housing Ordinance is discussed in more detail in the following section.

Public art fees are collected for projects where the developers opt to not provide public art within the project. However, many residential projects choose to provide on-site public art rather than pay the fee. Examples of the type of art provided within residential projects includes decorative fencing or tiling and stained glass.

The City’s Transportation Facilities and Programs Development Fee is intended to fund improvements to the City’s transportation systems, including street improvements, signal coordination, dial-a-ride programs, and public transportation. The fee is \$448 per net increase in dwelling units in a residential project; however, a developer may also provide approved facilities or programs (i.e., roadway improvements, signalization improvements, or bus shelters) in lieu of paying the fee.

The Parks and Recreation (Quimby) Fee is intended to address the City’s severe park shortage. Fees collected are used to expand the recreational opportunities of residents by funding improvements to existing parks and the acquisition of land for new parks. This fee applies only to condominium developments and not to apartment projects.

Funds collected from the Waste Water Mitigation Fee are used to retrofit existing buildings with low-flow water fixtures, as an offset for any net increase in waste water outflow from new construction. The fee is \$75 per unit for new construction. Sanitation fees are collected and determined by the County Sanitation District and therefore not within the control of the City. These fees are used to pay for use of increased capacity at the Hyperion Sewage Treatment Plant.

School fees are collected by the Los Angeles Unified School District and are used for maintenance of existing school facilities and to construct new facilities. The current fee is \$4.08 per square foot for residential construction.

Table 43 through Table 45 provide examples of recent residential projects in West Hollywood and their associated fees. For a typical new single-family unit, total fees (including planning and development impact fees) are approximately \$5,044 per unit. For

a multi-family development, developers can expect to pay about \$6,312 per unit in total fees; and for a mixed use project, fees total approximately \$9,344 per unit.

To ensure that impact fees do not constrain affordable housing development, the City exempts residential developments with more than 25 percent affordable housing units from the art, park, and transportation fees (per Section 19.64.030(a) of the Zoning Ordinance). Historically, 100 percent non-profit affordable housing projects have been entirely exempted from City imposed planning and development fees.

Table 43: Recent Single-Family Development (8756 Ashcroft Avenue)		
Project Description		
Total proposed number of dwelling units	1 unit	
Total existing number of dwelling units to be demolished	1 unit	
Net new dwelling units	0 units	
Gross square feet (proposed)	2,299 sq. ft.	
Gross square feet (existing)	932 sq. ft.	
Proposed gross livable floor area (including private open space)	2,299 sq. ft.	
Existing gross livable floor area (including private open space)	932 sq. ft.	
Estimated construction value	\$316,954	
Net sewage units	1 unit	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (sq. ft. based on # of units constructed)	--	--
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	--
Transportation (based on number of net dwelling units)	\$447.92	--
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	--
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.69	\$5,044.23
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	--
Total Fees Collected	\$5,044.23	

Source: City of West Hollywood, 2013.

Table 44: Recent Multi-Family Development (1232-36 North Kings Road)		
Project Description		
Total proposed number of dwelling units	25 units	
Total existing number of dwelling units to be demolished	2 units	
Net new dwelling units	23 units	
Gross square feet (proposed)	31,463 sq. ft.	
Gross square feet (existing)	3,669 sq. ft.	
Proposed gross livable floor area (including private open space)	30,593 sq. ft.	
Existing gross livable floor area (including private open space)	3,669 sq. ft.	
Estimated construction value	\$4,321,461	
Net sewage units	25 units	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (based on 2 total units in project)	--	--
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	--
Transportation (based on number of net dwelling units)	\$447.92	\$10,302.16
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$1,725.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.69	\$102,559.86
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$43,214.61
Total Fees Collected	\$157,801.63	

* Indicates the assessed fee; however, the developer did not pay the fee since the required affordable units were provided on site.

Source: City of West Hollywood, 2013.

Table 45: Recent Mixed Use Development (Monarch at La Brea)		
Project Description		
Total proposed number of dwelling units	187 units	
Total existing number of dwelling units to be demolished	0 units	
Net new dwelling units	187 units	
Gross square feet (proposed)	154,776 sq. ft.	
Gross square feet (existing)	0 sq. ft.	
Proposed gross livable floor area (including private open space)	193,669 sq. ft.	
Existing gross livable floor area (including private open space)	0 sq. ft.	
Estimated construction value	\$42,923,781	
Net sewage units	187 units	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (not eligible to pay fee)	--	--
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	\$621,377.06
Transportation (based on number of net dwelling units)	\$447.92	\$83,761.04
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$14,025.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.87	\$598,983.12
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$429,237.81
Total Fees Collected	\$1,747,384.03	

Source: City of West Hollywood, 2013.

Conclusion

Based on recent projects, the City's fees have minimal impacts on overall development costs, given the high price of land in West Hollywood. As demonstrated by the numerous recently approved and pending projects in the City, planning and development impact fees do not constrain residential or mixed use developments in the City.

7. Inclusionary Housing Ordinance

The City's Inclusionary Housing Ordinance requires developers to make a percentage of newly constructed housing units available to lower and moderate income households. The affordable units are expected to be dispersed throughout the development, in an effort to generate a mix of income levels within residential areas and offer access to public and commercial services, regardless of economic status and income level.

The City initially adopted its Inclusionary Housing Ordinance in 1986. The City adopted a major overhaul of the Ordinance in 2007, which made changes to improve its effectiveness. The update also incorporated the new state density bonus requirements mandated by SB 1818, which became effective in 2005. The City's Ordinance was most

recently updated in 2018 in order to further comply with more recent changes in State Density Bonus law; however, since 2018, additional State laws have been enacted to further incentivize affordable housing units through the density bonus process. Most notably, AB 1763 was adopted in 2019, which mandated the following additional incentives for projects with 100 percent affordable units:

- The maximum achievable density bonus is 80 percent.
- Projects may include up to 20 percent of units affordable to moderate income households.
- For projects within a half mile of a major transit stop, there is no limitation on density and the maximum height may be increased by three additional stories or 33 feet.
- Projects must be allowed four incentives or concessions.
- Developers may request the elimination of parking requirements for projects providing supportive or special needs housing, as defined.

In addition, the passing of AB 2345 in 2020 increased the maximum available density bonus for projects not comprised exclusively of affordable units from 35 percent to 50 percent. A program has been included in the Implementation Plan to update the Inclusionary Housing Ordinance to ensure compliance with new State Density Bonus provisions.

While the density bonus provisions within the City’s Ordinance will need to be updated, in many ways the Ordinance exceeds what is mandated by the State by requiring the inclusion of affordable housing units within all new residential developments within the City, with the exception of the development of a new single-family dwelling or ADU. The inclusionary requirements also apply to the conversion to condominiums of units that were built prior to the adoption of the Ordinance. Table 46 summarizes the City’s inclusionary requirements.

Number of Market-Rate Units	Inclusionary Housing Requirement
2-10	One unit, comparable size, or Pay the in-lieu fee
11 to 20 units	20% of market-rate unit count, comparable size, or 20% of market-rate unit count, alternate*
21-40 units	20% of market-rate unit count, comparable size, or 30% of market-rate unit count, alternate*
40+	20% of market-rate unit count, comparable size, or 20% of market-rate floor area, minimum alternate* units, if the minimum alternate units result in additional inclusionary units and units that better serve the affordable housing needs of the City.

Notes:

(*) Alternate units shall be minimum of one bedroom and 650 SF and built to a “builder’s quality” standard or better.

Source: City of West Hollywood Zoning Ordinance, 2021.

Affordable units must on average contain the same number of bedrooms and have comparable finishes and amenities to market-rate units or be smaller “alternate” units, defined as one-bedroom units with a minimum floor area of 650 square feet developed to “builder’s quality” standard or better. When only one affordable unit is constructed, it can be designated for a low or moderate income household. When two or more affordable units are constructed, they should be designated for low income households, then moderate income households, alternately. Developers are required to provide the units within the proposed project, except for projects with ten or less units. Developers of projects with ten or fewer units that don’t request a density bonus may choose to pay an in-lieu fee rather than include the required affordable unit on-site.

Flexibility within the Inclusionary Housing Ordinance

Although inclusion of affordable units is mandated by the Ordinance, developers also have the opportunity to take advantage of incentives and concessions including reductions in development standards, modifications to architectural design requirements, parking concessions, and coordination with state density bonus law. Developers may also propose other incentives for consideration when they result in identifiable cost reductions.

Density Bonus

Density bonuses are intended to encourage the construction of housing affordable to low and moderate income persons and the replacement of residential rental units lost through new construction¹⁰. Density bonuses cannot be used in conjunction with paying a fee in-lieu of providing inclusionary units, the demolition of a cultural resource, or any other density bonus provided by the Zoning Ordinance. Table 47 shows the density bonuses that may be granted based on the City’s current Ordinance. The maximum allowable

¹⁰ The City is primarily built out and therefore new development often occurs when existing lower intensity uses are demolished to make room for new development.

density bonus currently permitted by the City’s Ordinance is 35 percent; however, as previously noted, state regulations have changed to allow a bonus up to 50 percent.

Affordable Unit Type	Min. % of Affordable Units	Density Bonus Granted	Additional Bonus for each 1% Increase in Affordable Units
Very Low Income	5%	20%	2.5%
Low Income	10%	20%	1.5%
Moderate Income	10%	5%	1%
Units for Special Needs Populations ¹	10%	20% ²	N/A
50-100% Bonus (equal to the percentage of affordable units)	May be granted if: a. The project is within the R3 or R4 zone b. 50-100% of all project’s units are permanently dedicated to lower and moderate income persons c. The structure is maintained and operated by a non-profit.		

Source: City of West Hollywood, Zoning Ordinance, 2021.

1. Units for transitional foster youth, disable veterans, or homeless persons, as those terms are defined in Government Code Section 65915, provided at the same affordability level as very low income units for 55 years
2. Of the same type of unit giving rise to the density bonus

Parking Incentives

Density bonus housing developments are granted additional flexibility through parking concessions as demonstrated in Table 48. The parking spaces are inclusive of handicapped accessible spaces and guest parking, which are granted to all units in the development.

Number of Bedrooms	Required Parking Spaces per Unit¹
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2.5

Source: City of West Hollywood, Zoning Ordinance, 2021.

Notes:

1. May be provided through tandem and/or uncovered spaces
2. If a residential or mixed residential/commercial development project includes the required (no-in-lieu payment) percentage of low, very low income, or includes a minimum 10 percent transitional foster youth, veteran, or homeless persons units, or provides for-rent housing for individuals who are 62 years of age or older, or is a special needs housing development and is located within one-half mile of a major transit stop where there is unobstructed access to a major transit stop from the development, then, upon the request of the developer, a parking ratio not to exceed 0.5 spaces per bedroom shall apply to the residential portion of the development.

Off-Site Affordable Unit Option

In order to encourage affordable units to be dispersed throughout the community, provision of affordable units within proposed projects is generally required; however, developers of projects of 11 units or more may apply for an exception to this requirement to allow the construction of the affordable units off-site. In order to grant an exception to allow the location of units off-site, the Planning Commission must make the following required findings:

- The number of units to be provided off-site would be greater than the number required on-site;
- All off-site inclusionary units will contain on average the same number of bedrooms as the non-inclusionary units in the project, and be comparable with the non-inclusionary units in terms of appearance, finished quality, materials, and location within the building; the Planning Commission may modify the requirements as to unit size or type if it finds that a modification would better serve the affordable housing needs of the City;
- All inclusionary off-site units would be constructed before or concurrently with the main project and final approval of the project shall be contingent upon completion and final approval of the inclusionary units;
- Off-site inclusionary units shall be allowed only in those areas which are designated in the General Plan for medium to high density residential development (e.g., R3 and R4 zoning districts);
- Off-site inclusionary units shall only be constructed and managed in conjunction with a nonprofit housing development corporation; and
- Approval of the off-site inclusionary units shall not result in an over concentration of low income housing in any specific neighborhood within the city.

In-Lieu Fee Option

Developers of residential projects with ten or fewer units that do not request a density bonus may choose to pay a fee in-lieu of providing the units on-site. The in-lieu fee is to be paid before issuance of a building permit for the approved project and is placed in the City's Affordable Housing Trust Fund (AHTF). The funds are used for projects that have a minimum of 60 percent of the dwelling units affordable to low and moderate income households, with at least 20 percent of the units available to low income households. The fee is calculated based on the number of units in the project. The amount of the in-lieu fee is calculated in compliance with the City Council's Fee Schedule as shown in Table 49. Annual adjustment of the Affordable Housing In-Lieu Fee is based on the average Low Income Housing Tax Credit (LIHTC) maximum basis for Los Angeles County for 4% credits, adjusted upwards by 30% for West Hollywood Census tracts as "high development cost areas" per Department of Housing and Urban Development, and adjusted upwards by an additional 5% to account for 2021 cost increases. (The LIHTC per unit cost is \$645,738)

Table 49: Inclusionary Housing In-Lieu Fee Schedule

Number of Units	Total Fee
2	\$129,148
3	\$193,721
4	\$258,295
5	\$322,869
6	\$387,443
7	\$452,016
8	\$516,590
9	\$581,164
10	\$645,738

For example, a project which involves the construction of eight new units would result in a fee of \$516,590. Affordable housing developments are unaffected by the housing in-lieu fees because they already provide affordable units on-site.

In addition to in-lieu fees, the AHTF is funded by a required Affordable Housing Impact Fee that applies to commercial development within the City. Since 2004, funds from the AHTF have been used to provide City subsidies totaling \$28.8 million for eight separate projects, which resulted in the development of 187 units for very low, low, and moderate income households. Average City subsidy per unit since 2004 is about \$143,830 using the AHTF.

As evidenced by the City’s housing production, the Inclusionary House Ordinance has not constrained residential development and has been effective in increasing the number of affordable units within the City. Overall, the Inclusionary Housing Ordinance has proven to be an effective tool in the community, creating permanently affordable units for lower and moderate income residents.

8. Rent Stabilization Ordinance

The City Council enacted the Rent Stabilization Ordinance in June 1985 to maintain housing stability for the City's residents by implementing affordability controls on rental housing. The Ordinance regulates residential rent levels, requires that rental units meet specific maintenance standards, and protects tenants from certain types of eviction. Under the Ordinance, the Maximum Allowable Rent (MAR), the most a landlord could legally charge, is the initial rent charged for the tenancy plus any intervening general adjustments allowed by the City that the landlord charges to the tenant.

In 1995 the Costa-Hawkins Rental Housing Act was passed to enforce gradual Statewide de-control of rent-controlled housing as vacancy occurs. With Costa Hawkins, the MAR of a rental unit is decontrolled upon vacancy of the unit. When the unit is rented out to a new tenant, the landlord can demand market rate rent for the unit. However, after a tenant moves in, the unit becomes rent stabilized again and annual rent increases are limited to what is allowed by the City. Full implementation of Costa-Hawkins began in 1999. The City tracks the number of rent stabilized units whose rents were reset by the Costa-Hawkins Rental Housing Act on a yearly basis. As of 2018, a total of 11,604 rent stabilized units have had at least one market rate vacancy increase since vacancy decontrol began in 1999, representing almost 70 percent of the City's rent stabilized units.

The Rent Stabilization Ordinance limits the grounds on which a tenant may be evicted to the following: nonpayment of rent; creating a nuisance or using a rental unit for illegal purposes; subleasing without a landlord's permission; failure to provide the landlord with reasonable access; violating the rental agreement; and failure to renew a rental agreement. Also, tenants may be evicted when the owner seeks to withdraw the entire property from the rental housing market pursuant to the Ellis Act. In some eviction circumstances, the tenant is entitled to receive relocation assistance from the tenant's landlord.

The COVID-19 pandemic has placed unprecedented financial strains on many households. In order to increase housing stability for the City's renter-households, the City of West Hollywood implemented emergency measures in response to the pandemic. These include a rent freeze for units subject to the Rent Stabilization Ordinance and a temporary moratorium on evictions for nonpayment of rent resulting from COVID-19 related financial impacts. The eviction moratorium became effective on March 16, 2020. While the City's local moratorium was effective through June 30, 2021, the County of Los Angeles' eviction moratorium was extended through September 30, 2021 and applies to tenants in West Hollywood.

9. Small Buildings Acquisition/Rehabilitation Program

As part of a City Council directed effort to address housing affordability in West Hollywood, the City has conducted research on ways to address affordability in smaller rental buildings. Because Costa Hawkins allows landlords to charge market-rate rents when units turnover, many residents face severe challenges being able to afford housing. At the same time, the desirability and high-quality of life in West Hollywood means that multifamily buildings trade frequently on the open market, attracting investors. These conditions combine to create situations where smaller rental buildings, even if subject to

the RSO, have high rents and/or sell to new investors without providing long-term protection for low-income tenants.

Initially, a pilot program was considered whereby the City would provide assistance for non-profit housing organizations to purchase, rehabilitate, and manage small rental buildings through and after conversion to permanent income-restricted affordable housing. The results of a focus group consisting of local non-profit housing organizations indicated a low level of interest in smaller projects among non-profits due to limited knowledge and expertise in this area and a desire to focus on larger, new construction projects. Therefore, the City is researching the feasibility of creating a local Community Land Trust which could both acquire and rehab existing buildings on behalf of existing low-income tenants (converting RSO buildings to permanent rental housing), convert other buildings to ownership through limited equity co-operatives and other similar mechanisms, and also benefit from the land banking opportunities. The same local community land trust could develop vacant land for new housing production.

10. Condominium Conversion Ordinance

Apartment projects proposed for conversion to common interest developments are subject to the City's condominium conversion regulations. These regulations require a permit for conversion, and compliance with current zoning and design requirements for newly developed condominiums, including parking requirements. Condominium conversion is also subject to the inclusionary housing requirements.

The Ordinance further makes provisions for protecting the rights of tenants currently residing in the units that are approved for conversion. Tenants must be offered right of first refusal to purchase the occupied unit at the same or better terms than those offered to the general public. Additionally, the developer must comply with the eviction requirements of the City's Rent Stabilization Ordinance, ensuring that the tenant is treated fairly through the conversion process.

Conversion projects can be exempt from the condominium conversion regulations and standards if 80 percent of the tenants residing in the building agree to purchase units or the conversion is carried out by a government agency or nonprofit that is developing housing for seniors or low- to moderate-income households.

11. On- and Off-Site Improvements

Another factor adding to the cost of new residential construction is the provision of adequate infrastructure to support municipal services for new residential development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units and eventually passed in various degrees to the homebuyer or property owner. Because areas where new development and redevelopment will occur are largely developed with infrastructure in place, the City does not assess major infrastructure buy-in fees.

On- and off-site infrastructure improvements and requirements are assessed based on the merits of each project during discretionary project review and for larger projects may

be determined through the environmental review process. Typically, the following are required for new construction:

- Five- or ten-foot median in the Sunset Specific Plan area
- On-site underground utilities
- Adequate water and sewer facilities provided to the satisfaction of the County Health Department
- Curb, gutter, sidewalk, street and parkway improvement plan to the satisfaction of City Engineer
- Drainage of storm water from property be disposed of under the sidewalks in a manner satisfactory to the City Engineer
- Landscape and irrigation plans consistent with standards established in the Zoning Code and design guidelines

These standards are typical and necessary to serve the development and do not constrain housing development in West Hollywood.

12. Building Codes and Enforcement

Building and safety codes, while adopted to preserve public health and safety and ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards and other related ordinances.

Uniform Building Code (UBC)

West Hollywood has adopted and enforces the following building codes:

- 2019 California Building Code with Los Angeles County Amendments
- 2019 California Residential Code with Los Angeles County Amendments
- 2019 California Mechanical Code with Los Angeles County Amendments
- 2019 California Electrical Code with Los Angeles County Amendments
- 2019 California Plumbing Code with Los Angeles County Amendments
- 2019 California Green Building Standards Code with Los Angeles County Amendments

Enforcement of applicable building codes requires thorough project review during plan check and on-site inspections at various stages of construction to ensure code compliance.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies. Furthermore, in July 2012, the City adopted a formal procedure for a

reasonable accommodation request in order to facilitate the development of housing for persons with disabilities.

Code Compliance

The City's Residential Code Compliance Division seeks to maintain the quality of the existing housing stock by implementing and enforcing residential property maintenance laws. Primary compliance efforts are directed toward issues affecting public health, safety and welfare. Other special projects are the identification of units constructed or remodeled without appropriate permits, a special emphasis on vacant and abandoned properties and compliance with smoke detector laws. Most code compliance is reactionary versus proactive, with the exception of the earthquake mitigation requirements. Code compliance is very cautious to take any action that could cause harassment or displacement of tenants. Code compliance works with landlords and tenants to help compliance as is reported, typically by tenants.

Additionally, as part of the City's Rent Stabilization Ordinance to ensure that West Hollywood's rental housing stock remains in good condition, and that landlords don't compensate for rent regulation by neglecting necessary maintenance, landlords are required to comply with certain maintenance standards. Housing services must be maintained in good working order. If they are not maintained, tenants may be entitled to a rent reduction until the services are restored. Code Compliance also engages with a private company to handle compliance with short term rental laws, also working with short term rental companies to alleviate impacts to the City's housing stock.

The City maintains mediation services for tenants and landlords to work out disagreements. City staff helps tenants understand their rights and ability to maintain residence during construction and code compliance responses. The City actively pursues landlords that do not follow rent control and other land use requirements. This includes actively suing landlords that harass tenants as a matter of policy for the city. The City does not tolerate tenant harassment and actively works to dismantle this cruel practice.

C. State Tax Policies and Regulations

1. Proposition 13

Proposition 13 is a voter initiative was approved in 1978 and has had long term effects on local government funding. Proposition 13 generally limits increases in property taxes except where there is a transfer of ownership, which has severely reduced funding to local governments. As a result, local governments are forced to pass on more of the costs of housing development, such as the construction of infrastructure and community facilities to developers. These costs then ultimately impact the per unit cost of housing and the sales price.

Some developers utilize Mello-Roos Community Facilities District financing as a way to pay for required facilities and infrastructure. Through the Mello-Roos mechanism, the developer can use bonded indebtedness to finance capital improvements with the future homeowners ultimately responsible for repaying the bonds.

2. Federal and State Environmental Protection Regulations

The California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). These reviews add to the cost of housing development due to fees charged by local governments for review and preparation of environmental documents, along with service fees paid to private consultants to complete the necessary analyses. Project delays resulting from the mandated public review periods for environmental documents may also add to development costs. However, these regulations are imposed uniformly across all California cities and therefore, do not represent a unique constraint to development within West Hollywood. Additionally, environmental regulations are necessary to help preserve the environment, ensure the environmental quality of the City, and allow a robust public review of potential project impacts.

D.Environmental and Infrastructure Constraints

Environmental hazards and infrastructure constraints are important considerations in the development of new housing within the City. Environmental hazards may include seismic risk, wildfires, and flooding. Infrastructure considerations include water and wastewater capacity, and the provision of dry utilities. The following section includes a discussion of those factors which have the greatest impact on housing development within West Hollywood.

1. Environmental Hazards

Information for this section is taken primarily from the City’s Safety Element.

Geological Hazards

West Hollywood is located within a seismically active area. The active Hollywood Fault runs directly through the City and is capable of producing a surface fault rupture during an earthquake. The Newport-Inglewood Fault is the closest regional fault to the City.

The City has established a Fault Precaution Zone around the Hollywood Fault. Development sites that are located in this area require either site-specific fault rupture evaluation by a California Certified Engineering Geologist or strengthening of foundations to provide for estimated ground displacement, depending on their location. Southern California is a seismically active area and all construction is subject to building standards and codes to ensure safety.

In addition to ground shaking, West Hollywood is susceptible to liquefaction during an earthquake due to local soil conditions and the shallow water table. Sites that are considered to be in the liquefaction hazard zone by the California Geological Survey are required by the Zoning Ordinance to provide a soils report to the Building Official. When liquefaction potential is identified, projects must provide mitigating siting and design features subject to review and approval of the Building Official.

Flood

With the completion of the Holly Hills Storm Drain Project in 2005, the City was remapped by FEMA and removed from the 100-year flood hazard area. Localized flooding represents the only flood concern in the City and can occur in low topographic areas where street gutters must accommodate peak flows during a storm event. Generally, localized flooding does not overtop curbs and dissipates quickly after heavy rain ceases. The City's topographic features and storm drain infrastructure, maintained primarily by the Los Angeles County Flood Control District, reduce any serious threat of storm related flooding.

Fires

Although West Hollywood is fully developed, there is a moderate risk of fires spreading into the northern portion of the City due to its location at the base of the Hollywood Hills. The adjacent Hollywood Hills have larger undeveloped areas of vegetation between homes which increase the potential for wildfire spread.

2. Infrastructure

Wastewater

The City of West Hollywood Public Works Department contracts with the Los Angeles County Department of Public Works to provide sewer collection system operation and maintenance services. The City is currently served by sanitary sewers conveying effluent to the Hyperion Treatment Plant (HTP) in Playa Del Rey. HTP (operated by the City of Los Angeles) conforms to all wastewater treatment requirements of the Regional Water Quality Control Board and treats approximately 260 million gallons of wastewater per day (mgd). The plant has a dry weather capacity of 450 mgd for full secondary treatment and 800 mgd wet weather capacity. Due to increased water conservation in recent years in response to the State's severe drought conditions, the average daily flow has decreased from approximately 350 mgd in 2009 to 260 mgd in 2019.¹¹ Although there are no existing or foreseeable deficiencies in the capacity of this treatment facility, both the City of Los Angeles and the City of West Hollywood have Sewer System Management Plans which monitor capacity and needed improvements to continue provide wastewater services at future capacity levels.

The City of West Hollywood requires developers to pay a wastewater mitigation fee to offset any net increases in wastewater flow from new construction. The amount of the fee for each parcel is subject to the number of Equivalent Sewer Units (ESUs) for the current land use of the parcel as specified in the Municipal Code.¹² Developments are also subject to a connection fee to connect to the sewer system payable to the LA County Sanitation Districts. Moreover, if deficiencies exist, developers will be required to pay the cost of improvements to create additional capacities to serve their project.

¹¹ City of Los Angeles, Department of Sanitation and Environment, Sewer System Management Plan, January 25, 2019.

¹² City of West Hollywood, Residential Development Fees and Requirements Fact Sheet

V. Housing Resources

This section of the Technical Background Report addresses the resources available to the City in implementing the goals, policies, and programs contained in the Housing Element, specifically regarding the potential for future residential development. Resources covered in this section include potential development sites, financial resources, and administrative resources.

A. Projected Housing Needs

1. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that a jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.

For the sixth Housing Element cycle, the City of West Hollywood has been allocated a RHNA of 3,933 units, divided into four income levels as follows:

- Very Low Income: 1,066 units (27.1 percent)¹³
- Low Income: 689 units (17.5 percent)
- Moderate Income: 682 units (17.4 percent)
- Above Moderate Income: 1,496 units (38.0 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category. The sites inventory detailed below shows adequate sites to accommodate the RHNA allocation plus a buffer. It is not necessary to rezone any properties in the City to accommodate the RHNA allocation.

¹³ The City has a RHNA allocation of 1,066 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Therefore, the City generally estimates 533 extremely low and 533 very low income units.

B. Credits toward RHNA

The 6th cycle RHNA covers a planning period that extends slightly beyond eight years, starting on June 30, 2021. Housing units built, under construction, or approved August 2022 onward can be credited towards meeting the City’s RHNA. These units can be subtracted from the City’s share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated. In addition, the City can project the number of Accessory Dwelling Units (ADUs) that may be built between 2021 and 2029, based on the historical trend of ADU construction between 2018 and 2020.

To estimate the number of proposed pipeline development projects that are expected to reach completion during the 6th cycle, the City examined completion rates of pipeline development projects from 2015, which is the earliest date that complete and accurate pipeline data is available. For discretionary entitlements, completion rates were found by drawing upon a representative sample of residential and mixed use planning entitlement applications and approvals and finding the percentage of those projects which have obtained a certificate of occupancy (COO) and therefore reached completion. This analysis found that entitlement applications for the year had a completion rate of 91%, while approved entitlements had a rate of 96% for projects that obtained a COO, are under construction, or are under active building permit review. For building permit applications and approved permits for the year, completion rates were established based on existing methodology utilized by the Building and Safety Division, which found that residential and mixed use building permits for the year had a 93% completion rate for issued permits. Therefore, the City determined the entitled and pipeline projects listed below and the housing units they include would be available over the 6th cycle planning period. This is conservative as the City has received new planning applications with approximately 288 more housing units than assumed in the pending projects below.

1. Entitled, Approved, and Permitted Projects

As of July 1, 2021, there are 321 net units (including 70 low income units and 21 moderate income units) that have received Planning approval or issued building permit, but have not been finalized as of August 2022 as detailed in Table 50 below and shown in the Figure 19 below. The affordability levels for the projects were determined from the approved and proposed on-site deed-restricted units.

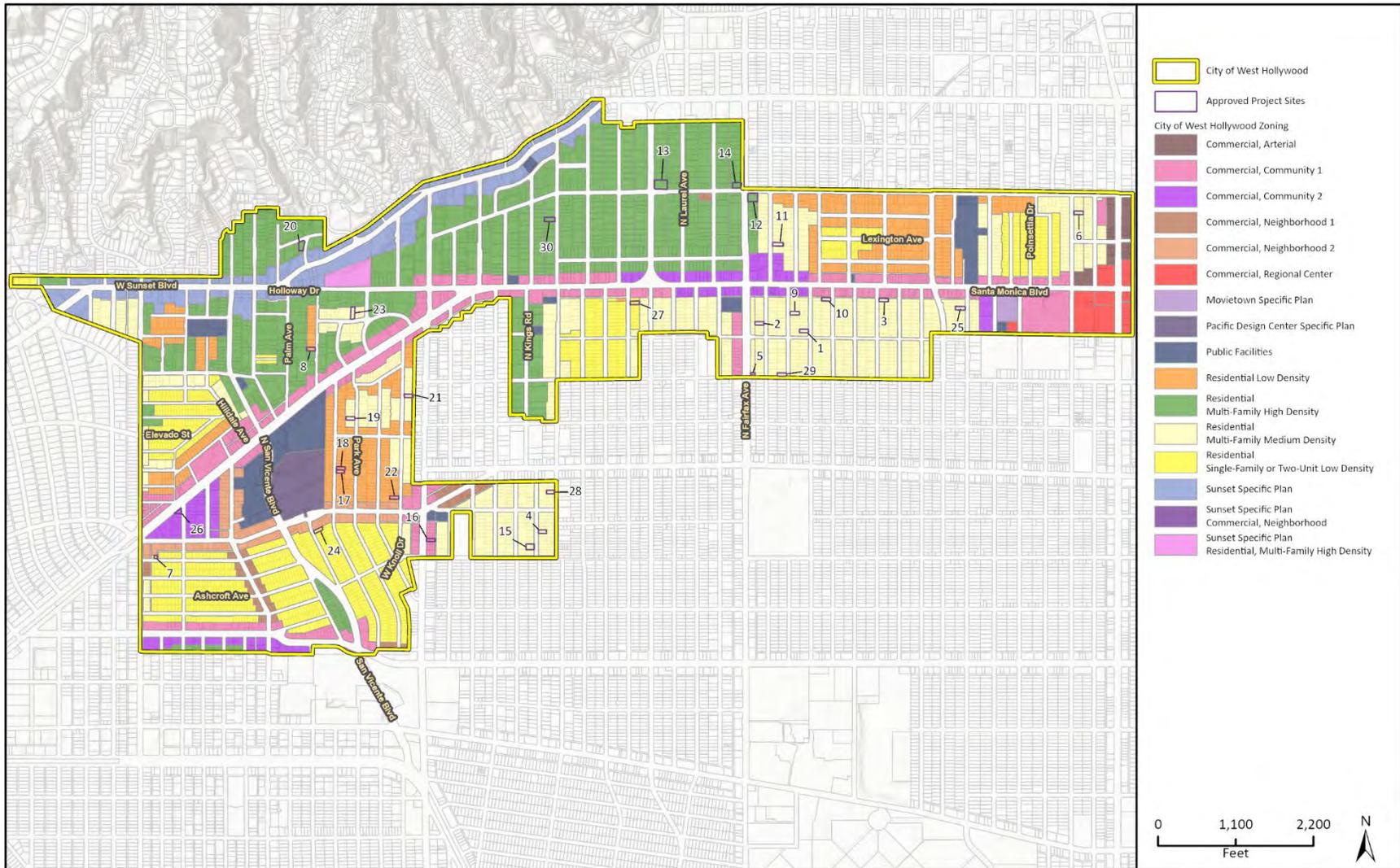
Site	Address	APN	Zoning	Project Description	Net Units	Status/Notes
1	1005 Genesee Ave	5530-014-019	R3B	Demo duplex and construct 5-unit building	3	Pending entitlement amendment
2	1019 Orange Grove Ave	5530-012-019	R4A	New 4-story, 9 unit apartment building	7 (1 lower)	Entitlement approved 3/21/19, no building permit yet

Site	Address	APN	Zoning	Project Description	Net Units	Status/Notes
3	1048 Curson Ave	5530-018-006	R4B	Demo single-family residence and build 5-unit condo	4	Approved 6/18/19 waiting on building permit
4	536 Flores St	5528-004-036	R3B	Demo garage and build new ADU	1	Under construction B18-0209
5	900 Fairfax Ave	5530-027-006	R3C	New 17,602 sf mixed-use building (formerly plant store and retail)	6	Pending building permit
6	1238 Formosa Ave	5531-008-016	R3B	Demo 4 units to construct 18-unit building	14 (2 lower, 1 moderate)	Approved 3/4/21, pending building permit
7	9031 Dorrington Ave	4336-012-014	R1B	ADU addition	1	Building permit issued on 2/24/21 (B21-0108)
8	955 Hancock Ave	4339-010-067	R2	Demo existing multifamily buildings and construct 3-unit multi-family building	2	In plan check now applied 3/31/21
9	1032 Ogden Dr	5530-014-011	R3B	Demo two units and build 14 new units	12 (2 lower)	Entitlement approved, currently in plan check
10	1051 Spaulding Ave	5530-015-031	R3B	Demo single-family unit and construct 5-unit apartment	4	Approved 11/27/21, pending building permit
11	1150 Orange Grove Ave	5530-002-015	R3B	Demo duplex and construct 10-unit building	8 (1 lower)	Planning entitlement Approved 4/15/21, pending building permit application
12	1282 Fairfax Ave	5530-001-001	R4B	Restore church and construct 25-unit apartment building	29 (2 lower, 3 moderate)	Planning Commission 12/21, pending building permits
13	1300 Crescent Heights Blvd	5554-006-008	R4A	Demo 4 unit building and build 5-story apartment building	37 (3 lower, 3 moderate)	PC approved, pending building permit
14	1301 Fairfax Ave	5554-002-009-011	R4B	Demo 3 single-family residences and construct 17-	14 (2 lower, 1 moderate)	PC approved, Appeal denied 12/6/21,

Table 50: Entitled, Approved, and Permitted Projects						
Site	Address	APN	Zoning	Project Description	Net Units	Status/Notes
				unit apartment building		pending building permit.
15	511 Flores St	5528-014-075	R3B	3-story, 6-unit residential building	6	Entitlement approved 12/21, currently in plan check
16	522 La Cienega Blvd	5528-018-039	CC1	Addition to commercial building	1	Approved 6/6/19, pending building permit
17	652 Huntley Dr	4337-011-033	R2	Demo single-family unit and construct 3 unit development	2	Approved 9/16/21, in plan check
18	656 Huntley Dr	4337-011-131	R2	Construct 3-unit residential building	3	Approved 9/16/21, in plan check
19	823 Westbourne Dr	4337-013-007	R3A	Demo existing buildings and construct new multi-family building	3	Approved 5/20/21, in plan check
20	8760 Shoreham Dr	5559-003-033	R4A	Demo single-family residence and construct 11-unit apartment	11	Approved 7/15/21, pending building permit application
21	852 West Knoll Dr	4337-002-072	R3C	Demo 4 units to build 6-unit condo	2	Approved 8/27/19, in plan check
22	615 West Knoll Dr	4337-004-040	R2	Demo 2-unit multifamily to build 3-unit multifamily	1	B17-0097 - construction finished; C of O on hold for arch deviations; DVPA22-0003 approved on 5/2/22
23	8615 West Knoll Dr	4339-008-018	R3C	Demo single-family dwelling and construction 10-unit condo building	9 (1 lower)	Approved 10/21/21, pending building permit application
24	544 Norwich Dr	4337-019-009	R1B	Demo SFR and construct new SFR and ADU	1	Approved 5/19/22, pending building permit
25	1041 Martel Ave	5531-022-019	R3B	New 50-unit affordable senior	43 lower income	Project approved 1/20/22, pending building permit

Table 50: Entitled, Approved, and Permitted Projects						
Site	Address	APN	Zoning	Project Description	Net Units	Status/Notes
				housing development		
26	9040 Santa Monica Blvd	4336-025-005	CC2	Six-story mixed-use development with 80 units	80 (12 lower, 12 moderate)	Project Amendment to DVP-003-003 approved on 2/17/22; MOD issued
27	1040 Havenhurst	5529-019-004	R1B	Demolish two-car garage to construct new 1,178 SF ADU	1	Project Approved 2/1/22, pending building permit
28	623 Sweetzer Ave	5528-015-043	R3B	Demolition of Duplex; New 3-story, 4-unit building	2	Approved 12/13/21, in plan check (B22-0065)
29	901 Ogden Dr	5530-026-009	R3B	Demo single-family residence and build 4-unit apartment building	3	Approved by PC 5/8/20, pending building permit
30	1257 Sweetzer	5554-022-014		3 existing units replaced with 14 (including 1 low 1 mod)	11 (1 lower, 1 moderate)	PC approved 5/6/19, in plan check (B19-1485)
Total					321	

Figure 19: Approved, Entitled, or Permitted Projects



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 Additional data provided by County of Los Angeles, 2022.

2. Pending Projects

As of August 2022, there are 739 net housing units that are pending planning approval. In addition, there are two prospective 100 percent affordable housing projects with EAH Housing that are expected to be built within 2-3 years and propose to include 83 lower income units. In total, there are 739 housing units that are pending in the City, including 94 lower income and 27 moderate income, which are detailed in Table 51 below and shown in Figure 20. The affordability levels for the projects were determined from the approved and proposed on-site deed-restricted units. The precise breakdown of very low versus low income units is not known at this time. This Housing Element conservatively assigns these lower income units to the low income RHNA level.

Site	Project Number	Address	APN	Zoning	Project Description	Net Units	Status/ Notes
1	MP18-0015	1147 Horn Ave	5560-022-023	R4A	Demo 6 units and construct new 8-unit building	3 (1 lower)	Application pending, not deemed complete yet
2	MP19-0043	1154 Ogden Dr	5530-003-014	R3B	Demo 2 units and construct 5-unit building	1	Application deemed complete, neighborhood meeting complete, pending staff approval
3	MP20-0003	1317 Crescent Heights Blvd	5554-008-015	R4B	New 5-story apartment building	126 (10 lower, 10 moderate)	On hold, pending entitlement
4	MP22-0010	634 Doheny Dr	4340-012-014	CC1	Construction of new 4-story mixed-use building	1	Applied 4/15/22, not yet deemed complete
5	MP20-0033	732 Doheny Dr	4340-014-003	R3B	Demolish 2 single-family residences and construct 4 townhomes	2	Application pending, not deemed complete yet
6	MP21-0001	620 Huntley Dr	4337-011-026	R2	Demolish 2 SFD and build 4-unit condo	2 (1 lower)	Applied 1/27/21, not yet deemed complete

Table 51: Pending Projects

Site	Project Number	Address	APN	Zoning	Project Description	Net Units	Status/ Notes
7	MP21-0038	948-954 San Vicente	4339-017-030	R4B	New 24-unit residential	24 (2 lower, 2 moderate)	Application deemed complete 4/21/22, pending building permit
8	MP20-0033	7811 Santa Monica Blvd	5530-002-067	CC2	Hotel mixed-use development	63 (6 lower, 5 moderate)	Application submitted, not deemed complete yet
9	MP20-0023	8228 Sunset Blvd	5554-018-020	SSP	Hotel mixed-use development	46 (9 lower)	Applicating pending, not complete yet
10	MP18-0060	8850 Sunset Blvd	4339-017-001	SSP	Mixed use hotel	34 (8 lower)	Application Deemed Complete 1/28/19, waiting for approval
11	MP20-0036	8950 Beverly Blvd	4335-003-027	CC2	Demo building and construct 5-story mixed-use building	4	Applied 7/29/20, not yet deemed complete
12	MP16-0059	9034 Sunset Blvd	4340-026-024	SSP	Mixed-use building with hotel	107 (25 lower)	Application Deemed Complete 5/5/17, pending approval
13	DVP-012-004	8527-8555 Santa Monica Boulevard and 8532, 8538, 8546, and 8552 West Knoll	4339-005-009, 4339-005-010, 4339-005-011, 4339-005-012, 4339-005-013, and	CC1	Demolish existing buildings and construct a 5 story mixed-use development	111 (9 lower, 8 moderate)	Application deemed complete in 2016; likely public hearing in 9/2022 or 10/2022

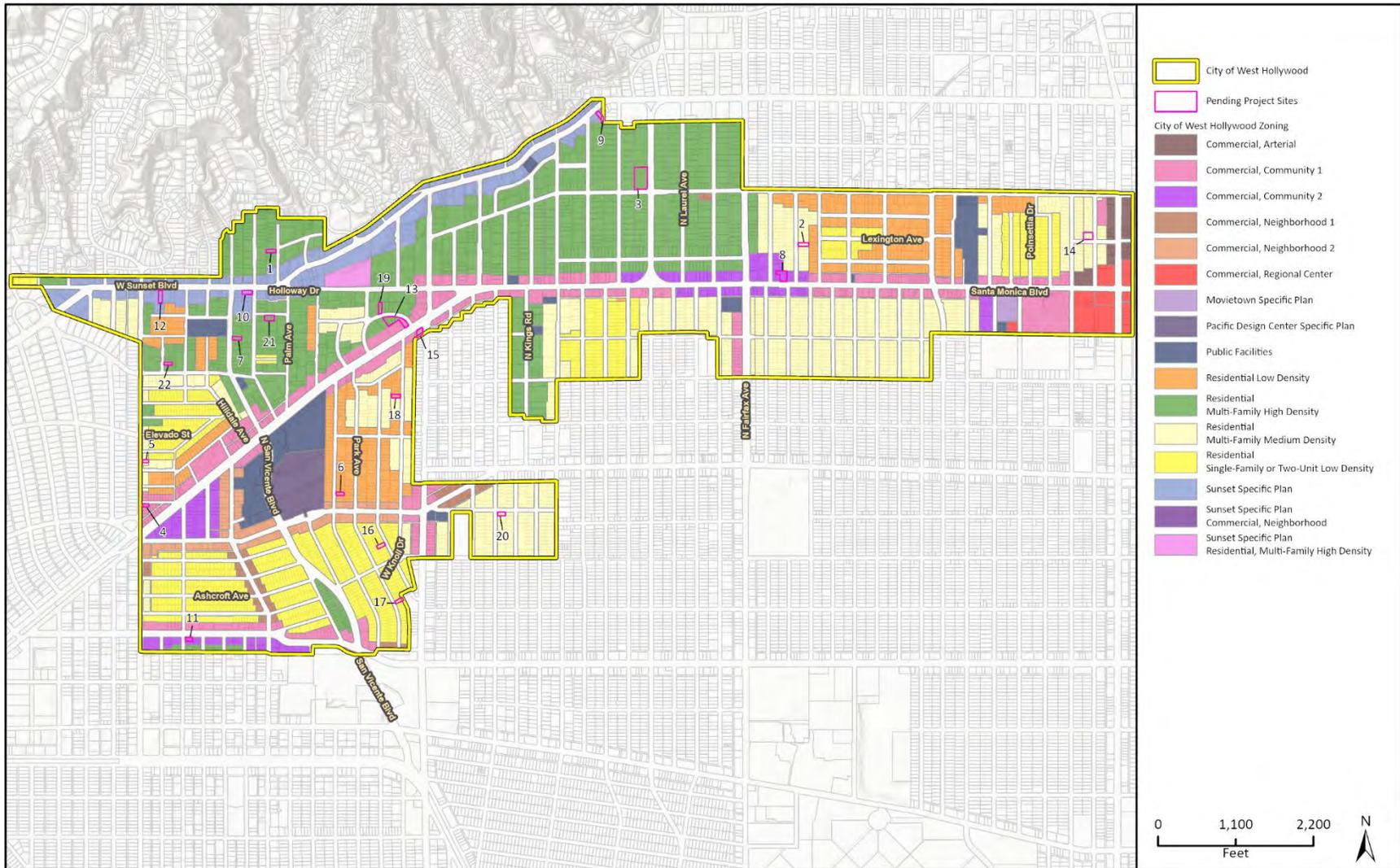
Table 51: Pending Projects

Site	Project Number	Address	APN	Zoning	Project Description	Net Units	Status/ Notes
			4339-005-025				
14	MP21-0036	1201, 1207 Detroit	5531-008-001-002		Pending EAH Housing affordable housing project	48 lower income	Applied 12/3/21, not yet deemed complete; public hearing occurred 6/2/22
15	MP21-0015	8500 Santa Monica Boulevard	4337-001-013	CC1	4 story mixed use project	27 (2 VL, 2 moderate)	Applied 4/15/21, deemed complete 2021, pending approval
16	MP22-0007	525 Westmount Dr	4337-010-028	R1B	Demo SFR & construct new 2-story SFR + ADU	1	Applied 2/14/22, deemed complete 5/18/22, pending approval
17	MP22-0009	366 Westbourne Dr	4337-012-017	R1B	Demo SFR & construct new 2-story SFR + ADU	1	Applied 3/8/22, not yet deemed complete
18	MP22-0014	855 West Knoll Dr	4337-005-043	R2	Demo 2 SFD and construct 4-unit condo	2	Applied 5/20/22, not yet deemed complete
19	MP21-0025	8565 West Knoll DR	4339-004-016	R4B	4 story 9 unit apartment building	9	Deemed complete; waiting on plan resubmittal
20	MP21-0034	560 Orlando Ave	5528-014-045	R3B	Demo SFD and construct 3 story 4 unit apartment building	3 (1 lower)	Applied 10/20/21, to be administratively approved once complete.
21	MP21-0034	8814-8824 Harratt		R4	43 new units with demo of 7 existing units	36 very-low income	Submitted letter of intent- all VL

Table 51: Pending Projects

Site	Project Number	Address	APN	Zoning	Project Description	Net Units	Status/ Notes
22	PAH22-0001	910 Wetherly Drive	4340-023-026	R4B	2 existing units replaced and 90 units constructed including 3 market, 32 Low and 55 VL	87 (55 very low, 32 low)	Applied 4/6/22, not yet deemed complete
Total						739	

Figure 20: Pending Projects



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3. Projected Accessory Dwelling Units

Pursuant to Government Code Section 65583.1, the City can satisfy its regional housing need using accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) trends and existing resources and incentives that promote their development. Using 2018-2020 data on ADUs/JADUs, the City has permitted building permits for approximately 13 ADUs on average in recent years, as shown in Table 52. Using this trend over the 2021-2029 planning period, the City can assume approximately 104 housing units will be created from ADUs/JADUs that can be counted towards the regional housing need.

Permit Number	Address	Issue Date
B18-0109	622 Kings Road	February 2, 2018
B18-0716	8933 ½ Rosewood Avenue	July 13, 2018
B18-0209	536 Flores Street	March 7, 2018
B18-0515	7728 Hampton Avenue	July 11, 2018
B18-0844	1232 Greenacre Avenue	October 1, 2018
B18-0914	8815 Rosewood Avenue	November 15, 2018
B18-0879	7733 Lexington Avenue	December 11, 2018
B18-1085	423 Westmount Drive	January 3, 2019
B18-0461	8910 Rosewood Avenue	January 25, 2019
B18-0460	8900 Rosewood Avenue	January 25, 2019
B18-0459	8890 Rosewood Avenue	January 25, 2019
B18-0458	8870 Rosewood Avenue	January 25, 2019
B19-0105	418 Huntley Drive	February 7, 2019
B18-1286	9011 Dorrington Avenue	February 15, 2019
B18-1037	9019 Phyllis Avenue	July 16, 2019
B19-0231	1152 Greenacre Avenue	March 5, 2019
B18-1201	363 Huntley Drive	March 26, 2019
B19-0299	8745 Rangle Avenue	June 10, 2019
B19-0302	8852 Ashcroft Avenue	May 29, 2019
B19-0622	8745 Rangle Avenue	June 10, 2019
B19-0703	7615 Hampton Avenue	June 27, 2019
B18-0535	435 Westmount Drive	August 29, 2019
B19-1033	1148 Greenacre Avenue	October 11, 2019
B19-1491	7615 Hampton Avenue	December 20, 2019
B19-1490	1027 Martel Avenue	January 16, 2020
B19-1155	9022 Dicks Street	February 3, 2020
B20-0120	8910 Rosewood Avenue	February 12, 2020
B20-0117	8900 Rosewood Avenue	February 12, 2020
B20-0114	8890 Rosewood Avenue	February 12, 2020
B20-0111	8870 Rosewood Avenue	February 12, 2020

Permit Number	Address	Issue Date
B19-1399	8930 Ashcroft Avenue	February 12, 2020
B18-0932	9040 Harland Avenue	June 17, 2020
B19-0697	7507 Lexington Avenue	June 30, 2020
B19-1018	8941 Ashcroft Avenue	July 8, 2020
B19-1497	9031 Dorrington Avenue	August 26, 2020
B20-0581	8936 Ashcroft Avenue	September 15, 2020
B20-0942	7524 Fountain Avenue	June 10, 2021
B21-0272	1231 Poinsettia Drive	June 25, 2021
B20-0869	1040 Crescent Heights Boulevard ½	August 17, 2021
B20-0637	1019 Hayworth Avenue	October 13, 2021
B21-1026	8906 Ranglely Avenue	November 18, 2021
B21-0254	1047 Sierra Bonita Avenue	December 7, 2021
B21-0336	7621 Hampton Avenue	December 10, 2021
B21-0401	7719 Lexington Avenue	December 17, 2021
B20-0792	867 West Knoll Drive	January 4, 2021
B19-1488	9099 Dicks Street ½	January 20, 2021
B20-0761	514 Flores Street	January 27, 2021
B20-1102	7624 Fountain Avenue	February 18, 2021
B20-1267	9002 Dicks Street	March 24, 2021
B20-0758	8989 Lloyd Place	April 27, 2021
B21-0095	7512 Hampton Avenue	May 5, 2021
B20-1181	1031 Orange Grove Avenue	May 19, 2021

SCAG conducted a survey in the region and developed an affordability distribution of ADUs, which has been approved by HCD for RHNA purposes. The distribution for westside cities is as follows:¹⁴

- Extremely Low Income: 15 percent
- Very Low Income: 2 percent
- Low Income: 43 percent
- Moderate Income: 6 percent
- Above Moderate Income: 34 percent

Therefore, the projected 104 ADUs can be distributed accordingly: 18 extremely/very low income; 45 low income; 6 moderate income; and 35 above moderate income units. The City will not only monitor ADUs to track numbers, but will also monitor affordability to ensure the City remains on track to achieve this breakdown of affordable units. This may require additional amendments to the ADU regulations in the future.

¹⁴ SCAG Regional Accessory Dwelling Unit Affordability Analysis, SCAG, December 2020.

4. Remaining RHNA

Accounting for the entitled, approved and pending projects, as well as projected ADUs, the City has a remaining RHNA of 2,769 units. The City must identify adequate sites to accommodate this remaining RHNA and for all income levels.

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,066	689	682	1,496	3,933
Entitled/ Approved	0	70	21	230	321
Pending	0	245	27	467	739
Projected ADUs	18	45	6	35	104
Remaining RHNA	1,048	329	628	764	2,769

C. Residential Development Potential

1. City-Owned Sites

A review of City-owned properties for sites that are feasible for housing and reflect City priorities was conducted. There are four City-owned properties were determined to be in line with community and City priorities, which are listed in Table 53 and shown in Figure 21. A 2021 capacity analysis was completed for each of the sites and presented to City Council in December 2021. These parcels are currently developed as commercial retail, mixed use, paid public parking lots, or empty lots awaiting infill development.

The capacity analysis factored in the size of the site, buildable footprints, maximum allowable floor area ratio and height, a ground-floor commercial assumption, and required open and support services spaces. The analysis also considered variations in the capacity based on density bonus provisions which would likely occur for affordable City- and community-driven projects. The analysis analyzed the capacity under four different scenarios: capacity under current zoning, capacity under a 35 percent density bonus, capacity under a 50 percent density bonus when an increase level of affordable housing is on site, and capacity under a project with 100 percent affordable units. The capacity analysis determined the sites could accommodate 143 units under current zoning standards up to 435 units with 100 percent affordable projects.

Included in the December 2021 staff report, the City also reached out to the Los Angeles chapter of the Urban Lands Institute to perform a Technical Assistance Panel (TAP) to assess the development potential of three of the sites along Santa Monica Boulevard. The TAP recommended various development types for the three sites, all of which included an affordable housing component which would exceed the housing numbers estimated under the 50 percent density bonus scenario. Based on the TAP recommendations, City priorities for affordable housing on these sites, and the prescriptions under the Surplus Land Act (AB 1486) which mandates local governments development underutilized city-

owned sites with affordable housing, the 50 percent density bonus would be an appropriate assumption for housing on these sites. Based on these assumptions, a total of 244 units could be accommodated on these sites and put towards the City’s regional housing requirements, as detailed in Table 53.

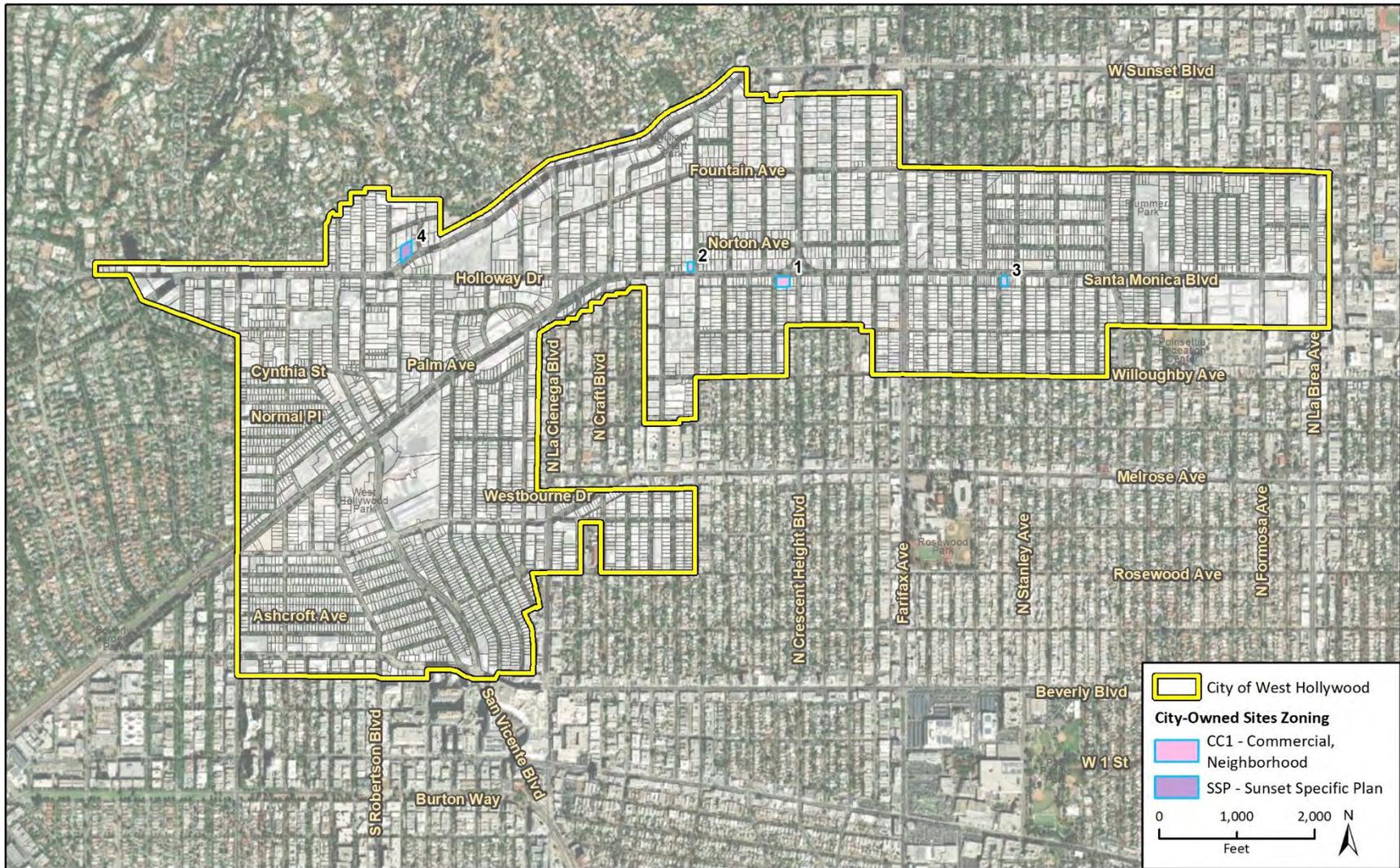
As required by state law, the City is required to disclose whether these properties may be sold to another entity during this planning period. The City does not intend to sell any of these properties and instead, anticipates working with a development partner to create specific development outcomes subject to conformance with the State’s Surplus Lands Act, in line with the City’s goals in a public private partnership and utilizing ground leases as a mechanism for these partnerships. The City anticipates releasing RFPs for the sites listed below in the following order:

- 8120 Santa Monica Blvd – Release RFP in Fall 2023
- 8301 Santa Monica– Release RFP in Spring 2023
- 7718 Santa Monica Boulevard– Release RFP in 2025
- 8775 Sunset – Release RFP in 2026

Site	Address	APN	Size (sf)	Zoning	Capacity ¹	Total Units	Lower Income	Moderate Income	Above Moderate Income
1	8120 Santa Monica (Crescent Heights)	5529-019-900, 01,02,03	40,610	CC (Mixed Use Incentives Overlay) and R3A	For CC Zoning a 3.0 FAR; R3A Zoning 1.210 square feet of site area	147	147	0	0
2	8301 Santa Monica (Sweetzer Ave to Flores Ave)	5554-011-021, 5554-021-010	31,200	CC	2.25 FAR	90	90	0	0
3	7718 Santa Monica Boulevard (Spaulding Parking Lot)	5530-016-900	10,000	CC	2.25 FAR	75	75	0	0
4	8775 Sunset Blvd	5559-003-900, 5559-003-901	34,462	SSP, Site 6-A	2.25 FAR	95	95	0	0
Total						407	407	0	0

¹ Capacity based on 50% density bonus

Figure 21: City-Owned Properties



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Additional data provided by County of Los Angeles, 2020.

Fig 2 City-owned Sites_new

2. Opportunity and Underutilized Sites Identified Previously

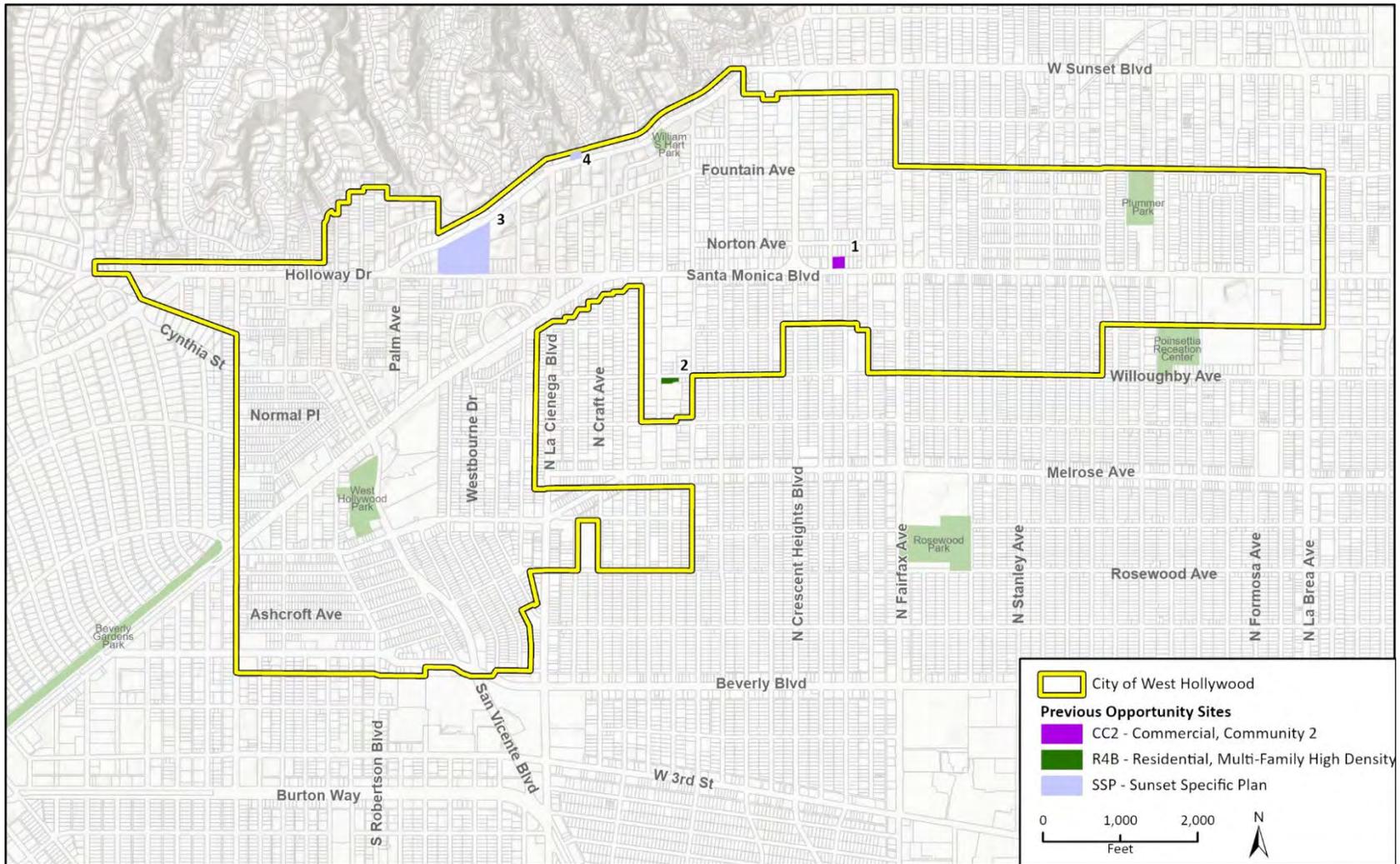
The 2013-2021 Housing Element met the City's entire 5th cycle RHNA, including all lower income unit requirements, with proposed/entitled projects. While the 2013-2021 Housing Element also identified opportunity sites and underutilized areas, those were expressly stated as not necessary for the RHNA.

For the 6th cycle RHNA, the City reviewed these opportunity sites and underutilized areas, and this sites inventory includes six of those sites that remain available and appropriate for future development. Information on the six sites and their capacities are shown in Table 54. Figure 22 provides the location of these sites on a map. As shown in Table 54, there are 1,211 housing units that can be accommodated within these sites. Because they were never used to meet the City's previous RHNA, these sites are not considered "reuse" sites under AB 1397. The owners/government organizations of sites 3 through 6 in Table 54 have expressed interest for the redevelopment of those sites with housing and unit assumptions are in line with property owner intent. Regarding Sunset Plaza (site 3), the City has determined that there are no known leases on the parking lot portion of the site.

Table 55: Opportunity and Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Net Project Units	Feasible for Lower Income Units?	Lower Income	Moderate Income	Above Moderate Income
1	8328 Willoughby Ave	5529-004-016	0.34	R4B	23	No	0	21	2
2	521 Alfred St	5529-004-016	0.18	R3C	6	No	0	0	6
3	8623 Holloway Plaza (8600 Sunset Blvd.) ³	5559-002-016	7.25	SSP	471	Yes	40	40	120
4	8459 W. Sunset Blvd	5555-010-001	0.31	SSP	14	No	0	0	14
Total					243		40	61	142
<ol style="list-style-type: none"> 1. Southern California Gas Company Site 2. Metro Station and Sheriff Site 3. Sunset Plaza Overflow Parking Lot 									

Figure 22: Opportunity and Underutilized Sites Previously Identified



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Additional data provided by County of Los Angeles, 2020.

3. Additional Underutilized Sites

After reviewing the planned and pending projects, existing ADU/JADU trends, City-owned properties, and previous identified sites that remain available, additional capacity is needed to fully accommodate the City’s RHNA and allow for a buffer. An estimated 1,520 units are needed. A desktop and City tour of parcels that could accommodate more housing and meet the City’s regional housing needs was conducted. Pursuant to Government Code section 65583.2(a), these included:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development
- Residentially zoned sites that are capable of being developed at a higher density than existing conditions
- Commercially zoned sites that are capable of being developed at a higher residential density than existing conditions

Nonvacant Site Suitability, Market Trends, and Lower Income Lot Consolidation

West Hollywood has minimal vacant sites. Therefore, most of the sites in the site inventory with housing developed over the next planning period would be located on nonvacant sites with existing structures and uses. The City’s residentially zoned areas are capable of accommodating more housing, especially with density bonuses and other affordable housing provisions. As shown in the approved and pending project lists, the City redevelops underutilized residential zoned areas with more dense housing consistently. However, these areas are largely built-out with existing housing, and therefore near-term recycling potential and net yields are limited. Therefore, site selection focused on commercial areas with redevelopment potential that would yield high housing numbers. In order identify sites suitable for redevelopment to accommodate housing, an analysis of current and recent projects was conducted to identify factors and conditions common with nonvacant sites redevelopment in commercial areas in order to determine which nonvacant sites are suitable for inclusion in the site inventory. Table 56 analyzes recent redevelopment trends on nonvacant sites in commercial areas.

Address	APN	Existing Use	Project Description	Net Units
1282 Fairfax Ave	5530-001-001	Church constructed in 1920 and adjacent single-family home	Restore church and construct 25-unit apartment building	25
1300 Crescent Heights Blvd	5554-006-008	Old surface parking lot	Construct 5-story apartment building	37

Table 56: Nonvacant Redevelopment Trends

Address	APN	Existing Use	Project Description	Net Units
1301 Fairfax Ave	5554-002-009-011	Three single-family residences constructed in 1922 on three separate lots	Remove older residences, consolidate three lots, and construct new apartment building	14
1317 Crescent Heights Blvd	5554-008-015	Three-story church and preparatory school constructed in 1967, and surface parking lot	Demolish existing use and construct new 5-story apartment building	90
624 La Cienega Blvd	5528-017-070	Commercial structure with banking use constructed in 1973.	Demolish existing use and construct 4-story mixed-use building	6
7811 Santa Monica Blvd	5530-002-067, 5530-002-019, 5530-002-027	Mixed uses commercial retail structures and surface parking constructed in 1924. Current uses are gym and auto-body shop. In addition, one of the lots contains a multi-family residential building constructed in 1949	Demolish existing uses and consolidate three lots to construct a hotel mixed-use development.	63
8228 Sunset Blvd	5554-018-020	Mixed use three-story commercial and office building constructed in 1927.	Demolish existing uses and construct hotel mixed-use development.	46
8445 Santa Monica Blvd	5555-003-029	24,000 square-foot mixed commercial retail building constructed in 1942	Previous project application to demolish older structure and develop mixed-use condo building with hotel	45
8850 Sunset Blvd	4339-017-001-008	Single-story commercial retail structures constructed around 1930. Existing uses consist of retail, office, restaurants, liquor store, and the nightclub The Viper Room.	Demolish existing sites uses and structures, and consolidate 8 lots to develop mixed use hotel.	41
8950 Beverly Blvd	4335-003-027, 028	Single-story commercial retail constructed in 1954 with vacant spaces and a furniture store	Demolish existing building and construct 5-story mixed-use building	4

Table 56: Nonvacant Redevelopment Trends

Address	APN	Existing Use	Project Description	Net Units
9034 Sunset Blvd	4340-026-022-024 and 4340-026-009-010	Existing two-story office building constructed in 1956, three-story retail and office building constructed in 1937, stand-alone restaurant constructed in 1934, single-family and multi-family housing constructed in 1910 and 1922.	Demolish the existing retail, office, and residential structures, consolidate 5 lots and construct mixed-use building with hotel.	10
8615 West Knoll Dr	4339-008-018	Single-family unit	Demo single-family dwelling and consolidate two lots to construct a 10-unit condo building	9 (1 lower income)
9001 Santa Monica Blvd and 711 Ramage St	4340-011-024	Existing single-story structures with light industrial uses	Consolidation of 5 lots and demolition of all on-site structures for the construction of a mixed-use project with 46 units and ground floor retail.	45
8527-8555 Santa Monica Boulevard and 8532, 8538, 8546, and 8552 West Knoll	4339-005-009, 4339-005-010, 4339-005-011, 4339-005-012, 4339-005-013, and 4339-005-025	Three two-story commercial buildings constructed in 1940 with mixed office and retail uses. The project site also has 4 single-family residences constructed in 1924 and surface parking lots.	Demolish the existing commercial and residential buildings and construct a 5-story mixed-use development. Consolidate 6 lots.	111 (9 lower income and 8 moderate income)
8500 Santa Monica Boulevard	4337-001-013	Single-story commercial retail structure built in 1954. Uses include a bike shop and surface parking	Demolish existing structure and construct a 4 story mixed use project.	27 units include 4 lower income (2 VL, 2 Mod)

Address	APN	Existing Use	Project Description	Net Units
7141 Santa Monica Boulevard	5531-009-035	Project site consisted of three separate parcels. One with a two-story structure constructed in 1928 with sound studio use and surface parking. The second and third parcels consisted of five contiguous two-story structures constructed from 1926 to 1958 containing a metal plating facility.	The project consolidated three lots and demolished the on-sites structures to develop a mixed-use structure with commercial retail and housing units.	166

As shown in Table 56, there is currently redevelopment occurring on nonvacant sites within commercial zones and along commercial corridors throughout the city. Currently, there are 16 mixed-use projects with over 700 housing units occurring along commercial corridors in the city. This indicates the viability of commercial, mixed-use sites as locations for housing over the planning period, which is also consistent with feedback from community workshops.

Typical nonvacant sites along commercial corridors undergoing redevelopment have older structures built prior to 1970, with many built in the 1930s to 1950s. Redevelopment occurred on sites with structures that were predominantly one-story in height or have large surface parking lots, with a FAR of less than 1. On-site uses ranged from general commercial retail (liquor stores, tattoo parlors, furniture store), restaurants, nightclub, offices, and churches. Nonvacant sites undergoing redevelopment had existing on-site uses but due to the conditions and size of the existing structures, there was greater value in redevelopment under the existing market demand. In 2022, the City of West Hollywood banned the development of new gas stations in the city. Existing service stations are now considered nonconforming uses. Existing nonconforming service station uses and accessory structures related to the sale, storage, conveyance, and dispensing of gasoline and any other fossil fuel may not be added, enlarged, extended, reconstructed, or moved to a different portion of the lot or parcel of the land occupied. Because of this and existing gas station locations in areas undergoing redevelopment with high foot traffic and land value, gas stations are considered viable sites for redevelopment with housing. None of the existing service stations in the City are listed by the California Department of Toxic Substances Control which keeps track of known or potential contamination sites in California which are favorable conditions for redevelopment.

Pursuant to Government Code 65583.2(g), in order to identify the underutilized nonvacant sites feasible for redevelopment with housing during the next planning period, the following factors were used based on the market demand seen in current and recent projects found in the analysis above. When more two or more factors were present on a site(s), it was determined they were feasible redevelopment based current redevelopment and trends. In addition, identified sites avoided sites with large numbers of existing housing units.

1. Sites with older structures (older than 50 years older but ideally built prior to 1970)
2. Sites with large parking lots
3. Sites with structures one to two stories in height, and a FAR of 0.7 or less
4. Sites with the land value that is two times greater than the existing improvements (ideally two times greater)
5. Sites adjacent to recent redevelopment

As shown with the nonvacant parcel redevelopment trends, using the above factors demonstrates the potential for redevelopment on nonvacant sites with existing viable uses. In addition to using the above factors, the site inventory focused on nonvacant sites within the Mixed Use Incentives Overlay. The City's Mixed Use Incentives Overlay within the Community Commercial 1, Community Commercial 2, Commercial Arterial, and Regional Center Commercial zoning districts was established to provide development incentives for commercial projects that include housing units. The Overlay allows for an increase in floor area ratio (FAR) and height provided that the additional area is used exclusively for residential uses. From a review of existing development within the Mixed Use Incentives Overlay, much of the area consists of one- and two-story commercial-only development with a high residential capacity. Using factors common with nonvacant redevelopment in addition to the incentives provided within the Mixed Use Incentives Overlay for the identification of underutilized sites demonstrates their ability for redevelopment in the next planning period. The City has analyzed existing uses and has determined based on the above analysis, no existing uses are considered impediments to future development.

Nonvacant Site Suitability: Lot Consolidation

As shown in the Nonvacant Redevelopment Trends Table, the City, on average, sees lot consolidation of three small sites for the redevelopment of nonvacant sites. However, current projects in the City range from one lot redevelopment to the consolidation of up to 8 parcels. The City is also seeing lot consolidation of small sites for 100% affordable housing projects. There are currently three 100 percent affordable housing projects undergoing entitlements or in negotiations in the City. 1041-1049 Martel is a 100% affordable senior housing project with 43 units that is consolidating three lots. 1201-1207 Detroit is another pending 100% affordable housing project with 40 units that is consolidating two lots. In addition, there is a third 100% affordable housing project currently undergoing negotiations and anticipated to be moving forward in January 2022,

which would consolidate three lots. Therefore, the assumptions being made for lot consolidations in the underutilized and previously identified underutilized projects are completely valid based on existing development data.

Nonvacant Site Suitability: Realistic Capacity

Under current zoning, the commercial districts do not have a maximum allowable residential density. In addition, mixed-use projects in a commercial district do not have a commercial minimum and residential uses are permitted on the first floor. Recent mixed-use projects within the Mixed Use Incentives Overlay and along the major transit corridors were analyzed in order to determine a realistic density to apply to sites within commercial districts and to determine the likelihood of redevelopment of residential uses in commercial zones. The commercial component of recent mixed-use projects ranged from 620 square feet to over 22,000 square feet on the first floor. Mixed-use projects in the city are primarily allocating commercial uses on the first floor only and dedicated the remainder of the building to residential uses. Currently, there are 16 mixed-use projects with over 700 housing units occurring within nonresidential zones. This indicates the viability of commercial, mixed-use sites as locations for housing over the planning period, consistent with feedback from community workshops.

Table 57 includes project details of recent projects within commercial districts. Each of the projects has a ground floor commercial component. As shown, the average density of recent mixed-use projects within the Mixed Use Incentives Overlay was 120 units per acre even when factoring in the ground floor commercial components. This is due to the small unit sizes seen in West Hollywood. In addition, the 120 units per acre average includes site improvement requirements such as setbacks, frontage improvements, and open space control. As shown in Table 35, there is limited site restrictions, such as setback requirements, for commercial properties unless they are adjacent to a residential zone. Parking constraints will also be further reduced with the implementation of new State laws which will limit requirement parking in all the commercial corridors in the city, allowing for more area for housing units.

Therefore, the sites inventory uses an average density of 120 units per acre when projecting out potential development. The exception to this rule is where there is City owned property and capacity studies were done to determine the appropriate amount of housing on those specific sites.

Table 57: Mixed Use Project Density Analysis						
Project	Address	Base FAR	Resulting FAR	Site Size (acres)	Housing Units	Resulting Density (units/acre)
The Dylan	7113 Santa Monica Boulevard	2.5	3.5	1.4	184	131

Project	Address	Base FAR	Resulting FAR	Site Size (acres)	Housing Units	Resulting Density (units/acre)
The Crown	8350 Santa Monica Boulevard	1.5	2.4	0.5	48	96
Domain	7141 Santa Monica Boulevard	2.5	3.8	1.3	166	128
Sierra Bonita	7530 Santa Monica Boulevard	1.5	2.7	0.3	42	140
The Huxley	1234 La Brea Avenue	2.5	3.1	1.6	187	117
The Courtyard at La Brea	1234 La Brea Avenue	2.5	3.4	0.3	32	107
Average Density						120

Based on the above criteria and the current market demand, a large number of parcels/groups of parcels are currently underutilized in the City and have the potential to accommodate the City’s remaining regional housing need through redevelopment of these areas or the addition of residential uses. details the sites that were determined to have the same redevelopment characteristics as recent nonvacant site redevelopment trends in the city, and Figure 23 shows the location of these sites in the City. The sites identified in Table 55 could accommodate approximately 2,470 units. In addition, most of the sites meet the State requirements (size of the site and residential density over 30 dwelling units per acre) for accommodating future lower income housing. To meet this requirement, lot consolidation would need to occur for the underutilized sites identified. The parcels identified for consolidation are contiguous and exhibit the same underutilized characteristics. In West Hollywood mixed use development often involve lot consolidation (such as Site 10, and Sites 32 through 35 in Table 51: Pending Projects).

The sites identified in Table 58 have no long-term leases to the City’s knowledge that would impede redevelopment of these sites with residential uses. The site analysis focused on general retail commercial and office uses that would not have long-term leases associated with them. In addition, these uses are consistent with current market demand and uses currently being redeveloped along commercial areas, as detailed in the nonvacant site analysis above. The inventory in Table 58 removed two sites with existing grocery stores. Site 12 with an existing grocery store remained as that structure was older and the site is adjacent to areas experiencing redevelopment. The City of West Hollywood

has redeveloped grocery store sites and has included the grocery store in first floor levels of mixed-use projects (7310 Santa Monica Boulevard).

Along with the existing uses on the identified sites being consistent with market demand factors, the identified underutilized sites are consistent with the built environment factors associated with current nonvacant site redevelopment detailed in Table 56. The identified underutilized sites had at least two of the identified factors of existing nonvacant sites experiencing redevelopment, which are as follows:

1. Sites with older structures (older than 50 years old but ideally built prior to 1970)
2. Sites with large parking lots
3. Sites with structures one to two stories in height, and a FAR of 0.7 or less
4. Sites with the land value that is two times greater than the existing improvements
5. Sites adjacent to recent redevelopment

Pursuant to Government Code 65583.2(g), because the identified sites have similar built environment factors and uses currently being redeveloped in the City, the existing uses on the identified sites are likely to be discontinued for redevelopment based on current market trends. In addition, City programs will add additional incentives beyond the market demand to facilitate their redevelopment.

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
1	533, 537 N Sweetzer Ave and 536, 540 N Flores Street	5528-004-050, 5528-004-051, 5528-004-036, 5528-004-035	0.51	R3B	36	n/a	n/a	14	3	0	11	Four single-story, single-family residences constructed in 1925-1926.	n/a
2	1102 N Ogden Dr. and 7771, 7767, 7761, 7755 Santa Monica Blvd	5530-003-022-024, 5530-003-049, 5530-003-052	0.86	CC2 and CC1	120	0.5	Partial	100	50	25	25	Single-story commercial building with liquor store, laundromat, and dry cleaners constructed in 1973. Single-story and two-story buildings constructed in the 1920s and 1930s with commercial retail, including a market, tobacco shop, and Ace Hardware. Several large surface parking lots.	1, 2, and 3
3	7722, 7728, 7738, 7740, 7742, 7744, 7746, 7748, 7750 Santa Monica Blvd	5530-015-001-009	0.74	CC1	120	0.7	Yes	85	43	21	21	Parking lot and single-story and two-story buildings with a total of five housing units and commercial retail, such as a jewelry store, food market, general retail, and pharmacy constructed between 1923-1940.	1, 3, and 4
4	7780, 7772, 7768, 7764, 7760, 7756 Santa Monica Blvd	5530-014-001-006	0.73	CC2	120	0.8	Yes	58	44	22	22	Vacant, used car parking lot and single-story buildings constructed in the 1930s and 1960. Uses include	1, 2, and 4

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												commercial retail such as medical supplies, pawn shop, and deli.	
5	1062 Orange Grove Ave., and 7800, 7814, 7820, 7828, 7832, 7836 Santa Monica Blvd	5530-013-001-006, 5530-013-031	0.71	CC2	120	0.8	Yes	85	43	21	21	Single-story building constructed in 2011 with an art gallery. Two-story commercial building constructed in 1983 with a car leasing office. Single-story and two-story buildings constructed between the 1920s and 1950s with commercial retail such as a mortuary, grocery, and salon.	1 and 4
6	7854, 7868, 7870 Santa Monica Blvd	5530-012-003-004, 5530-012-025	0.55	CC2	120	0.5	Yes	67	34	17	17	Single-story buildings constructed around 1970 with commercial retail, such as a pet store and deli. Single-story building constructed in 1928 with commercial retail such as a spa and bakery.	1, 3, and 4
7	7950, 7960 Santa Monica Blvd	5529-014-047, 5529-014-035	0.79	CC2	120	0.2	Yes	95	47	24	24	Gas station constructed 1975 and single-story strip mall constructed in 1978 with commercial retail such as a laundromat, convenience	1, 2, 3, and 4

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												store, and restaurant. Large front parking lot.	
8	1105 Laurel Ave, 8009, 8025 Santa Monica Blvd, 1115 Crescent Heights Blvd	5554-014-008-009, 5554-014-011, 5554-014-013	1	CC2	120	0.3	Yes	120	60	30	30	Large parking lot, single-story vacant commercial building constructed in 1943, single-story bank constructed in 1975, and single-story buildings constructed in 1942 with commercial retail such as a spa and preschool.	1, 2, 3, and 4
9	8505, 8517 Holloway Dr, 1107, 1111 La Cienega Blvd	5555-005-006-009	0.66	CC1	120	0.1	Yes	80	40	20	20	Gas station and single-story convenience store constructed in 1969 and two-story structure constructed in 1940 converted to commercial office use.	1, 3, and 4
10	8787 Santa Monica Blvd	4339-010-032	0.9	CC1	120	0.2	Yes	108	54	27	27	Car wash and single-story restaurant building constructed in 1964.	1, 3, and 4
11	803, 815 Palm Ave, 814 Larabee St, 8809, 8811 Santa Monica Blvd	4339-012-020-025,	0.62	CC1 and R4B	120	0.9	Yes	75	37	19	19	Parking lot and single-story buildings constructed in the 1920s with commercial retail such as restaurants, a bar, and vacant retail spaces.	1, 2, and 4
12	9040 Beverly Blvd	4335-005-025	1.11	CC2	120	0.3	No	133	67	33	33	Single story building constructed in 1975 with grocery store (Ralph's).	1, 3, and 5

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
13	9000, 9012, 9018, Beverly Blvd, 148, 152 Wetherly Dr	4335-004-029, 4335-004-001-002, 4335-004-003-004	0.76	CC2	120	0.7	Yes	92	46	23	23	Parking lot and single-story and two-story buildings constructed in the 1960s through 1980s with commercial retail, such as an art gallery, hair salon, furniture store, and vacant space. Two-story commercial building constructed in 1940 with offices	1 through 5
14	8844, 8850 Beverly Blvd	4335-001-001, 4335-001-003, 4335-001-030	0.3	CC2	120	1.1	Yes	36	18	9	9	Parking lot and two-story buildings constructed between 1950 and 1975 and commercial retail such as a furniture store and interior design office.	1, 2, 4, and 5
15	7935, 7929, 7925 Santa Monica Blvd	5554-013-011-013	0.75	CC2	120	0.5	Yes	91	45	23	23	Single-story and two-story buildings constructed in the 1920s and 1960s with commercial retail such as an autobody shop, bar, and print shop with large parking lots.	1, 3, and 4
16	8927, 8933, 8955 Beverly Blvd	4336-019-034, 4336-019-023, 4336-019-036	1.1	CC1	120	0.7	Yes	132	66	33	33	Parking lots and two-story building constructed in 1958 with commercial retail including a bathroom supply	1 through 5

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												store and tile store. Single-story buildings constructed in 1952 with commercial retail, such as a furniture store, and mattress store.	
17	301 Robertson Blvd, 8811, 8823, 9927, 8823, 8847 Beverly Blvd	4336-018-014-019	1.2	CC1	120	0.8	Yes	144	72	36	36	Single-story and two-story buildings constructed in the 1950s with commercial retail such as furniture stores, mattress stores, and an art gallery. Two story commercial building construction in 1990 with a mattress store	1, 4, and 5
18	7401, 7415, 7473 Santa Monica Blvd	5531-002-023-024, 5531-002-001	0.46	CC1	120	0.1	Yes	56	28	14	14	Single-story buildings constructed in 1971 with commercial retail including a restaurant. Single-story commercial building constructed in 1940 with a car rental and parking lot.	1, 3, and 4
19	7385 Santa Monica Blvd	5531-003-034	0.25	CC1	120	0.2	Yes	30	15	8	8	Two-story commercial building constructed in 1982 with car wash.	1, 3, 4, and 5
20	7317, 7321, 7335 Santa Monica Blvd	5531-004-051, 5531-004-049, 5531-004-024	0.68	CC1	120	0.7	Yes	61	31	15	15	Single-story building constructed in 1941 and 1958 with commercial retail such	3, 4, and 5

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												as an art gallery, recording studio, and bar. Two-story building constructed in 1990 with commercial retail such as an interior design studio and graphic design office.	
21	7265, 7273, 7277 Santa Monica Blvd	5531-005-027-029	0.51	CC1	120	1.0	Partial	61	31	15	15	Single-story and two-story commercial and office buildings constructed in the 1940s and 50s with a music studio and music school	1 and 5
22	7231, 7235, 7243, 7255 Santa Monica Blvd	5531-006-019-022, 5531-006-001	0.56	CC1	120	0.7	No	67	34	17	17	Two-story commercial building constructed in 1999 with a motorcycle shop and coffee shop. Single-story restaurant building constructed in 1935. Vacant single-story commercial building constructed in 1980. Two-story, partially vacant commercial retail and office building constructed in 1946.	3 and 5
23	1111, 1117 N Formosa Ave, 7201, 7207, 7215 Santa Monica Blvd	5531-007-023, 5531-007-020-021, 5531-007-054	0.89	CC1	120	0.8	Yes	107	53	27	27	Single-story and two-story buildings constructed in the 1920s to 1940s with commercial retail and office uses, including a restaurant, hair salon, and vacant space.	1, 4, and 5

Table 58: Identified Underutilized Sites

Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												Two-story commercial and office buildings constructed in the 1970s to 1980s.	
24	N Fuller	5531-021-021	0.73	CC2	120	0	Yes	42	16	26	0	Large surface parking lot.	1 through 5
25	1150, 1146 La Brea Ave	5531-013-001-002, 5531-013-026, 5531-013-005-006, 5531-013-023-024	2.27	CR and CA	120	0.4	Yes	272	136	68	68	Parking lots and a single-story building constructed in 1929 with an auto mechanic. Single-story and two-story buildings constructed in the 1950s and 1960s with commercial retail such as vet hospital, bank, and tattoo shop.	1 through 5
26	1201, 1205, 1205 La Brea Ave	5531-011-001-003	0.47	CA	120	0.4	Yes	56	28	14	14	Single-story commercial building constructed in 1960 with a cannabis café and large parking lot.	1 through 5
27	7985 Santa Monica Boulevard	5554-013-026	0.55		120	0.5	Yes	66	33	33	0	Single-story vacant commercial building constructed in 1956.	1, 3, and 4
28	7977, 7965 Santa Monica Boulevard and 1105, 1111 Hayworth Avenue	5554-013-021-025	0.75		120	0.8	Yes	91	0	46	46	Parking lots and single-story commercial buildings constructed between the 1930s and 1960s with	1, 2, and 4

Table 58: Identified Underutilized Sites

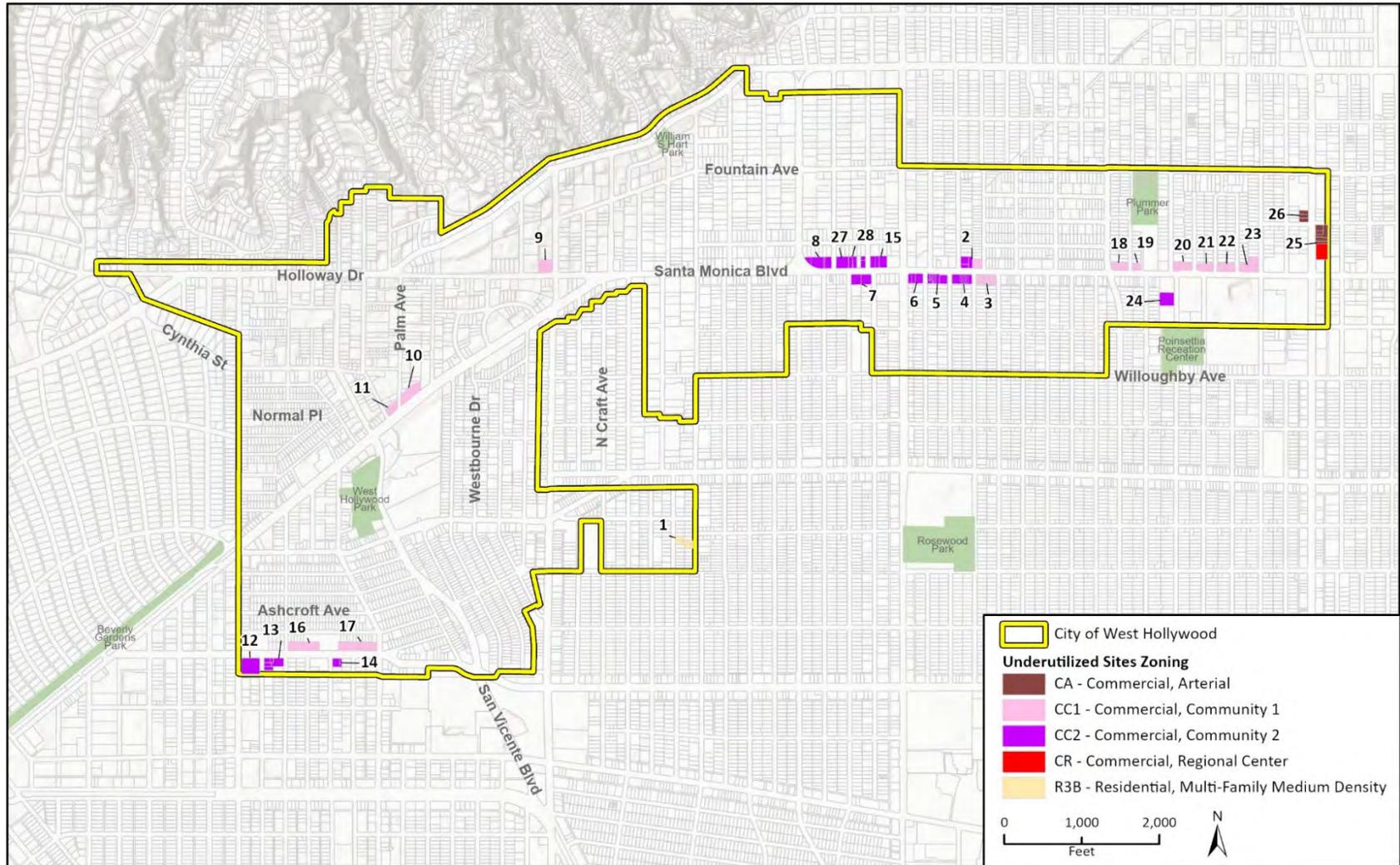
Site	Address	APN	Size (acres)	Zoning	Assumed Density	Estimated Commercial FAR	Land Value Greater than 2x?	Net Project Units	Lower Income	Moderate Income	Above Moderate Income	Existing Use	Identified Commercial Nonvacant Site Factors
												restaurants and vacant structures.	
Total								2,470	1,242	571	657		

4. Adequacy of Sites for RHNA

The sites identified in the inventory were selected based on additional buildout potential and existing land use regulations that promote redevelopment with residential uses. It is important to recognize that sites redeveloped on parcels not included in the above site inventory (for example, sites in high density residential areas) will also be counted towards the City’s regional housing need. Therefore, the proposed inventory is sufficient to accommodate the regional housing need in West Hollywood during the next planning period.

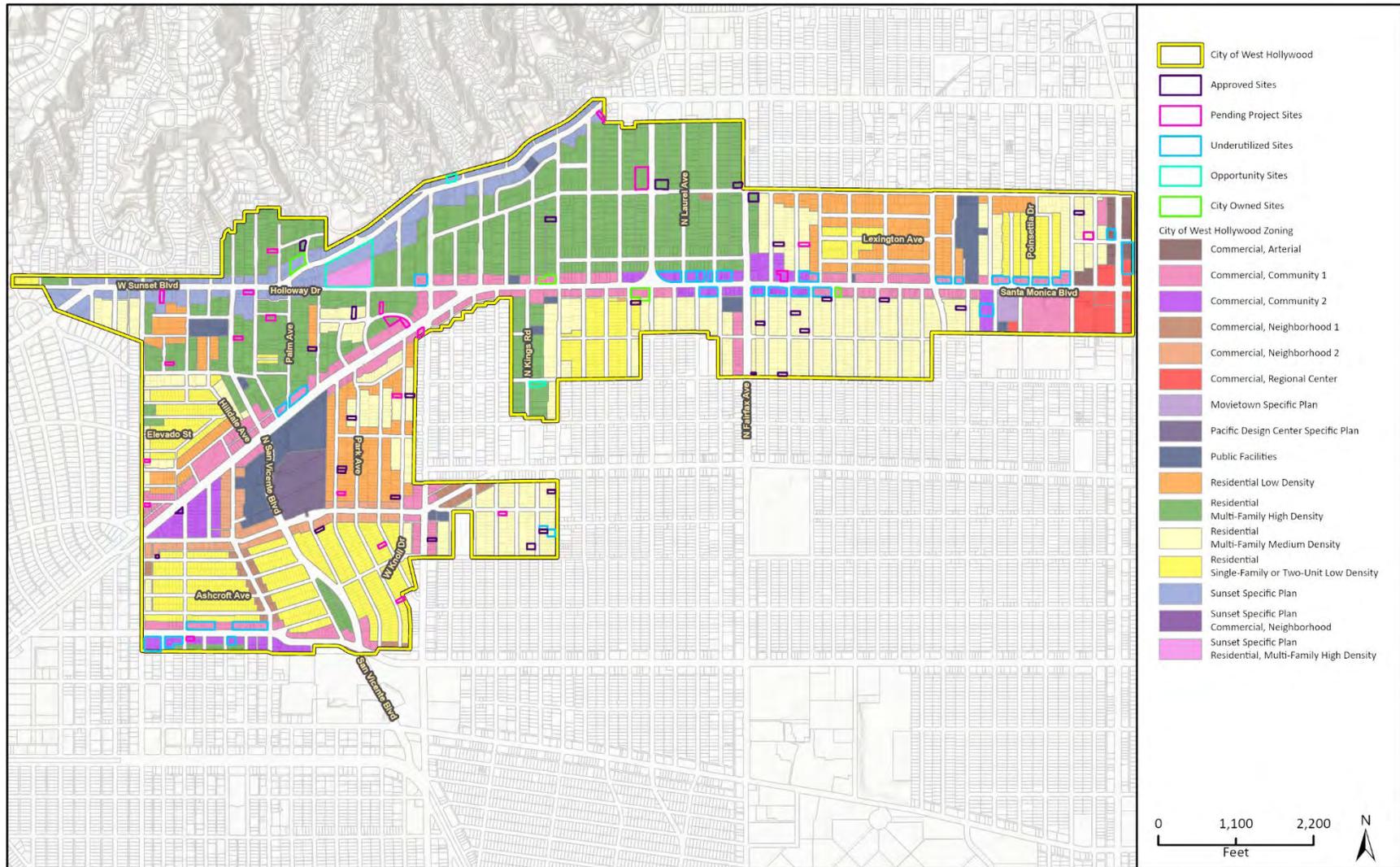
Site	Total Units	Lower Income	Moderate Income	Above Moderate Income
Approved/Entitled Projects	321	70	21	230
Pending Projects	739	245	27	467
Projected ADUs	104	0	104	0
City-Owned Sites	407	407	-	-
Opportunity and Underutilized Sites Identified Previously	243	40	61	142
Additional Underutilized Sites	2,470	1,242	571	657
Total	4,284	2,004	784	1,496
RHNA	3,933	1,755	682	1,496
Meet RHNA Requirements?	Yes	Yes	Yes	Yes
% Buffer	9%	15%	15%	0%

Figure 23: Additional Underutilized Sites



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Additional data provided by County of Los Angeles, 2022.

Figure 24: RHNA Strategies



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 Additional data provided by County of Los Angeles, 2022.

5. Availability of Infrastructure

As a highly urbanized community, West Hollywood already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical, and gas lines. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services (e.g., water and sewer), will continue to carry out regular infrastructure improvements and necessary upgrading. The City has adequate water and sewer services to serve the RHNA units.

D. Financial Resources

The City has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, State, federal, and private sources. The following section describes the major housing funding sources currently used in West Hollywood, including: the Affordable Housing Trust Fund, Community Development Block Grants (CDBG), HOME funds, SB 2 grants, and Low Income Housing Tax Credits (LIHTC).

1. Affordable Housing Trust Fund (AHTF)

The City allows the payment of an in-lieu fee for housing projects with 10 or fewer units to fulfill the affordable housing requirement under the Inclusionary Housing Ordinance. As of June 2021, in-lieu fees ranged from \$129,148 for a two-unit project to \$645,738 for projects with ten units. The in-lieu fee amount is adjusted annually based on the average Low Income Housing Tax Credit (LIHTC) maximum basis for Los Angeles County for 4% credits, adjusted upwards by 30% for West Hollywood Census tracts as "high development cost areas" per HUD, and adjusted upwards by an additional 5% to account for 2021 cost increases. (2021 LIHTC per unit cost \$645,738). In addition, the City charges a commercial development of 10,000 square feet or more an impact fee which is set at \$9.39 per net square foot of new commercial space. The in-lieu and commercial development impact fees collected are placed into the Affordable Housing Trust Fund (AHTF) for affordable housing activities, including new housing construction and rehabilitation of existing units. As of June 2021, the City's AHTF has a balance of \$18,553,907. City contribution averages to about \$145,000 per unit for affordable housing projects.

2. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low-income persons. West Hollywood receives its allocation of CDBG funds through the County of Los Angeles County Development Authority (LACDA) as a participant in the CDBG Urban County program.

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include but are not limited to: acquisition and/or

disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. Based on previous allocations, the City anticipates receiving approximately \$200,000 in CDBG funds annually during the 2021-2029 period. The City currently allocates its CDBG funds for the following activities and programs: ADA improvements, infrastructure improvements, and homeless services.

3. HOME Investment Partnership Program

Established by the Federal government in 1990, the HOME program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that HOME funds must be: (1) used for activities that target certain income groups (lower income families in particular) and (2) matched 25 percent by non-federal sources (such as local funds). As a non-entitlement jurisdiction, the City does not receive HOME funds directly. However, affordable housing projects in West Hollywood can apply for HOME funds through LACDA.

4. SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of West Hollywood received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations is distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). However, as a non-entitlement jurisdiction participating in the CDBG program under the Urban County program, the City of West Hollywood would not be directly eligible to apply for funding under the Permanent Local Housing Allocation (PLHA) component of SB 2. Instead, the City would receive funding through LACDA, similar to the CDBG program and anticipates receiving \$139,521 of the PLHA allocation.

SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing

- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received \$150,000 in LEAP grants in 2020. However, this is a one-time-only program.

5. Low Income Housing Tax Credit (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent affordable to those at 60 percent of AMI. This program has limitations that affect the amount of tax credits received, such as a ten-year requirement for housing being purchased, and a minimum expenditure amount for rehabilitation projects. The tax credit is typically sold to large investors at a syndication value. Several WHCHC projects were funded in part by LIHTC proceeds.

E. Administrative Resources

Described below are major public and non-profit agencies that have been involved in affordable housing activities in West Hollywood. These agencies/organizations play important roles in meeting the housing needs of the community. In particular, they are critical in the production of affordable housing, and improvement and preservation of the housing stock. The City provides financial as well as other support to most of the non-profit organizations listed below in the form of social service grants or loans.

1. West Hollywood Community Housing Corporation (WHCHC)

Established in 1986, the WHCHC is the major provider of affordable housing in West Hollywood. The WHCHC leverages local funds provided through the Affordable Housing Trust Fund and redevelopment set-aside with other outside funding, such as the Low Income Housing Tax Credits, and funds from private banks and non-profit corporations. The WHCHC has developed 15 apartment communities in West Hollywood, including units for lower-income families, seniors, persons living with HIV/AIDS and the disabled.

2. Affordable Living for the Aging (ALA)

ALA is a non-profit, non-sectarian organization that enriches the Los Angeles community by providing seniors with affordable housing, services and linkages to supportive services. ALA operates CO-OP Houses in which each resident has their own bedroom and bath. Residents share meals and assist a cook in planning preparation and clean up five

evenings a week. ALA also developed the Schutrum-Piteo Senior Courtyard Apartments in 1991 and, in 2010, received \$5 million in funding commitments from the City and Los Angeles County to develop the LEED Certified Janet L. Witkin Center for 17 low income seniors. Both senior communities are located within the City of West Hollywood. In addition to its development activities, ALA offers a roommate-matching program for seniors.

3. Menorah Housing

Menorah Housing uses loans from the federal Department of Housing and Urban Development (HUD) to build and manage affordable senior apartment communities in Los Angeles County. The organization has developed and manages 18 buildings geographically dispersed throughout the County. Each location has a separate waiting list and application. Menorah currently owns 12 properties throughout the County, including 39 units in West Hollywood.

4. Being Alive

Based in Hollywood, Being Alive is a local non-profit organization that offers a comprehensive array of emotional support, treatment education, prevention, advocacy, wellness and social services to persons living with HIV/AIDS. The organization also publishes a monthly newsletter with announcements about medical updates and social events directed to those living with HIV/AIDS.

5. Alliance for Housing & Healing

Also based in West Hollywood, (formerly AID for AIDS) is a non-profit agency that provides financial support to persons living with HIV/AIDS to pay for rent, utilities and pharmaceuticals and housing case management for individuals who are homeless or at risk of homelessness. The Aging in Place Program provides supplemental rental assistance to all seniors (55+) residing in the City of West Hollywood who are experiencing a rental burden.

6. Housing Authority of the County of Los Angeles

The Housing Authority of the County of Los Angeles (HACoLA) owns and operates a number of affordable housing developments in West Hollywood. These include the 106-unit senior housing project at 800 Kings Road, the 126-unit senior project at 959 Palm Avenue, and 133-unit senior project at 838 West Knoll. HACoLA also administers the Housing Choice Voucher program for the City.

7. Los Angeles Community Development Authority

Residents in West Hollywood are eligible to participate in CDBG and HOME funded programs administered by Los Angeles Community Development Authority. These include:

- **Home Ownership Program (HOP):** HOP is financed with HOME funds provided through HUD. Designed to meet the needs of low-income families, HOP provides loans of up to 20 percent of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at zero interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities participating in the Community Development Block Grant (CDBG) Urban County Program.
- **Mortgage Credit Certificates (MCC):** The MCC Program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from his or her federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent with the remaining 85 percent taken as a deduction from the income in the usual manner.
- **First Home Mortgage Program:** Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to create first-time homebuyer programs for low- to moderate-income households. The program is administered by the Los Angeles County Development Authority (LACDA) and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender.

8. APLA Health

AIDS Project Los Angeles (APLA) programs and services are designed to promote self-sufficiency for people living with HIV/AIDS, to support positive medical outcomes, and to keep people living with HIV/AIDS in care and treatment programs. APLA offers a number of services to the West Hollywood community. Specifically, APLA provides dental care and psychotherapy, along with case management services (including for housing) and benefits counseling, in West Hollywood.

9. Jewish Family Services

Jewish Family Services operates the West Hollywood Comprehensive Services Center (WHCSC) at Plummer Park in the City. The Center provides social services and activity programming for older adults (55 and older) and people (18 and older) living with a disability. Disability Services include counseling and case management services including home modifications. Services for older adults include counseling, case management, homemaker services, telephone reassurance, recreation and educational classes, and excursions. In addition, Jewish Family Services provides home-delivered meals, congregate meals, and nutrition education for seniors and persons with disabilities at four sites in West Hollywood. Jewish Family Services also provides a domestic violence program that operates confidential 24-hour crisis lines for victims of abuse. The hotlines also have connections to shelters, services, and resources.

The SOVA Community Food and Resource Program is also operated through Jewish Family Services and has its METRO pantry located at Pico Robertson. The SOVA METRO location operates as a food pantry by providing groceries and personal hygiene products to individuals and families. Additionally, the location serves as a resource center and community connection stop for access to referral services

10. Ascencia

ASCENCIA provides comprehensive services including housing, shelter, case management, and street outreach for adults who are experiencing homelessness.

11. Disability Community Resource Center

DCRC assists adults with disabilities to achieve and maintain independence in their homes and community-based housing through case management, peer support, home modifications and accessibility supports.

12. Step Up on Second

Step Up provides outreach, case management, housing resources, and street-based behavioral health services to homeless community members.

13. Los Angeles LGBT Center

LA LGBT Center provides services for all ages ranging from transitional age youth to older adults including housed and unhoused community members. Services include mental health (therapy, group support, psychiatry, family violence intervention, addiction recovery services); senior services (case management employment assistance, housing resources, food and self-care resources, support groups and social outings for adults 50+) sexual health (condom distribution, HIV and STD testing, prevention and treatment services, PrEP and PEP and HIV medical care); Transgender Economic Empowerment Program (street outreach, legal services, case management and employment services for transgender and non-binary people); youth services (provides comprehensive services for LGBTQ youth, including shelter, case management, educational and vocational services, and outreach.)

F. Opportunities for Energy Conservation

Title 24: Utility-related costs can directly impact the affordability of housing in Southern California. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Energy Conservation Assistance: Local utility providers offer energy conservation assistance programs to promote the efficient use of energy and assist lower income residents. Southern California Edison offers the following two programs for income-qualified residents:

- **CARE/FERA Rate Programs:** The California Alternate Rates for Energy (CARE) program offers income-qualified customers a discount of 20 percent or more off their monthly electric bill. Alternatively, a household may qualify for the Family Electric Rate Assistance program (FERA). This plan offers a discounted rate on the monthly SCE bill for families of three or more who fall within the income guidelines and exceed their baseline usage by 30 percent or more.
- **EMA Program:** The Energy Management Assistance (EMA) program helps income-qualified households conserve energy and reduce their electricity costs. SCE pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers.

The Southern California Gas Company also offers the CARE/FERA Rate Programs. In addition, it provides a Direct Assistance Program (DAP) that offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners.

In 2017, the City became a member of The Clean Power Alliance (CPA)--a community choice energy (CCE) program that brings clean energy choices to member communities. As a CCE, CPA purchases clean power and sells it to customers, while Southern California Edison (SCE) is responsible for delivery, billing, and for resolving any electricity service issues. CPA has facilitated a series of efforts that focus on affordability and access, including one-time bill credits for customers experiencing hardships during COVID-19, providing 100% Green Power at no extra charge to low-income and medically vulnerable customers that choose 100% renewable energy as their default service, and other programs that may further deepen discounts for low-income customers selecting 100% renewable energy account plans.

Green Building Ordinance: West Hollywood adopted one of the nation's first mandatory Green Building Ordinances, which became effective on October 1, 2007. The ordinance ensures that new buildings will be healthier for residents and use energy and resources more efficiently. Flexibility, responsiveness to local conditions, and cost-effectiveness are key features of the ordinance. The City has created a Green Building Manual to help guide developers through the process.

The Green Building Ordinance and Manual was updated in 2019 to keep pace with progressive national sustainable building design standards, the State's Green Building Standards Code (CALGreen), and ever-evolving local and regional industry trends. The "green" development standards are green building requirements for remodels, tenant improvements, additions, and new construction. These updated standards were incorporated into both the Municipal Code (to modify State requirements for electric vehicle charging readiness, water fixtures and fittings specifications, outdoor water submetering, and local requirements for public green buildings) and the Zoning Ordinance (to update and reinforce other environmental measures such as rooftop solar, vegetative roof, stormwater management, transportation demand management, bicycle requirements, and waste collection & diversion).

The updated Green Building Requirements includes:

- Mandatory green building standards for all applicable project types
- Additional high-achieving threshold requirements for projects seeking approval of specific plans or development agreements
- Streamlined project application submittal requirements that align with and complement State green building requirements

The Green Building Program positions the City as a steward in promoting the optimal health of the environment and community, in striving for energy efficiency and clean energy, and in fostering environmentally responsive development for all occupants.

Appendix A: Summary of Public Comments

The community engagement process undertaken throughout the Housing Element Update is described in Section II, Community Outreach. The following information is intended to supplement Section II. Table A- 1 provides a summary of key findings and themes that surfaced through the course of the community engagement program. Detailed responses to the Community Survey can be founded under a separate cover.

Phase	Event or Activity	Key Findings
Phase I: Education and Visioning	Community Workshop 1	<ul style="list-style-type: none"> <input type="checkbox"/> Concern of losing rent stabilized units when constructing new affordable housing units <input type="checkbox"/> Concern of potential displacement by new development <input type="checkbox"/> Concern of potentially upzoning single family housing in an already dense city <input type="checkbox"/> Desire to improve homelessness, especially during COVID-19 pandemic and economic crisis <input type="checkbox"/> Desire to prioritize transit-oriented development <input type="checkbox"/> Desire to consider infrastructure impacts, climate change, and sustainability when planning and building residential development <input type="checkbox"/> Ideas for housing improvements include: <input type="checkbox"/> Live-work spaces for artists <input type="checkbox"/> Co-living housing projects <input type="checkbox"/> Housing on City-owned lot at the corner of Santa Monica Boulevard and Crescent Heights, however this received mixed responses. <input type="checkbox"/> City staff and consultants answered clarifying questions about Regional Housing Needs Assessment (RHNA), what is considered affordable housing, typical practices for affordable housing requirements for housing projects, incentives for accessory dwelling units (ADUs), and existing housing programs (e.g., HRS), clarifying State regulations (e.g. Ellis Act, Costa-Hawkins).
Phase II: Policy and Program Development	Community Workshop 2 and EIR Scoping Meeting	<ul style="list-style-type: none"> <input type="checkbox"/> When discussing density, <input type="checkbox"/> Support for increasing density along commercial corridors <input type="checkbox"/> Support housing near transit <input type="checkbox"/> Some support for increasing density throughout the city
		<ul style="list-style-type: none"> <input type="checkbox"/> Ideas for housing improvements include:

Table A- 1: Key Findings from Community Engagement Program		
Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <input type="checkbox"/> Transition dilapidated hotels <input type="checkbox"/> Restrict vacation rentals
		<ul style="list-style-type: none"> <input type="checkbox"/> Concern of losing rent-stabilized units
		<ul style="list-style-type: none"> <input type="checkbox"/> Potential environmental impacts include: <ul style="list-style-type: none"> <input type="checkbox"/> Population increases and projections <input type="checkbox"/> Public infrastructure and utilities, including water <input type="checkbox"/> Transportation and public transit <input type="checkbox"/> Climate change
Phase III: Evaluation of Housing Element Update and Decision Making	Community Workshop 3	<ul style="list-style-type: none"> <input type="checkbox"/> Clarifying questions about feasibility of development of sites identified in Sites Inventory <input type="checkbox"/> Recommended that the City not buy land for housing and building parks after receiving public opposition <input type="checkbox"/> Identified concentrations of poverty on the east side, north and south of Santa Monica Boulevard, east of Fairfax
Phase I: Education and Visioning	HE Task Force Meeting 1	<ul style="list-style-type: none"> <input type="checkbox"/> Recommendations include: <ul style="list-style-type: none"> <input type="checkbox"/> Design guidelines and zoning standards to convert office space to residential <input type="checkbox"/> Increasing residential density along corridors and commercial areas (e.g., Santa Monica Boulevard) to avoid loss of rent stabilized units. However, this received a mixed response with some HE Task Force members recommending that density be increased across the community rather than the commercial core. <input type="checkbox"/> Reduce parking requirements, such as eliminating parking minimums <input type="checkbox"/> Reduce the minimum unit size for residential units from the current 872-square feet <input type="checkbox"/> The City take an active role by, such as issuing Request for Proposals (RFPs) for development of City-owned properties <input type="checkbox"/> Present opportunities for non-profit developers to build affordable housing in West Hollywood (WeHo). <input type="checkbox"/> Implement a new goal that ties housing needs to the quality of the environment
Phase II: Policy and Program Development	HE Task Force Meeting 2	<ul style="list-style-type: none"> <input type="checkbox"/> Recommendations include: <ul style="list-style-type: none"> <input type="checkbox"/> Reduce minimum unit size <input type="checkbox"/> Important to track length of phases in the development process

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <input type="checkbox"/> Mixed Use Overlay should be applied to all of Santa Monica Boulevard <input type="checkbox"/> Remove commercial-only overlay <input type="checkbox"/> To improve fair housing, focus on minority- related issues, such as housing and employment <input type="checkbox"/> Create citizen and City resource fairs and invite local businesses that are hiring to create job opportunities <input type="checkbox"/> Host monthly community fairs with police, City Officials, social service agencies, and non-profit organizations that specifically focus on new housing opportunities, community concerns, and new and innovative ideas to temporarily host the homeless population through homeless “Airbnb’s”, temporary shelters, garage units with free City processing for housing needs 6 months or less. <input type="checkbox"/> Partnership with libraries, hospital systems, social service agencies, and non-profit organizations to identify housing population needs and added input before final development approval. <input type="checkbox"/> Apply City resources, funding, and future funding opportunities, including any federal grants including environmental, transportation, and social equity grants to establish a liaison at the state and federal level. <input type="checkbox"/> Remove overcrowding and minimize unintended consequences to achieve fair housing. Strategies include, no-parking zones, de-linking parking from units, creating homes that use a shared-home model, create better density, eliminate R1, allow better home-density by fixing the allowable square feet per unit. <input type="checkbox"/> Clarifying questions on the Draft Sites Inventory Report <input type="checkbox"/> Clarifying questions on feasibility of development on identified sites
Phase III: Evaluation of Housing Element Update and Decision Making	HE Task Force Meeting 3 (pending on July 26, 2021)	<ul style="list-style-type: none"> <input type="checkbox"/> Context and Strategies: <input type="checkbox"/> Questions regarding age of housing stock <input type="checkbox"/> Recommend adding information about 15-minute neighborhoods <input type="checkbox"/> Housing Goals: <input type="checkbox"/> Good goals, but fairly broad.

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <input type="checkbox"/> Would recommend breaking it down to have actionable items that can also be used for accountability. <input type="checkbox"/> Recommend breaking down Goal H-1 to include affordable housing, low income, and lower income. <input type="checkbox"/> Recommend adding “discourage displacement” go Goal H-1. <input type="checkbox"/> Housing Programs: <input type="checkbox"/> Questions regarding quantified objectives and how many projects are already in the pipeline. <input type="checkbox"/> Recommendation to reduce unit size square footage. <input type="checkbox"/> Questions regarding strategies to incentivize rehabilitation. <input type="checkbox"/> Recommendations for small scale rehabilitation and community engagement to put accountability back on stakeholders. <input type="checkbox"/> Questions regarding the connection between the Housing Element and the Climate Action Plan. <input type="checkbox"/> Questions regarding development of City-owned sites included in the Sites Inventory. <input type="checkbox"/> Questions regarding public transit, 15-minute neighborhoods, and walkability. <input type="checkbox"/> Prefer stronger language (e.g., “critical” rather than “consider”) <input type="checkbox"/> Recommend reducing or eliminating parking minimums. <input type="checkbox"/> Support for Community Land Trust. <input type="checkbox"/> Concerns about programs not adequately addressing the “missing middle” and “workforce housing”. <input type="checkbox"/> Concerns about programs not adequately addressing rehabilitation. <input type="checkbox"/> Identified tension between preserving/ rehabilitating aged housing stock, but also building new housing. <input type="checkbox"/> Include community engagement and accountability for stakeholders regarding rehabilitation costs.
Phase I: Education and Visioning	Community Survey 1	<ul style="list-style-type: none"> <input type="checkbox"/> Tools to build affordable and market rate housing: <input type="checkbox"/> Increase the amount of housing that can be built <input type="checkbox"/> The City could devote more of the existing budget to affordable housing <input type="checkbox"/> The City could raise additional money through taxes and fees. <input type="checkbox"/> Streamline or expedite housing development approval process

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <input type="checkbox"/> Accessory dwelling units (ADUs) are the preferred type of affordable housing <input type="checkbox"/> Preferred locations include: <input type="checkbox"/> Increased densities near transit <input type="checkbox"/> Increased densities in Multi-family Zoned Neighborhoods <input type="checkbox"/> Ideas for housing improvements include: <input type="checkbox"/> Remove in-lieu fees for affordable housing units <input type="checkbox"/> Eliminate single family zoning <input type="checkbox"/> Higher density for commercial properties <input type="checkbox"/> Floor Area Ratio (FAR) for the minimum unit size rather than dwelling units/acre <input type="checkbox"/> Introduce incentives for first time home buyers who become first time landlords <input type="checkbox"/> Implement rental subsidies <input type="checkbox"/> Increase age-friendly housing and options to be able to age in place, such as programs to facilitate senior citizens living in first-floor apartments <input type="checkbox"/> Increase neighborhood and community amenities in housing developments, <input type="checkbox"/> Such as outdoor spaces for programs or concerts, community buildings for on-site art or learning programs <input type="checkbox"/> Implement housing for homeless and single mothers with social services on site <input type="checkbox"/> Restrict short-term rentals (e.g., Airbnb, VRBO) <input type="checkbox"/> Additional partnerships with housing associations
Phase II: Policy and Program Development	Community Survey 2	<ul style="list-style-type: none"> <input type="checkbox"/> Most participants rent their housing and of those, most live in a rent-stabilized units. <input type="checkbox"/> 30 percent of participants have been at risk of losing their housing. <input type="checkbox"/> Need housing to types include apartments, entry level or starter homes, and micro-units (i.e., tiny homes), and senior housing. <input type="checkbox"/> Preferred locations include: <input type="checkbox"/> Concentrate increases in density along main thoroughfares and commercial corridors <input type="checkbox"/> Slightly increase the allowable density throughout all neighborhoods
Phase III: Evaluation of Housing Element	Commissions and Boards	<ul style="list-style-type: none"> <input type="checkbox"/> Desires to retain rent-stabilized units. <input type="checkbox"/> Questions and concerns about RHNA allocation, including breakdown of income percentages.

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
Update and Decision Making		<ul style="list-style-type: none"> <input type="checkbox"/> Support the historic apartment preservation program to be included in the Housing Element. <input type="checkbox"/> Questions on “streamline process” and “identified underutilized sites”. <input type="checkbox"/> Request to go beyond the Mills Act, such as the exploration of preservation programs that include grants or grant in exchange for covenants. <input type="checkbox"/> Comment on the challenges of aging buildings. <input type="checkbox"/> Concern of Melrose Avenue and Sunset Boulevard being too steep for walkability. <input type="checkbox"/> Concern of increasing city’s density. <input type="checkbox"/> Desire to maintain open spaces and building height limitations on Sunset Boulevard and Santa Monica Boulevard. <input type="checkbox"/> Identified the concept that Biz Fed, the coalition of business in Los Angeles is forming a coalition and campaign to encourage the federal government and the state government to use federal dollars in infrastructure legislation. For purposes of retrofitting, to provide money for landlords to retrofit their old buildings. This could be a source of funds that would help property owners advance that requirement. <input type="checkbox"/> Mixed perspectives on condominium conversions. <input type="checkbox"/> Explained that bus rapid transit could extend bus lanes through West Hollywood on Santa Monica, which may impact transit-oriented development. <input type="checkbox"/> Majority support reducing and/or eliminating minimum parking requirements. <input type="checkbox"/> Cyclists concerned about eliminating parking and parking becoming only for the privileged. <input type="checkbox"/> Interested in counting bicycle parking and scooter parking as part of minimum parking requirements. <input type="checkbox"/> Support of increasing RHNA numbers.
Phase III: Evaluation of Housing Element Update and Decision Making	Public Comments on Draft Housing Element and Technical Background Report	<ul style="list-style-type: none"> <input type="checkbox"/> Goal H-5, and the Green Building Requirements – while green building requirements and sustainability are important, I think it hampers the production of affordable housing by creating additional cost. <input type="checkbox"/> Recommend the City have a web page that publicizes rules, incentives etc. for developers to make it easier for them to navigate the requirements for building.

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <input type="checkbox"/> Recommend streamlining standards for conversion of retail space as well as office space. <input type="checkbox"/> Belief that city’s existing density allows for transit-oriented development and transportation hubs. <input type="checkbox"/> Concerns about increasing density, including “crowding diseases” and “zoonoses”. <input type="checkbox"/> Recommend a moratorium on further construction in lieu of refurbishment of what we already have. Recommend that bathtub development be outlawed. Recommend, in-lieu fees for removal of trees should be banned. <input type="checkbox"/> Concerned about increasing density that would impact traffic, parking, overcrowd streets, safety, and community character. <input type="checkbox"/> Support of the Housing Element. <input type="checkbox"/> Question of current housing stock numbers compared to RHNA, to determine percent of increase. <input type="checkbox"/> Recommend increasing the home-density along commercial boulevards. <input type="checkbox"/> Recommend allowing flexible density for homes. <input type="checkbox"/> Recommend institute local programs and funding sources for preservation of existing affordable housing. <input type="checkbox"/> Recommend identifying funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built. <input type="checkbox"/> Recommend streamlining housing production. <input type="checkbox"/> Recommend estimating and reporting both the likelihood of discontinuation and the realistic capacity of inventory sites, both vacant and nonvacant. <input type="checkbox"/> Recommend a buffer of at least 15-30% extra capacity is not included in the housing element site inventory. <input type="checkbox"/> Recommend a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly. <input type="checkbox"/> Recommend implementing a mid-cycle review to verify the housing element’s assumptions about development probabilities.

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <li data-bbox="678 317 1409 604">□ Recommend implementing mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be designed to make up for an ADU shortfall. <li data-bbox="678 611 1409 751">□ Recommend increasing the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low. <li data-bbox="678 758 1409 856">□ Recommend incorporating a plan for sufficient affordable housing citywide, effectively excluding lower-income households from West Hollywood. <li data-bbox="678 863 1409 940">□ Recommend analyzing local patterns in socioeconomic/racial segregation and integration. <li data-bbox="678 947 1409 1087">□ Recommend prioritizing high-opportunity census tracts and well-resourced areas (e.g., near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities. <li data-bbox="678 1094 1409 1192">□ Recommend assessing the affordability of forecasted ADUs using city-specific data instead of the regional average. <li data-bbox="678 1199 1409 1297">□ Recommend adding a Program to study the potential impacts of increasing conversions of rental units to tenants-in-common ownership. <li data-bbox="678 1304 1409 1402">□ Recommend adding a Program to develop standard plans for ADUs to further ease the process and expense of building them. <li data-bbox="678 1409 1409 1633">□ Support of programs for people experiencing homelessness. Recommend an additional policy under Goals H-4 or H-6. Include some of the specific goals that were incorporated in the technical report, particularly the “West Hollywood Five-Year Plan to Address Homelessness in Our Community.” <li data-bbox="678 1640 1409 1738">□ Demographic analysis in Appendix C of the technical background report seems confusing and potentially inaccurate. <li data-bbox="678 1745 1409 1801">□ Historical accounting of housing discrimination seems confusing and potentially inaccurate. <li data-bbox="678 1808 1409 1864">□ Policies in Goal H-6 seem inadequate and should instead seek racial justice and housing justice.

Table A- 1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
		<ul style="list-style-type: none"> <li data-bbox="727 321 1458 457">□ Recommend expanding on the phrase “are the RHINA sites distributed equitably across the city with respect to each of these demographic factors” in Appendix C. <li data-bbox="727 464 1458 531">□ Support of specific objectives included in the draft Housing Element. <li data-bbox="727 537 1458 638">□ Goal 5 is important to the City. Would recommend adding an active verb to make it an active statement, similar to the other goals. <li data-bbox="727 644 1458 711">□ Recommend moving the workforce housing objectives, goal 2. <li data-bbox="727 718 1458 854">□ Recommend updating Item 20 (Residential Development Standards and Process) to specifically increase public greenspace or look at ways to encourage that. <li data-bbox="727 861 1458 1037">□ Recommend adding information as to how long pending projects have been in review as a means of providing context to the goal of streamlining processing time (related to the technical background report). <li data-bbox="727 1043 1458 1144">□ Recommend summarizing housing element-related goals for the objective design criteria that is under development. <li data-bbox="727 1150 1458 1251">□ Recommend obtaining FEMA disaster preparedness funds as it relates to earthquake retrofitting to preserve aging housing stock. <li data-bbox="727 1257 1458 1394">□ Recommend reviewing and implementing a program similar to Berkeley’s grant application to help property owners pay for the retrofitting of buildings. <li data-bbox="727 1400 1458 1537">□ Recommend saying studying “tenancies-in-common” (TIC) to determine whether the program meets the goals of creating diverse living options and affordable housing. <li data-bbox="727 1543 1458 1610">□ Recommends full and early cooperation with stakeholders to meet Goal H-2. <li data-bbox="727 1617 1458 1753">□ Believes Enhancing the quality of the housing stock often is best derived from new construction due to the capital expenditure needed to maintain aged housing stock. <li data-bbox="727 1759 1458 1860">□ Identifies at least one potentially historic structure included as an underutilized site on the draft Sites Inventory, known as the former Herman Miller

Table A- 1: Key Findings from Community Engagement Program		
Phase	Event or Activity	Key Findings
		Showroom, by Charles Eames, on Beverly Boulevard. Recommends the northeast corner of La Brea and Lexington as a potential replacement since it has the mixed-use incentive overlay.

Appendix B: Review of Past Accomplishments

Government Code Section 65588(a) requires each jurisdiction to review its housing element to evaluate the effectiveness of the housing element goals, policies, and objectives and their appropriateness in contributing to the attainment of the state's housing goals. The progress of the City in implementation of the housing element must also be evaluated. This appendix provides an evaluation of the City's progress in implementation of the 2013-2021 Housing Element and also provides recommendations on program continuance, modification, or elimination.

A. Effectiveness in Meeting the Housing Needs of Special Needs Populations

As part of the review of the previous cycle housing element, the City is required to provide an explanation of the effectiveness of programs to address the needs of special needs populations. Special needs populations include seniors, persons with disabilities, large households, single parent/female headed households, farmworkers, persons living in poverty, and persons experiencing homeless. This section provides a discussion of the effectiveness of the City's programs in addressing special needs populations.

Seniors are a significant special needs group in West Hollywood, as they make up 15 percent of the total population; therefore, programs for this group are particularly important. Since the majority of the City's senior households are renters, the City's Rent Stabilization Ordinance and related programs are key to maintaining affordable rents for senior households on limited incomes. As seniors are generally more likely to be long term tenants, they can benefit from the Ordinance's policies limiting rent increases, particularly if they have rented the same unit since or before 1996 (prior to Costa-Hawkins Act). According to the City's 2018 Rent Stabilization Program Annual Report, tenants who have lived in the same unit for 5 years pay 18 percent less on average than the current move-in rent. Tenants who have lived in the same unit for 10 years pay 34 percent less on average. Section 8 Housing Choice Vouchers are also an effective source of affordable housing for lower income seniors. According to the LA County Development Authority, there are 600 elderly households in West Hollywood participating in the Section 8 HCV program. The City's Home Secure Program has also been effective at addressing the needs of seniors by providing safety and security devices such as no-slip strips and grab bars for the bathroom, and security deadbolts and window locks free of cost to low income seniors. Since 2019, \$17, 580 has been distributed to 28 individuals to provide safety and security upgrades to their home.

West Hollywood residents with disabilities can also benefit from many of the programs described above, including protection through the City's Rent Stabilization Program and participation in the Section 8 program. According to the LA County Development Authority, 575 disabled households were currently participating in the Section 8 HCV program. Disabled residents are also eligible to participate in the Home Secure Program.

In 2018, West Hollywood adopted the "West Hollywood Five-Year Plan to Address Homelessness in Our Community" and received \$300,000 in Measure H grant funds to work toward the goals of the Plan. As part of Plan implementation, the City has: provided staff training and community outreach to educate community members and business owners on ways to connect homeless individuals with social services; developed a public-private partnership to create job training and placement opportunities for homeless individuals; fully funded the West Hollywood Mental Evaluation Team (MET), resulting in a response time of 5-10 minutes (compared to the County average of 23 minutes) and more appropriate and efficient responses to mental health crises; held two Homeless Service Connect Days to provide services such as flu shots, HIV/STI testing, employment and legal assistance, and connections to other services. The City conducts an annual evaluation of the Plan to track progress and ensure the on-going appropriateness of the Plan's goals and associated actions. The last progress report was released in June 2020.

Persons living in poverty make up 13 percent of the City's population and many households/individuals within one or more of the other special needs populations may also have incomes below the poverty level. The City's Inclusionary Housing Ordinance has been an effective tool in creating affordable units within the City. A total of 83 units for very low income households were constructed during the 2014-2021 cycle. The Section 8 HCV program provides rental subsidies for extremely low and very low income households within the City and a total of 720 West Hollywood households currently participate in the program. Additionally, the City is taking steps to improve the effectiveness of the Section 8 program: a pilot program is being developed which would allow homeowners to receive financial assistance to construct an ADU in exchange for renting the unit to a voucher holder for a certain number of years.

Although large households, single parent households, and farmworkers comprise a very small segment of the City's population, these special needs groups benefit from many of the programs described above, including the Rent Stabilization Ordinance, Inclusionary Housing Ordinance, and Section 8 programs.

B. Progress in Implementation of the 2013-2021 Housing Element

The following table reviews the City’s achievements under the various housing programs adopted in the 2013-2021 Housing Element. The effectiveness and continued appropriateness of each program is evaluated. This evaluation forms the basis of developing the new Housing Plan for the 2021-2029 Housing Element based on the actions completed from 2013 to 2020.

Table B-1: City Accomplishments under the 2013-2021 Housing Element			
#	Program	Objectives	Accomplishments
Preservation of Existing Housing			
HE1	Incentives for Rehabilitation	<ul style="list-style-type: none"> □ In 2014, design a multi-family housing rehabilitation program that incorporates technical assistance for landlords, seismic retrofitting, water and energy efficiency upgrades, weatherization, sustainability improvements, and universal design, and to address impacts for tenants-in-place during rehabilitation. Explore incentives, including possible financial assistance to encourage participation. □ Pursue financial resources to assist housing providers to upgrade the City’s housing stock with green building improvements. Conduct a study in 2014 to explore incentives for upgrading historic buildings. □ Identify properties with soft-story vulnerability and draft a 	<ul style="list-style-type: none"> □ In 2018, the City adopted mandatory ordinances requiring soft story, unreinforced concrete, and pre-Northridge steel moment frame buildings to be evaluated by a structural engineer and if retrofitting was needed - that the work will need to be completed in 5 years for soft story, 20 years for concrete or steel buildings. In 2020, the City continued to expand its seismic retrofit program, notifying all owners of soft-story buildings to provide a report indicating if the building required retrofitting and completing any work identified in five years. □ The City also developed incentives to encourage maintenance and rehabilitation of historic rent-stabilized apartment buildings and worked on a possible low interest loan fund to assist in rehabilitating aging rent stabilized apartment buildings. □ In 2018, the City also established a Tenant Habitability Plan requirement for seismic projects

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>programmatic response, including incentives to encourage retrofitting.</p>	<p>to minimize construction impact to in-place tenants during retrofitting.</p> <ul style="list-style-type: none"> □ In 2018, the City expanded the number of authorized PACE programs in West Hollywood to a total of seven and enhanced the information available on its website for residential rehabilitation programs including PACE programs and energy efficiency upgrade subsidies. The City also reached out to representatives of PACE as a first step toward increasing program outreach and awareness in West Hollywood. □ Continued Appropriateness: The 2021-2029 Housing Element includes an updated program to explore the acquisition and rehabilitation of small rental buildings.
HE2	Multi-Family Rehabilitation and Acquisition/ Rehabilitation	<ul style="list-style-type: none"> □ Identify apartment complexes in need of rehabilitation and support non-profits in acquisition and rehabilitation on an ongoing basis. □ Use survey tools to scan and analyze block-by-block areas of need of various improvements within the City by 2015. □ Educate the public (both tenants and landlords) through brochures, City newsletters, and City website, social 	<ul style="list-style-type: none"> □ The City continued to provide education and outreach to the public regarding the rights and responsibilities of maintaining housing quality standards, including bi-annual newsletters to all tenants and landlords in rent stabilized properties, information on the City's website, general inquiries in person and over the phone (over 10,000 inquiries), the Rent Stabilization Annual Report, and informational mailings to all new tenants and landlords of rent stabilized buildings. The City continued to explore funding availability from

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>media, and other innovative communication tools, etc., regarding the rights and responsibilities of maintaining housing quality standards.</p> <ul style="list-style-type: none"> □ Annually explore funding availability from State and Federal sources for acquisition and rehabilitation activities, such as HOME funds, Multifamily Housing Program (MHP) funds, and Low Income Housing Tax Credits (LIHTC) as an ongoing collaboration with affordable housing providers. □ Promote the incorporation of universal design features in residential rehabilitation, particularly in City-assisted projects as part of the regular permitting processes. 	<p>State and Federal sources for acquisition and rehabilitation.</p> <ul style="list-style-type: none"> □ Continued Appropriateness: The 2021-2029 Housing Element includes an updated program to explore the acquisition and rehabilitation of small rental buildings.
HE3	Home Secure Program	<ul style="list-style-type: none"> □ Continue to advertise the availability of this program on the City’s website and provide brochures at public counters on an ongoing basis. □ Continue to conduct community outreach and make referrals through social services and rent stabilization constituent contacts to enroll aging and at-risk populations in the Jewish 	<ul style="list-style-type: none"> □ The City continued to offer the Home Secure Program to lower-income seniors and disabled residents. This included free home security devices and home protection measures, including door locks, grab bars, peep holes, and smoke detectors. The program was advertised through case management with Jewish Family Services, AIDS Project Los Angeles (APLA), Westside Center for Independent Living (WCIL), and

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>Family Services case management program.</p>	<p>though referrals by the City's Social Services Division.</p> <p><input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
HE4	Mills Act Contracts and Historic Preservation	<ul style="list-style-type: none"> <input type="checkbox"/> Conduct outreach regarding the Mills Act to owners of historic properties annually. <input type="checkbox"/> Continue to advertise the availability of this program through brochures at public counters. <input type="checkbox"/> Complete study on historic preservation rehabilitation incentives in 2014 and develop a framework for a program to address historic properties. 	<ul style="list-style-type: none"> <input type="checkbox"/> The City continued to offer Mills Act contracts to eligible property owners. The City typically receives several inquiries each year. The program is advertised on the City's website and at public counters. <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE5	Code Compliance	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to implement the Code Compliance program to ensure routine property maintenance and eliminate substandard building conditions. <input type="checkbox"/> In 2014, explore the feasibility of establishing a Rental Housing Inspection program that focuses on physical/structural conditions. 	<ul style="list-style-type: none"> <input type="checkbox"/> The Code Compliance Division continued to implement the code compliance program throughout the planning period. Code compliance officers responded to needs on a daily basis, including habitability issues, lack of maintenance, and other items. The City continues to expand outreach on the code compliance program. The City uses WeHoDirect, a system that provides the user 24/7 access to City Hall by

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> □ Explore opportunities for incentivizing upgrades to current standards (see Program 2). □ In 2014, explore Franchise Tax Board Substandard Housing program for prohibiting certain income tax deductions for landlords who are delinquent in addressing Health and Safety Code violations. □ By 2015, review the existing program to evaluate its effectiveness and impact on neighborhood conditions to determine if the program needs to be modified or continued. 	<p>texting, emailing, or tweeting any Code Compliance issues. The notification system has ensured calls are handled timely, even outside of regular City Hall hours. The Code Compliance Division will continue to evaluate the effectiveness of this system.</p> <ul style="list-style-type: none"> □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
Preservation of Affordability			
HE6	Rent Stabilization Ordinance	<ul style="list-style-type: none"> □ Continue to maintain a Rent Stabilization program, and work towards alleviating the effects of State mandated vacancy decontrol through legislative action and local incentives to maintain affordable rents. □ In 2014, explore the issues of aging in place for elderly and disabled persons and find solutions such as a legislative change to allow for unit swapping as an exemption under Costa-Hawkins. 	<ul style="list-style-type: none"> □ The City continued to administer the rent stabilization program throughout the planning period. City staff worked with the City's legislative advocate to monitor legislation that would impact the City's rent stabilization program. The City meets twice a year with other rent stabilized jurisdictions in the State. In 2020, the City held its 6th annual Building Blocks Education Series. The educational seminars were initiated in 2013 as a way of informing property managers, owners, landlords, and tenants about Rent Stabilization requirements. The City offers

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> □ By 2015, conduct a review of the Net Operating Income (NOI) mechanism to determine its effectiveness. □ Continue to conduct workshops to educate landlords and tenants on matters related to the Rent Stabilization Ordinance, including topics such as property maintenance, registration, mediation, and evictions. 	<p>two seminar series, one targeted at tenants, and the other at landlords. In 2020, the City continued to implement the Aging in Place Strategic Plan. The Strategic Plan uses a multidisciplinary approach to aging in place through the lens of West Hollywood, where many seniors are long-term renters in rent stabilized units.</p> <ul style="list-style-type: none"> □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE7	Housing Choice Vouchers (Section 8)	<ul style="list-style-type: none"> □ Continue to encourage local landlords to accept rental vouchers on a daily or as-needed basis and continue programmatic response through Rent Stabilization Ordinance and social services agencies for landlords terminating Section 8. Include information in semi-annual mailings to property owners outlining the benefits of the Housing Choice Voucher program. □ Undertake proactive measures to ensure the continued availability and usefulness of Housing Choice Vouchers for extremely low and very low income West Hollywood residents. 	<ul style="list-style-type: none"> □ Rent Stabilization and Housing Division staff continued to work with LACDA to support and retain households with Housing Choice Vouchers in West Hollywood throughout the planning period. According to LACDA, there are a total of 720 voucher holders in West Hollywood. However, the City is seeing an overall loss of voucher holders due to increasing housing costs and fair market rents. The County Housing Authority reviews requests for voucher payment exemptions when voucher holding households receive a rent increase they cannot afford, and the City supports households in filing those requests through the City's partnership with Jewish Family Service, which is the third party agency contracted to operate the City's comprehensive services center.

Table B-1: City Accomplishments under the 2013-2021 Housing Element			
#	Program	Objectives	Accomplishments
		Specifically, work with the Los Angeles County Housing Authority to maintain and increase the payment standards for vouchers to reflect the actual cost of renting in Los Angeles County.	<p>Additionally in 2020, the City continued to develop a pilot affordable Accessory Dwelling Unit (ADU) program, which in exchange for assistance building the rental unit, would require a homeowner to rent to a voucher holder for a certain number of years - thereby expanding opportunities for voucher holders in the city while creating equity in housing for households of modest means.</p> <p><input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
HE8	Preservation of Publicly Assisted Housing	<ul style="list-style-type: none"> <input type="checkbox"/> Monitor At-Risk Units <input type="checkbox"/> Conduct Tenant Education <input type="checkbox"/> Work with Potential Purchasers <input type="checkbox"/> Pursue State and Federal Funding 	<p><input type="checkbox"/> Throughout the planning period, the City continued to monitor at-risk units by maintaining close contact with the property owners regarding long-term plans. In the event a property owner of one of the at-risk buildings is interested in selling, the City would provide financial and technical assistance to West Hollywood Community Housing Corporation and other non-profits interested in purchasing the units, including pursuing State and Federal funds to help preserve affordability. In 2020, the City continued to advocate for state funding for affordable housing development, acquisition, and rehabilitation.</p>

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
			<ul style="list-style-type: none"> <input type="checkbox"/> Continued Appropriateness: This program is updated and included in the 2021-2029 Housing Element.
HE9	Condominium Conversion Ordinance	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to enforce the Condominium Conversion Ordinance. <input type="checkbox"/> Monitor conversion activities annually to ensure the ordinance continues to work effectively in the protection of the City’s rental housing stock and tenant rights. 	<ul style="list-style-type: none"> <input type="checkbox"/> Throughout the planning period, the City continued enforcing its Condominium Conversion Ordinance. In the event of a conversion the Rent Stabilization and Housing Division would support tenants at risk, to help them understand options. <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE10	Residential Referral List	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to make available and update weekly the residential referral list of rental units. Expand the referral list to include accessibility as part of the listed amenities to assist persons with disabilities in identifying suitable units. <input type="checkbox"/> Continue to encourage landlords to participate in this program to expand access to prospective tenants. <input type="checkbox"/> Educate participating landlords on opportunities for guaranteed rent by engaging community partners that assist at-risk residents. 	<ul style="list-style-type: none"> <input type="checkbox"/> The City continued to update the residential referral list weekly and make it available to the public at City Hall and on the City's website. The City continued to encourage landlords to participate in the program through a targeted mailing to landlords that included the rental listing form. The City continued ongoing access to potential tenants by including information about the referral list in the City's housing newsletters and mailings, and on the City's website. The City continued to advertise the availability of the Residential Referral List through social media.

Table B-1: City Accomplishments under the 2013-2021 Housing Element			
#	Program	Objectives	Accomplishments
			<ul style="list-style-type: none"> ☐ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
☐ Production of Housing			
HE11	Mixed Use and Transit-Oriented Development	<ul style="list-style-type: none"> ☐ By 2015, amend the Zoning Code to implement the Transit Overlay Zone, providing incentives to facilitate transit-oriented mixed use development at specific locations. ☐ Assist interested developers in site identification and as appropriate, support developers in funding applications. 	<ul style="list-style-type: none"> ☐ Throughout the 2013-2021 planning period, the Planning & Development Department regularly worked with property developers interested in developing mixed-use and transit-oriented development. Staff helps with understanding the City's entitlement and development process. ☐ Continued Appropriateness: This program is completed. The 2021-2029 Housing Element includes an Adequate Sites for RHNA program that focuses on the Mixed Use Incentive Overlay.
HE12	Inclusionary Housing Ordinance	<ul style="list-style-type: none"> ☐ Continue to implement the Inclusionary Housing Ordinance. ☐ Continue to monitor market conditions and development trends to ensure that the Ordinance works effectively to provide affordable housing in the community but does not unduly constrain housing development in general. If constraints are identified, the City will make necessary improvements to the 	<ul style="list-style-type: none"> ☐ The City continued to implement the Inclusionary Housing Ordinance, which requires a percentage of units to be set aside for low income and moderate income households in new residential buildings. In certain instances, a developer can pay a fee in-lieu of providing the units. The City has completed a nexus study for both the residential and the commercial affordable housing impact fees, and adjusted the fees based on the Builder's Cost Index/Construction Costs Index. In 2019, the

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>ordinance to enhance its effectiveness in facilitating the development of housing for all income groups.</p> <ul style="list-style-type: none"> □ Continue to prioritize inclusionary housing units for tenants displaced due to Ellis Act and consider developing a programmatic approach within the Inclusionary Housing Ordinance to assist persons with disabilities (including persons with developmental disabilities) and those aging in place. □ Consider revising the Inclusionary Housing Ordinance to specifically identify the very low income households. 	<p>City reviewed the affordable housing in-lieu fee calculation and adjusted it to align with the cost of building an affordable unit published annually by the California Tax Credit Allocation Committee.</p> <ul style="list-style-type: none"> □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE13	Affordable Housing Development through Partnerships with Non-Profits	<ul style="list-style-type: none"> □ Continue to support WHCHC and other non-profit organizations in the development of affordable and special needs housing through the provision of financial and regulatory incentives. □ Devise incentives for the development of housing for extremely low and low income households including persons with disabilities, for example, explore the feasibility of fee incentives. 	<ul style="list-style-type: none"> □ In 2019, 12 affordable housing units (two very low, four low, six moderate) were created through the City's affordable housing requirements for new development which were gifted to a non-profit to own and operate. The 12 units will provide needed housing in an area of West Hollywood that currently has few affordable housing opportunities. The 12 units also represent full recapture of the naturally occurring affordable housing that existed on the project site prior to demolition.

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
			<ul style="list-style-type: none"> □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE14	Workforce Housing, Family Housing, and Ownership Housing Opportunities	<ul style="list-style-type: none"> □ Explore creative housing types such as accessory dwelling units, co-op housing, micro units, and other flexible housing types to increase opportunities for affordable homeownership. 	<ul style="list-style-type: none"> □ The 2017-18 RSH Budget included a study of housing options to increase opportunities for home ownership. Currently, the City's Inclusionary Ordinance provides a certain percentage of workforce housing through its moderate income housing requirement. As part of the study, four pilot programs were developed in 2019 and were presented to the City Council for consideration in s spring 2021, where they were approved for implementation. □ Continued Appropriateness: This program is modified in the 2021-2029 Housing Element.
HE15	Commercial Development Impact Fee	<ul style="list-style-type: none"> □ Continue to implement the Commercial Impact Fee program. □ Monitor market conditions and development trends regularly to ensure that the Commercial Impact Fee works effectively to provide affordable housing in the community but does not unduly constrain development in general. 	<ul style="list-style-type: none"> □ The City continued to implement the Commercial Development Impact Fee Program throughout the planning period. The City has completed a nexus study for both the residential and the commercial affordable housing impact fees, and adjusted the fees based on the Builder's Cost Index/Construction Costs Index. □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> □ In 2014, issue a Request for Proposals to study the Commercial Impact Fees, and adjust if necessary. 	
HE16	Green Building	<ul style="list-style-type: none"> □ Continue to implement the Green Building program that offers flexibility for compliance, and update as needed. □ □ Promote green building standards in the City’s affordable housing stock by providing financial assistance for improvements, promoting retrofit programs for existing building stock, and providing access to educational and technical resources, as appropriate. 	<ul style="list-style-type: none"> □ Throughout the planning period, the City’s Planning & Development Services Department updated the Green Building Program, offering flexible development standards, opportunities to innovate, high-achieving measures, and strategies to reduce greenhouse gas emissions. Also, the City’s Rent Stabilization and Housing Division continued to promote green building standards in the City’s affordable housing stock, working with developers of new affordable housing projects to implement green building concepts. □ Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE17	Potential Sites for RHNA	<ul style="list-style-type: none"> □ Ensure that adequate capacity exists to accommodate the City’s RHNA of 77 housing units. □ Encourage mixed-use development at key nodes along commercial boulevards. 	<ul style="list-style-type: none"> □ The City continued to provide information to developers upon request about sites where residential and mixed-use development is appropriate. The City continued to encourage mixed-use development in commercial zones and particularly in the Mixed-Use Incentive Overlay in certain areas along commercial

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> □ Annually monitor the City’s progress toward meeting the RHNA, including an analysis of any RHNA shortfalls, and evaluate the land availability to meet the remaining RHNA. 	<p>boulevards. The City has meet its RHNA and continues to encourage housing development to address housing needs for all community members. Data available through HUD's CHAS portal indicates 31 percent of the community earns very-low incomes, 14 percent earns low income, which demonstrates the ongoing need for affordable housing in the community.</p> <ul style="list-style-type: none"> □ Continued Appropriateness: The 2021-2029 Housing Element includes a residential sites inventory to accommodate the City’s 6th cycle RHNA of 3,933 units.
<ul style="list-style-type: none"> □ Removal of Governmental Constraints 			
HE18	Zoning Ordinance	<ul style="list-style-type: none"> □ Beginning in 2014, conduct a study to explore the suitability of various housing types such as micro units, co-op housing, accessory dwelling units, and other flexible housing types, or tools such as parcel subdivision, to meet the housing needs of the underserved groups, such as seniors aging in place and moderate income households. 	<ul style="list-style-type: none"> □ In 2018, a study of various pilot programs to encourage greater affordability in the local housing market was conducted. Establishing specific affordability requirements for co-living and microunits were among the programs analyzed. The pilot program study was completed in 2019 and was presented to the City Council in late spring 2021. The City Council directed staff to move forward with implementation of the pilot programs. In addition to the pilot programs, the Planning & Development Services Department is currently

Table B-1: City Accomplishments under the 2013-2021 Housing Element			
#	Program	Objectives	Accomplishments
			<p>analyzing co-living and microunits in relation to the City's zoning code.</p> <p><input type="checkbox"/> Continued Appropriateness: This program is modified and included in the 2021-2029 Housing Element.</p>
HE19	Streamlined Processing	<p><input type="checkbox"/> Continue to work on improving the streamlined processing procedures and by 2015 develop a handbook to guide developers through the City processes and requirements.</p>	<p><input type="checkbox"/> The City's Planning & Development Services Department continued to work on creating new procedures, including updates and clarifications to application forms. The Department also regularly met with project applicants in pre-application conferences to identify issues and concerns prior to application submittal. In 2019, the Planning & Development Services Department developed several streamlined permit processes in compliance with state law and intended to reduce processing time for certain project types.</p> <p><input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
HE20	Fee Waivers for Affordable Housing	<p><input type="checkbox"/> Continue to waive art, park, and transportation fees for residential projects with 25 percent or more affordable units.</p>	<p><input type="checkbox"/> The City continues to waive all hard-cost fees on a project basis for non-profit affordable housing projects.</p>

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> <input type="checkbox"/> Continue to waive all City-imposed plan check and other fees for nonprofit-sponsored projects are 100 percent affordable. <input type="checkbox"/> In 2014, review the City’s various planning and development fees, as was done in 2006 and 2010, to ensure they are reasonable and do not unduly constrain housing development. 	<ul style="list-style-type: none"> <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
<input type="checkbox"/> Equal Housing Opportunity			
HE21	Fair Housing Program	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to provide fair housing information to the public regularly as needed via the public counters, message boards, City website, and neighborhood watch, and in response to telephone inquiries. <input type="checkbox"/> Continue to provide referral to the Housing Rights Center, State Fair Employment and Housing, HUD Fair Housing and Equal Opportunity division, and other legal services as appropriate. <input type="checkbox"/> By the end of 2014, have specific City staff liaison appointed to coordinate with various stakeholders including the Western Center for Independent 	<ul style="list-style-type: none"> <input type="checkbox"/> The City continued to provide fair housing information to the public on the City's website and at City Hall via public counters and message boards throughout the planning period. The City also responded to all inquiries and questions from the public regarding fair housing. The City also continued to provide referrals to the Housing Rights Center, State Fair Employment and Housing Department, HUD Fair Housing and Equal Opportunity Division, and other legal services as requested by members of the public. The City coordinated with various associations and organizations in the area to provide education and outreach on fair housing issues through annual presentations at various meetings of the

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>Living and other housing organizations at least semi-annually to provide updated education and outreach on fair housing issues.</p>	<p>Apartment Association of Greater Los Angeles and the LA/Beverly Hills Realtor Association.</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input type="checkbox"/> Continued Appropriateness: This program is significantly expanded in the 2021-2029 Housing Element to address the requirements of AB 686 (Affirmatively Furthering Fair Housing).
HE22	Tenant/Landlord Mediation	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to offer the mediation program and promote the program through information on City website, program brochures at public counters, social media, and other innovative communication tools. 	<ul style="list-style-type: none"> <input type="checkbox"/> In 2020, the Legal Services Division Mediator spoke with approximately 1,020 residents and resolved around 425 conflicts through a combination of telephone conciliations and face-to-face mediation. The City continues to provide information about mediation services on the City's website and program brochures at public counters. <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE23	Tenant Eviction Protection Program	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to prevent unlawful eviction and fund legal aid organizations that provide tenant education and representation regarding landlord/tenant disputes. <input type="checkbox"/> Renew contracts with mediation service providers annually. 	<ul style="list-style-type: none"> <input type="checkbox"/> The City's Rent Stabilization Ordinance provides eviction protections by limiting the reasons why a tenant can be evicted. In 2019, the City explored a possible right to counsel program that would guarantee tenants facing eviction legal representation. In June 2020, the City Council expanded Bet Tzedek's scope of services to provide full-scope representation to

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<ul style="list-style-type: none"> <input type="checkbox"/> Annually review current laws and recommend any needed modifications to ensure protection of tenants to the maximum extent legally possible. <input type="checkbox"/> Continue to monitor and investigate allegations of tenant harassment. 	<p>all tenants facing potential eviction. The City also funded an emergency rental assistance loan program for low-income tenants. The purpose of the program is to have the tenant work with a case manager when there is a financial hardship in order to avoid non-payment of rent, which is a valid reason for a landlord to evict. Between 2013 and 2021 through partnerships with the National Council of Jewish Women & the Alliance for Housing and Healing the City provided 1,005 grants totaling \$702,806 in rental assistance to West Hollywood residents. The City actively advocates, with assistance from its legislative advocate, for changes to State laws that negatively impact the City's tenants, such as the Costa-Hawkins and Ellis Acts, as well as the addition of new state laws that would improve tenant protections. The City also worked closely with legal aid organizations to protect Section 8 tenants from being unlawfully evicted through contract cancelations.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE24	Services for Special Needs Populations	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to provide financial support to non-profit services providers that help meet the supportive services 	<ul style="list-style-type: none"> <input type="checkbox"/> The City continued to provide financial support to various non-profit service providers in the City. The City provided emergency shelter

Table B-1: City Accomplishments under the 2013-2021 Housing Element

#	Program	Objectives	Accomplishments
		<p>needs of West Hollywood’s diverse community, especially those with extremely low incomes.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Annually update the social services directory and make it available to residents at public counters and on City website. <input type="checkbox"/> In 2014, coordinate with Bet Tzedek, or another legal services agency, and other service providers to develop an educational seminar for tenants and landlords regarding reasonable accommodations. 	<p>vouchers to a number of households in need of temporary housing. The City continues to annually update its social services directory, available at the City's public counters and on the City's website. As part of the Building Blocks Educational Series, the City provides information on reasonable accommodations to help residents understand what a reasonable accommodation request is, who is qualified, and the landlord's responsibility.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE25	Enhanced Management Program	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to coordinate with WHCHC to continue the Enhanced Management Program at all current and future housing projects. <input type="checkbox"/> Encourage other nonprofit housing providers to follow the WHCHC model. 	<ul style="list-style-type: none"> <input type="checkbox"/> One of the non-profit housing providers operating in the City, WHCHC, continued to implement its Enhanced Management Program (HAPI) at all its housing projects. WHCHC owns 17 buildings with 466 affordable units in West Hollywood. The program provides a resident services coordinator who interacts with residents and monitors social services needs, in addition to offering a series of programs designed to foster a sense of community at each building, offer tips for self-improvement, and healthy eating and living.

Table B-1: City Accomplishments under the 2013-2021 Housing Element			
#	Program	Objectives	Accomplishments
			<ul style="list-style-type: none"> <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.
HE26	Community Engagement	<ul style="list-style-type: none"> <input type="checkbox"/> Design and initiate a community engagement program in 2014. 	<ul style="list-style-type: none"> <input type="checkbox"/> Annually the City held community conversations with the public. In 2020, the City continued hosting two community conversations which were open to all members of the public. At the meetings, housing staff offered information on the City's housing policies and programs and listened to community members and received input on housing needs and on ways the City could better address and support community needs. <input type="checkbox"/> Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element.

C. Summary of Quantified Objectives

The following table summarizes the City’s quantified objectives for the period of 2013 through 2021.

Table B-2:						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Objectives						
Units to be Constructed (RHNA)	-	19	12	13	33	77
Units to be Rehabilitated ¹	167	96	139	248	-	650
Units to be Preserved (At-Risk Units)	160	161	-	-	-	321
Accomplishments						
Actual Units Constructed	-	83	95	68	1,695	1,941
Actual Units Rehabilitated	39	37	121	60	124	381
Actual Units Preserved	85	86	0	0	0	171

Notes:

1. Pilot program for rehabilitation

Appendix C: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. For purposes of this report the region or Westside consists of Beverly Hills, Culver City, Santa Monica, and other unincorporated areas. The City of Los Angeles and the County of Los Angeles are also recognized.

B. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on: race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- The Civil Rights Act of 1866- covers only race and was the first legislation of its kind
- The Federal Fair Housing Act 1968- covers refusal to rent, sell, or finance
- The Fair Housing Amendment Act of 1988- added the protected classes of handicap and familial status

- The Americans with Disabilities Act (ADA)- covers public accommodations in both businesses and in multi-family housing developments
- Shelly v. Kramer 1948- made it unconstitutional to use deed restrictions to exclude individuals from housing
- ☒ Jones v. Mayer 1968- made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- Unruh Civil Rights Act- extends to businesses and covers age and arbitrary discrimination
- California Fair Employment and Housing Act (Rumford Act)- covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- California Civil Code Section 53- takes measures against restrictive covenants
- Department of Real Estate Commissioner’s Regulations 2780-2782- defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker’s duty to supervise
- Business and Professions Code- covers people who hold licenses, including real estate agents, brokers, and loan officers.

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex as outlined in the 2018 AI. Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

The City of West Hollywood is a participating jurisdiction in the Los Angeles County CDBG Urban County program. Fair housing services for the City are provided through the Los Angeles County Development Authority’s master agreement with the Housing Rights Center (HRC). HRC investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of West Hollywood provides links to all of the Housing Rights Center’s Fair Housing Information on the city web page. However, as a participating jurisdiction in the Urban County program, West Hollywood does not have direct access to HRC staff or service records. HRC’s contract with the Los Angeles County Development Authority (LACDA) also does not include reporting fair housing records by participating jurisdiction. Despite multiple requests for service records that are specific to West Hollywood, no data are provided as of the writing of this report. This

can be an impediment to West Hollywood in gaining understanding in the nature and extent of fair housing complaints in the City.

In addition to the partnership with HRC, the City's Rent Stabilization Division and Legal Services Division process requests for hearings before an examiner and appeals before the Rent Stabilization Commission. Free-of-cost mediation services and legal consultation are available to help resolve disputes and prevent eviction. Additional legal advice is made available once a week in a legal clinic at Plummer Park.

According to the HCD AFFH Data Viewer, West Hollywood received a total of 30 fair housing inquiries between 2013 and 2021. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal discrimination complaints. Of the 30 inquiries received, nine were related to disability, two were related to national origin, and 19 were not related to a single basis of discrimination.

The city's rent stabilization information coordinators are available to provide referrals in response to fair housing inquiries. The city also provides support for tenants alleging harassment by their landlords and will prosecute offenders under the city's robust anti-tenant harassment ordinance. While the city relies on referrals to other agencies to address fair housing claims, the anti-tenant harassment ordinance provides that discriminatory conduct against a tenant based on their protected status is a form of harassment. The city's enforcement activities are focused on compliance with its municipal code and relies on other agencies to investigate and prosecute fair housing-specific violations.

2. Integration and Segregation

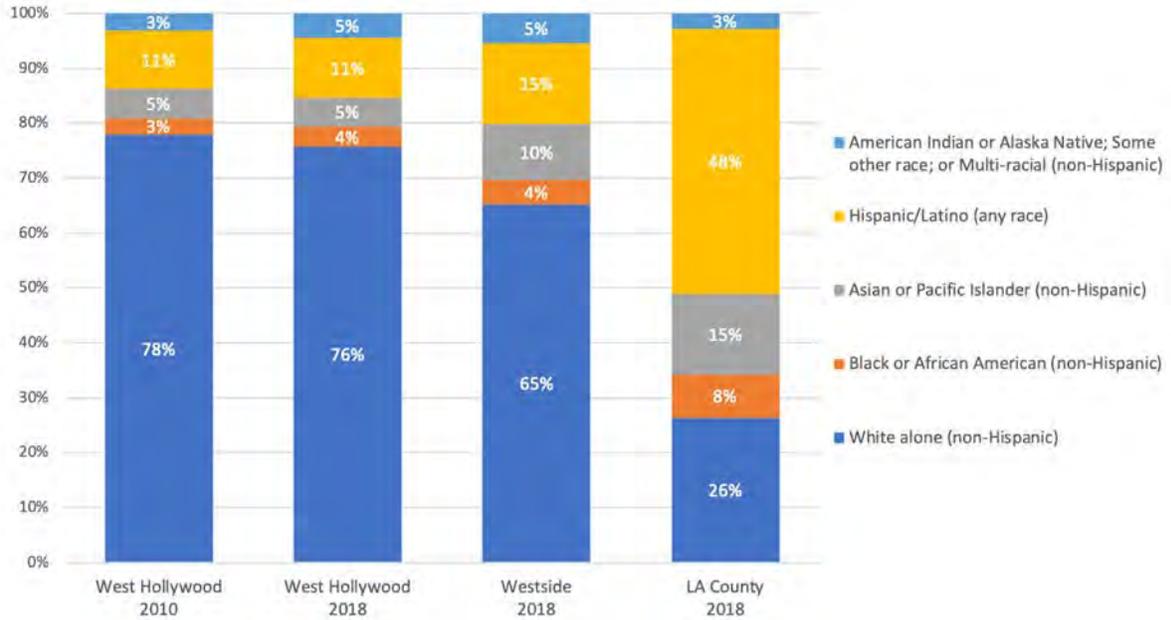
Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The City of West Hollywood, like most communities throughout Los Angeles County, has experienced gradual changes in the racial and ethnic composition of its population. From 2010 to 2020, the City's total population increased by 1,804 persons. Shifts in West Hollywood's race and ethnicity profile have continued to occur since 2010. According to the 2014-2018 ACS, Whites continue to make up the majority of the population accounting for 76 percent, followed by Hispanics accounting for 11 percent of the population. Asian-Americans account for five percent of the population and African Americans account for three percent (Figure C-1).

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure C-2 shows racial/ethnic concentrated block groups from in 2010 and Figure C-3 shows them in 2018. Consistent with the increase citywide, most block groups in West Hollywood have

seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have also grown in racial/ethnic minorities.

Figure C-1: Population by Race and Ethnicity in West Hollywood and the Region



Source: Bureau of the Census, 2010 Census and 2014-2018 American Community Survey (ACS).

Figure C-2: Racial/Ethnic Minority Concentrations (2010)

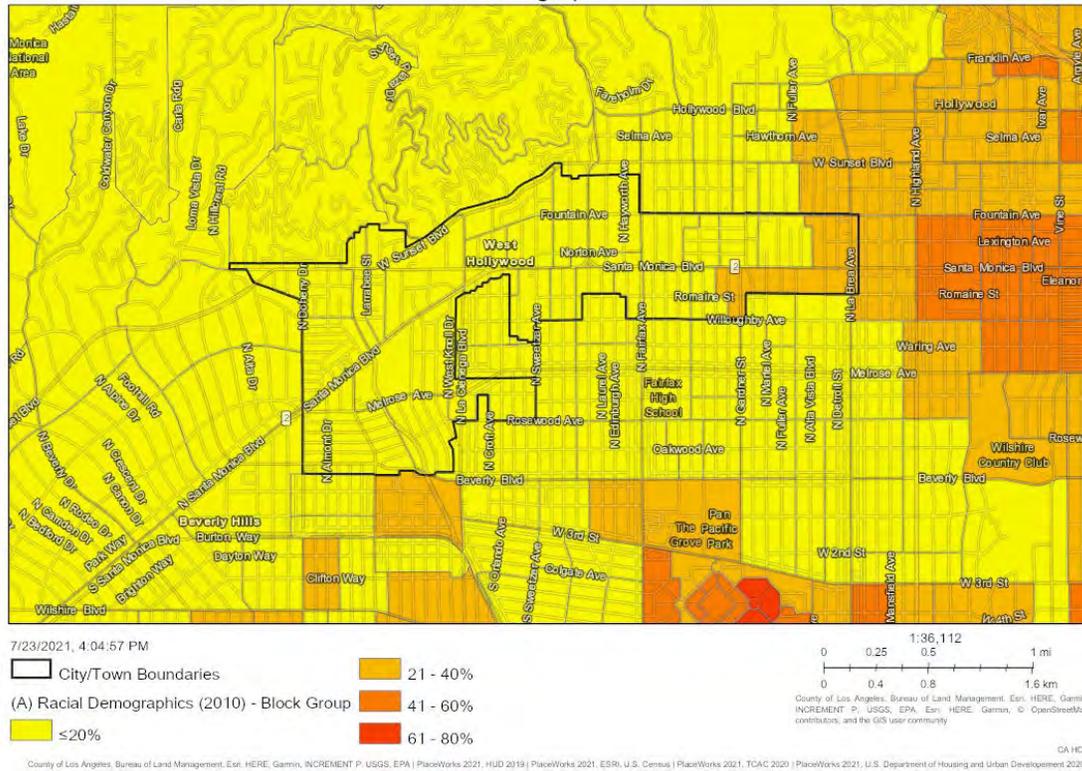
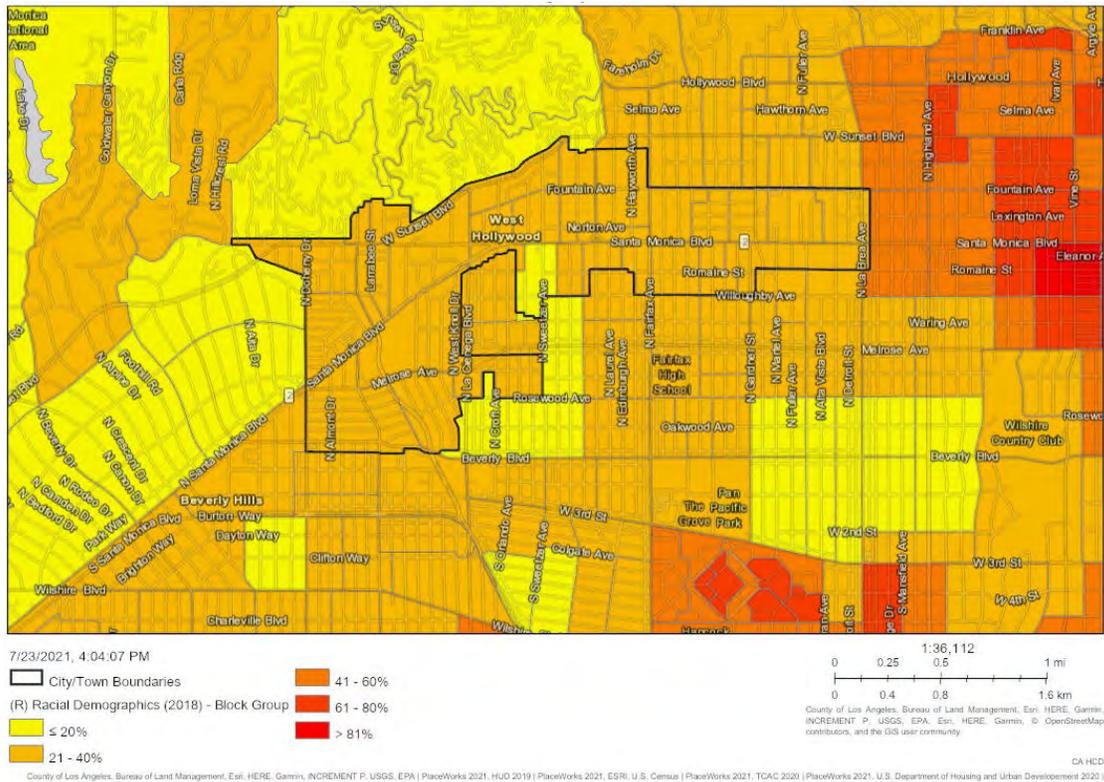


Figure C-3: Racial/Ethnic Minority Concentrations (2018)



Regional Context: Race and Ethnicity

The racial and ethnic make-up of West Hollywood is generally similar to the Westside subregion. However, while the majority of the Westside’s population is non-Hispanic White like West Hollywood, the region is more diverse than the City. The proportions of Asian, Black or African American, and Hispanic or Latino residents are all higher within the subregion as a whole. Los Angeles County as a whole is significantly more diverse than both West Hollywood and the Westside, with substantially higher proportions of non-White residents.

HUD tracks racial or ethnic dissimilarity¹⁵ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Los Angeles County region from 1990 to 2020 are shown in Table C-57. Dissimilarity between non-White and White communities in the Los Angeles County region has worsened since 1990. In the County the dissimilarity between Black/White communities has improved.

Table C-1: Racial/Ethnic Dissimilarity Trends				
	1990 Trend	2000 Trend	2010 Trend	Current
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Distribution of RHNA Sites by Minority Concentration

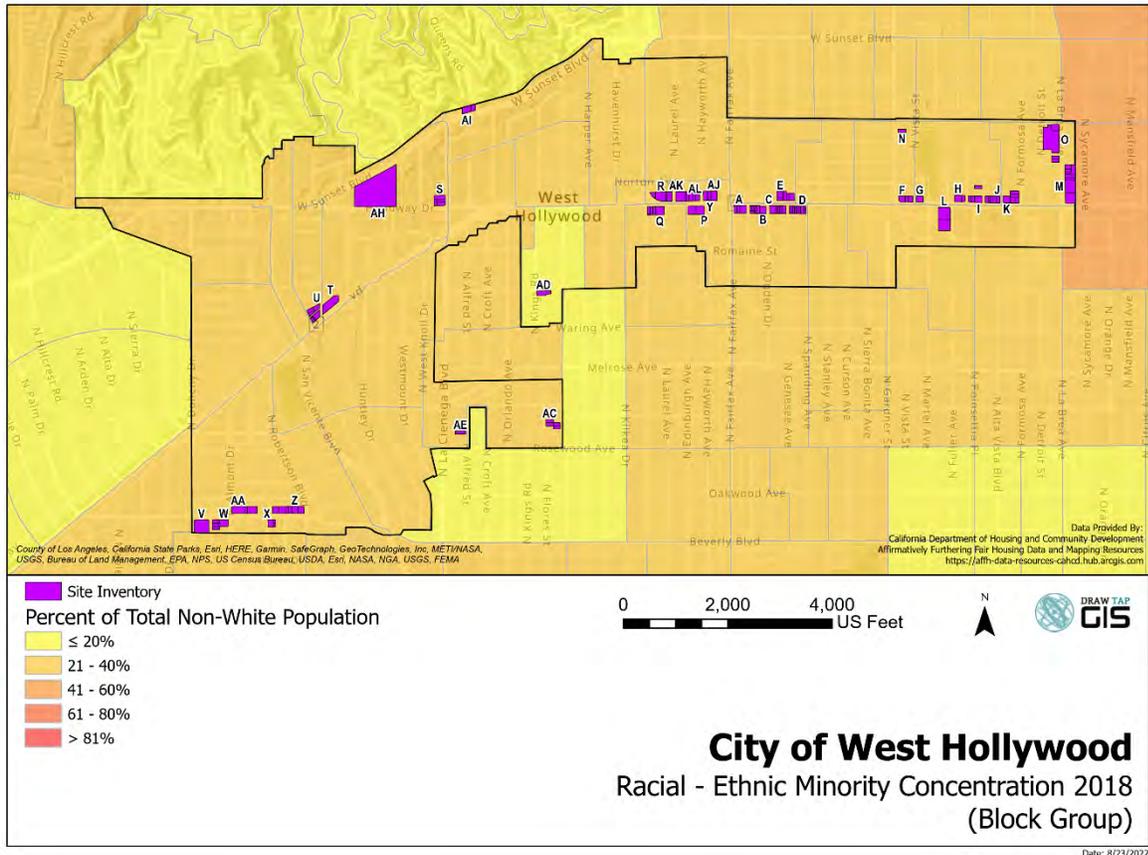
Most of the City’s block groups have a minority population between 21 and 40 percent (Figure C-4). The City identified about 99 percent of its RHNA units in block groups with a 21-40 percent minority concentration, which is the percentage range for all but one block group. Table C-2 shows that a smaller proportion of the RHNA units are distributed in the one block group with a slightly lower minority concentration (less than 20 percent). This block group accounts for less than one percent of the RHNA. The distribution of the

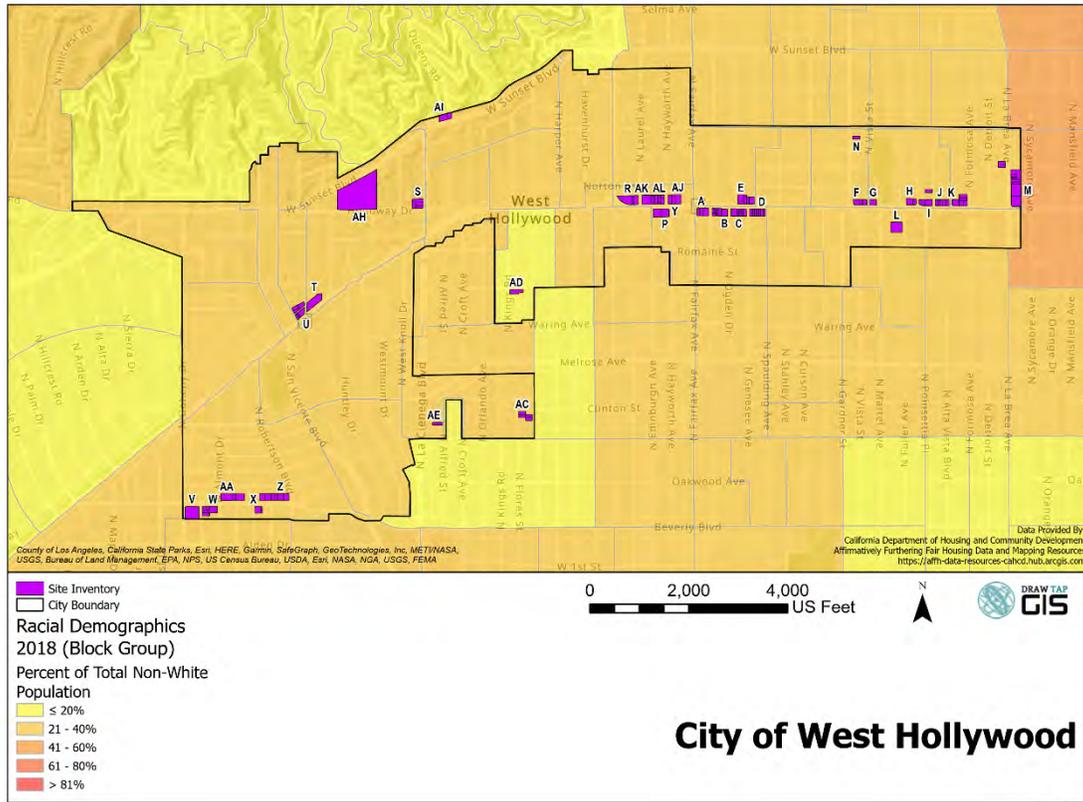
¹⁵ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

sites for the inventory can be seen in relation to minority concentration by block group in Figure C-4.

Table C-2: RHNA Unit Distribution by % Minority Concentration								
% Minority Concentration	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<= 20%	0	0.0%	21	3.0%	2	0.3%	23	0.9%
21 - 40%	1,228	100.0%	686	97.0%	760	99.7%	2,674	99.1%
41 - 60%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
61 - 80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
> 81%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-4: RHNA Unit Distribution by % of Minority Concentration





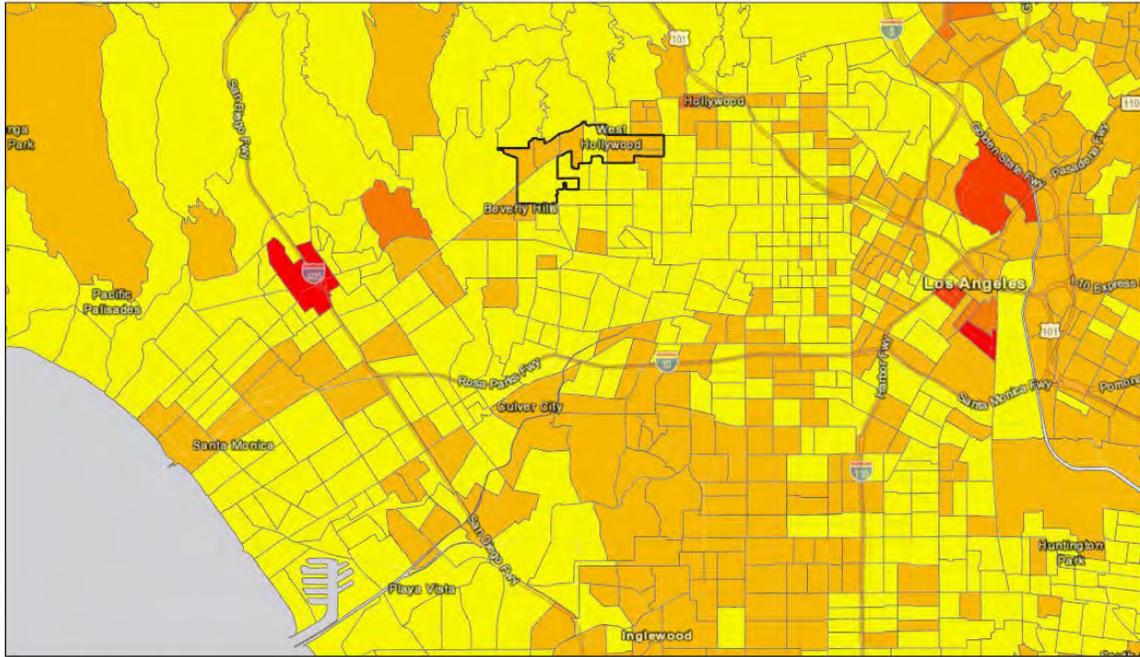
Persons with Disabilities

According to 2014-2018 ACS data, persons with disabilities make up approximately 11.4 percent of the population in West Hollywood. Between 2014 and 2018, 57 percent of the City’s population with disabilities was made up of residents aged 65 and older and 42 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. Within West Hollywood, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent or lower (Figure C-5 and Figure C-6).

Regional Context: Persons with Disability

The 2021 County Health Rankings in Figure C-5 show that in the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent or below. Most Cities in the Area have clusters of 10 to 20 percent like West Hollywood, such as Culver City, Santa Monica and Beverly Hills. There is one census tract to the west that encompasses the Veterans Affairs Medical Center that has 52 percent of the population as being a person with a disability.

Figure C-5: Percent Population with Disabilities in the Region



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 City/Town Boundaries
 (R) Population with a Disability (ACS, 2015 - 2019) - Tract
 < 10%
 10% - 20%
 20% - 30%
 30% - 40%
 > 40%
 1:144,448
 0 1 2 4 mi
 0 1.5 3 6 km
 County of Los Angeles: Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
 CA HCD
 County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE,

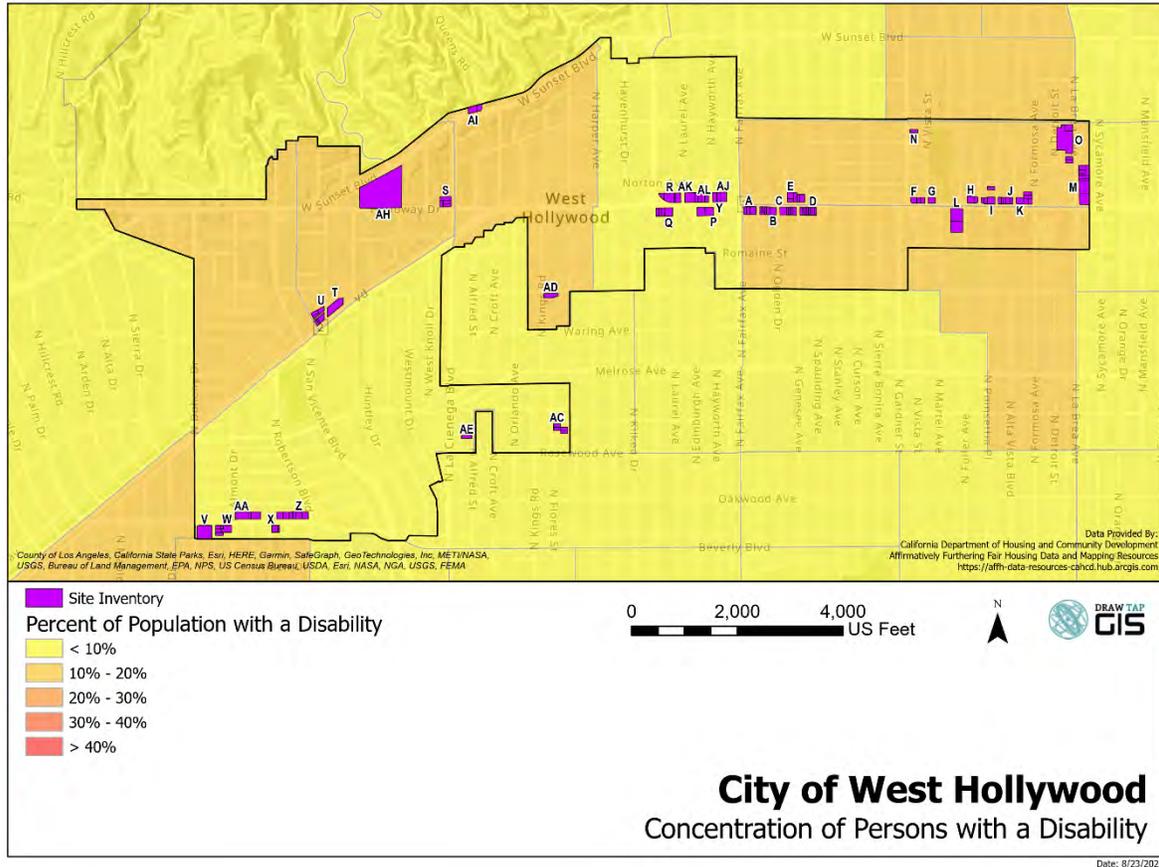
Distribution of RHNA Sites by % Population with Disabilities

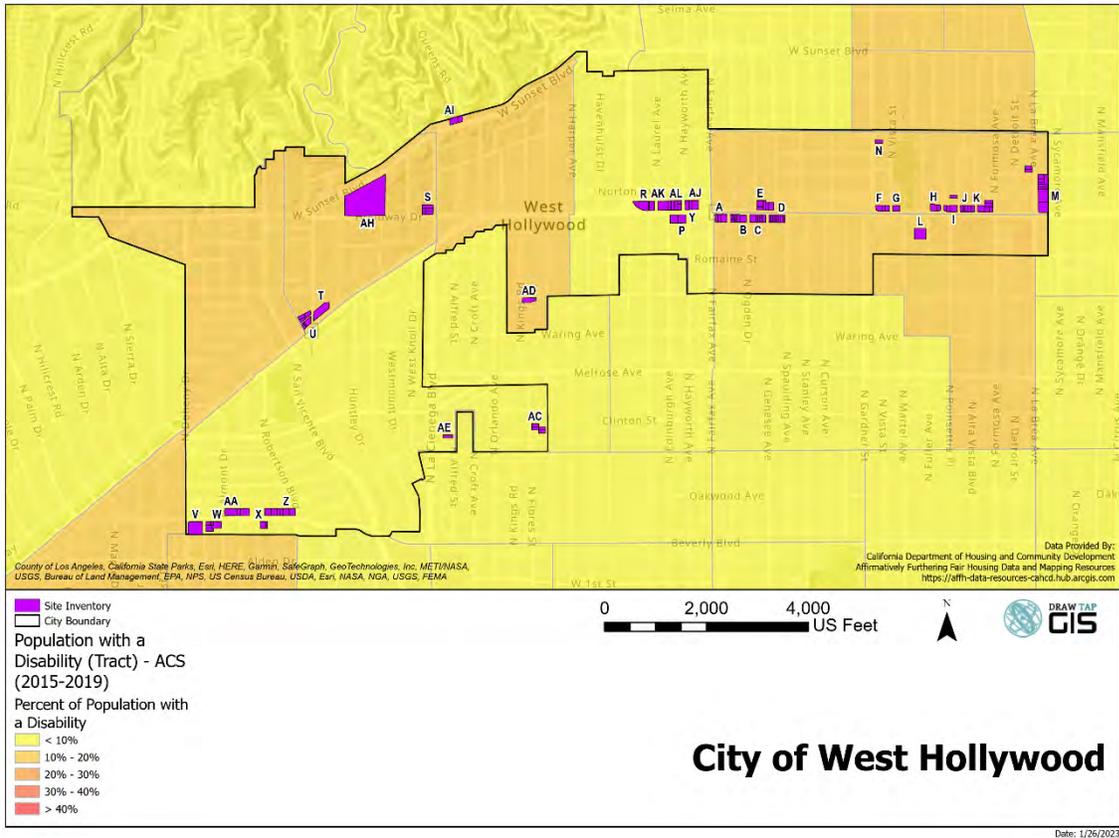
West Hollywood’s RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as most tracts in the City have 10 to 20 percent or less than 10 percent of the population being persons with a disability. Approximately 62 percent of the City’s RHNA is in tracts with 10 to 20 percent of the population being persons with a disability. Around 63 percent of the City’s low income RHNA, 59 percent of the moderate income RHNA, and 64 percent of the above moderate income RHNA is also located in these tracts.

% Persons with Disabilities	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
< 10%	457	37.2%	289	40.9%	274	36.0%	1,020	37.8%
10% - 20%	771	62.8%	418	59.1%	488	64.0%	1,677	62.2%
20% - 30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
30% - 40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
> 40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

The housing needs of disabled persons in West Hollywood are of particular importance because as a built-out community, about 50 percent of the City’s housing units were more than 50 years old. Therefore, the majority of the City’s housing stock does not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Figure C-6: Percent Population with Disabilities in West Hollywood and Distribution of RHNA





Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure C-7), there are a few areas with a concentration of households of adults living alone in the City. Adults living with their spouse are spread evenly throughout the City, with the population of adults living with their spouse at 20 to 40 percent in all but one census tract in the City (Figure C-8).

Figure C-7: Percent Population of Adults Living Alone

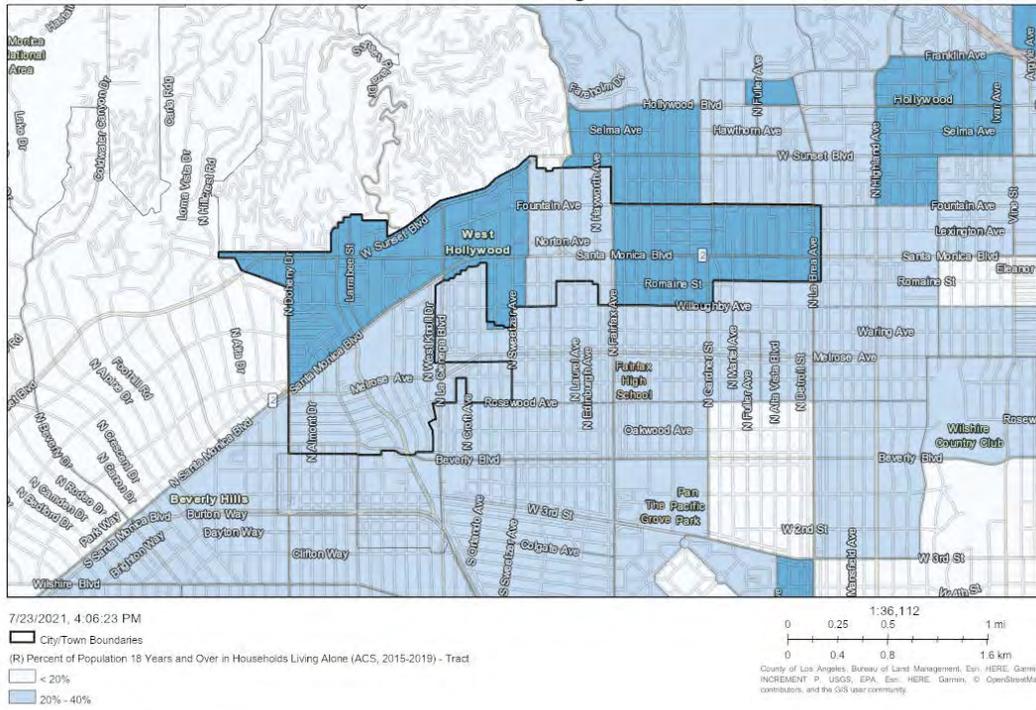
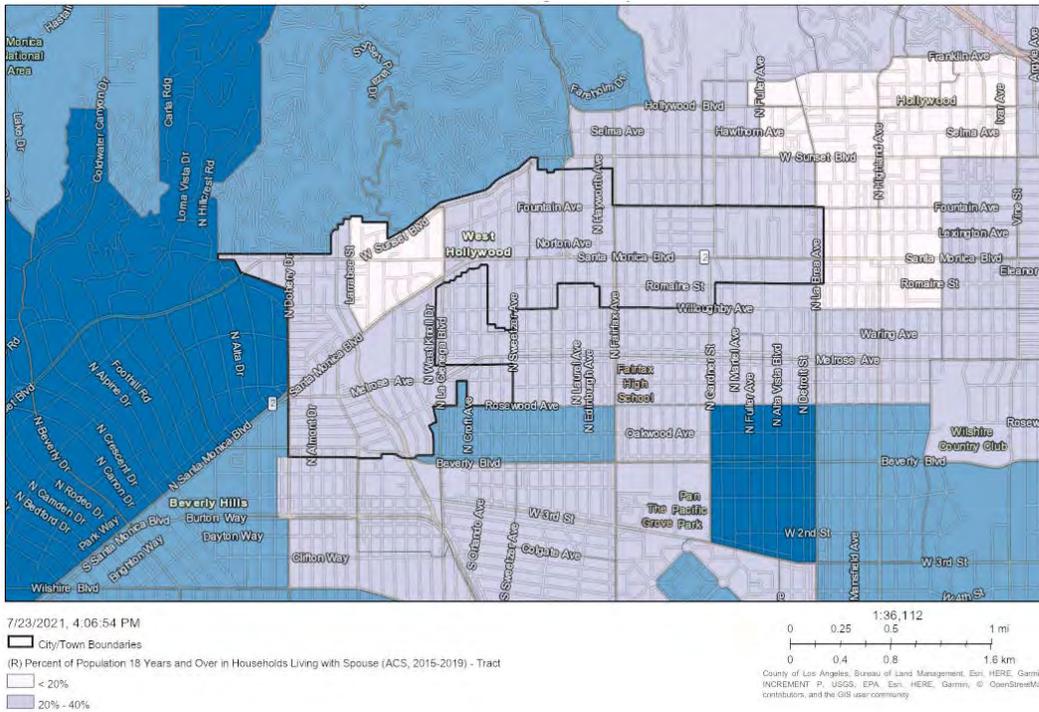


Figure C-8: Percent Population of Adults Living with their Spouse



Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table C-4, four percent of West Hollywood households are families with children. The City’s share of families with children very low compared to the County overall. According to the HCD AFFH map in Figure C-9, children in married households are spread throughout the City. The percent of households with children in most tracts is above 80 percent.

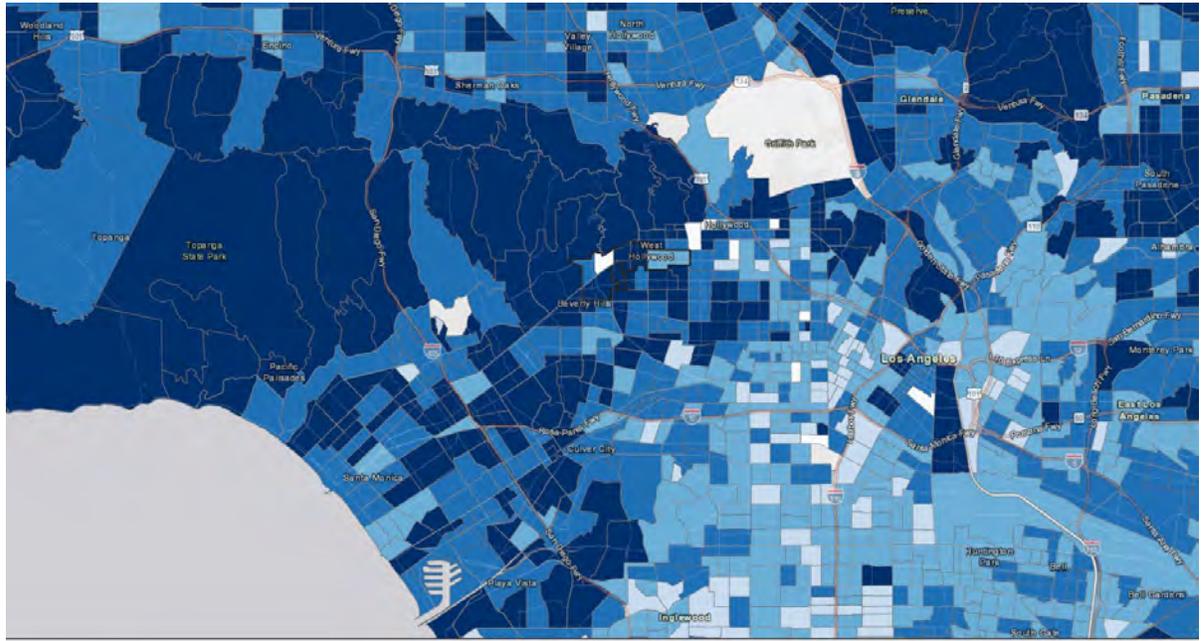
Table C-4: Household Characteristics			
Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
West Hollywood	21%	4%	0.01%
Los Angeles County	67%	28%	6%

Source: 2014-2018 ACS.

Regional Context: Familial Status

As shown above, Los Angeles County has a much larger proportion of family households and family households with children compared to West Hollywood. Additionally, six percent of households Countywide are female-headed households with children compared to only 0.01 percent of households in the City. Figure C-9 and Figure C-10 show the percent of children living in married couple and female-headed households, respectively, by tract. Central Los Angeles County, around the City of Los Angeles, has lower concentrations of children in married couple households and higher concentrations of children in female-headed households. The areas north and east of West Hollywood, around the cities of Santa Monica, Glendale, and the Pacific Palisades neighborhood, have higher concentrations of children in married couple households compared to the City of Los Angeles and Inglewood areas.

Figure C-9: Regional Percent Children Living in Married Couple Households



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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

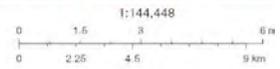
< 20%

20% - 40%

40% - 60%

60% - 80%

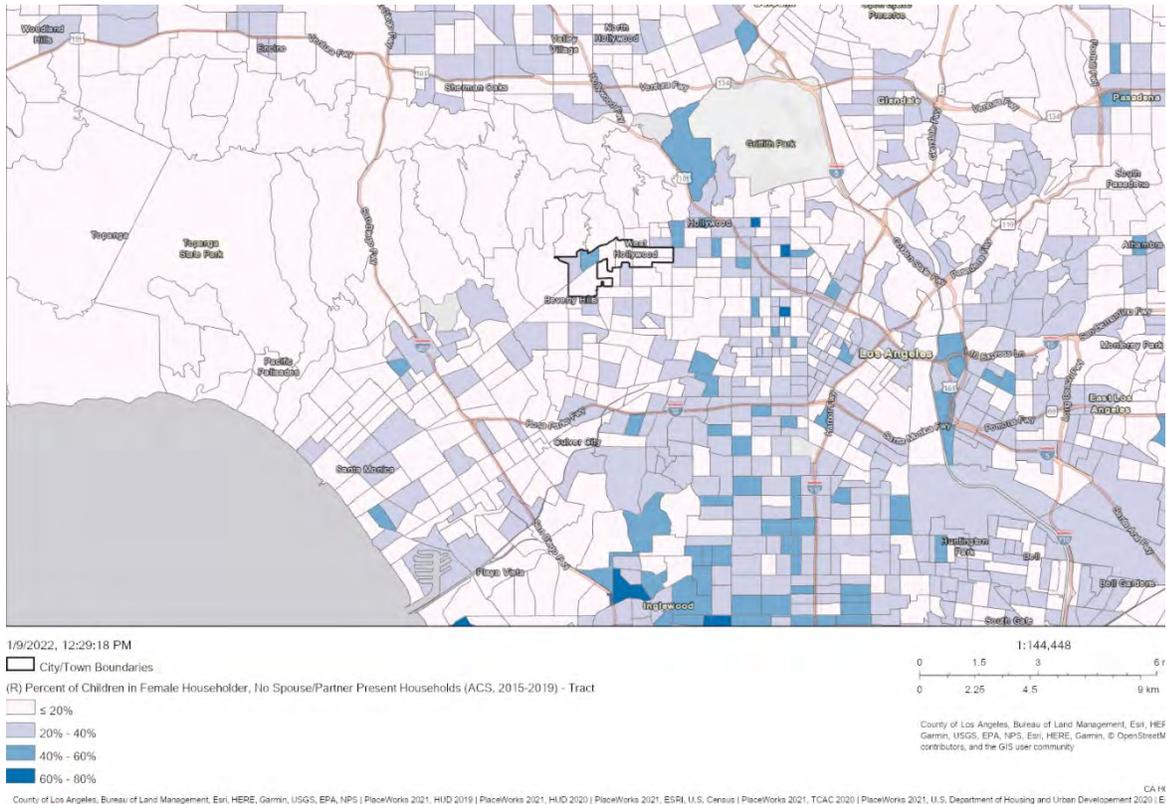
> 80%



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CA HC
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, H&O 2019 | PlaceWorks 2021, H&O 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri

Figure C-10: Regional Percent Children Living in Female-Headed Households

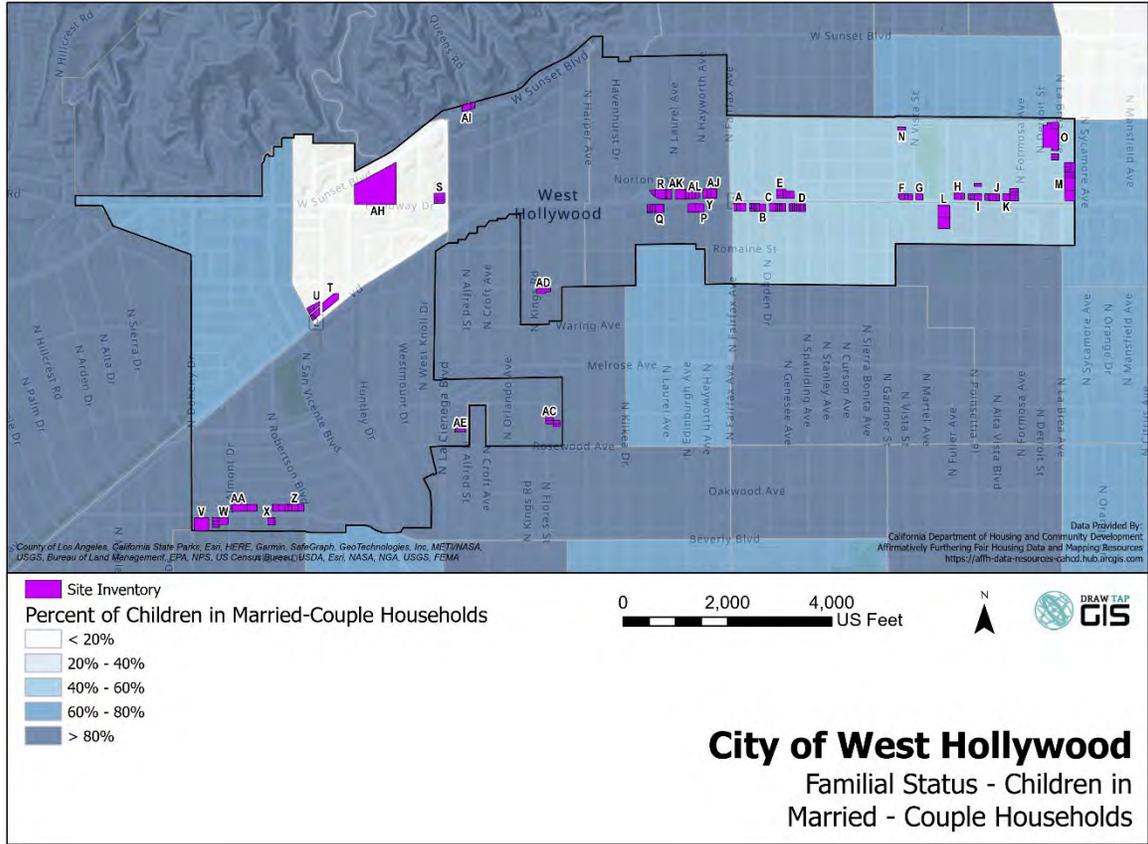


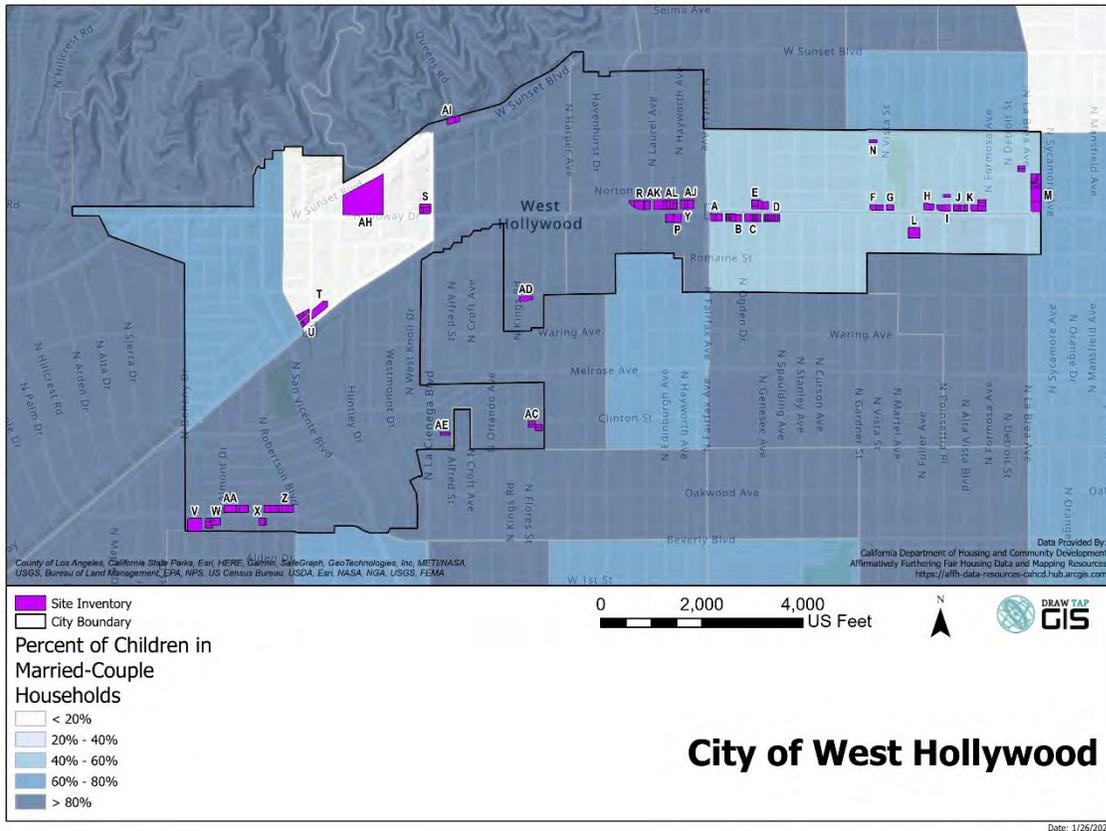
Distribution of RHNA Sites by % Children in Married-Couple Households

Over a third (39 percent) of the City’s RHNA units are located in census tracts where more than 80 percent of children reside married-couple households (Table C-5). Approximately 44 percent are located in census tracts with 40 to 60 percent of the population being a married-couple household with children.

% Children in Married-Couple HH	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
< 20%	171	13.9%	106	15.0%	186	24.4%	463	17.2%
20% - 40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40% - 60%	600	48.9%	291	41.2%	286	37.5%	1,177	43.6%
60% - 80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
> 80%	457	37.2%	310	43.8%	290	38.1%	1,057	39.2%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-9: Percent of Children in Married Couple Households and RHNA Distribution



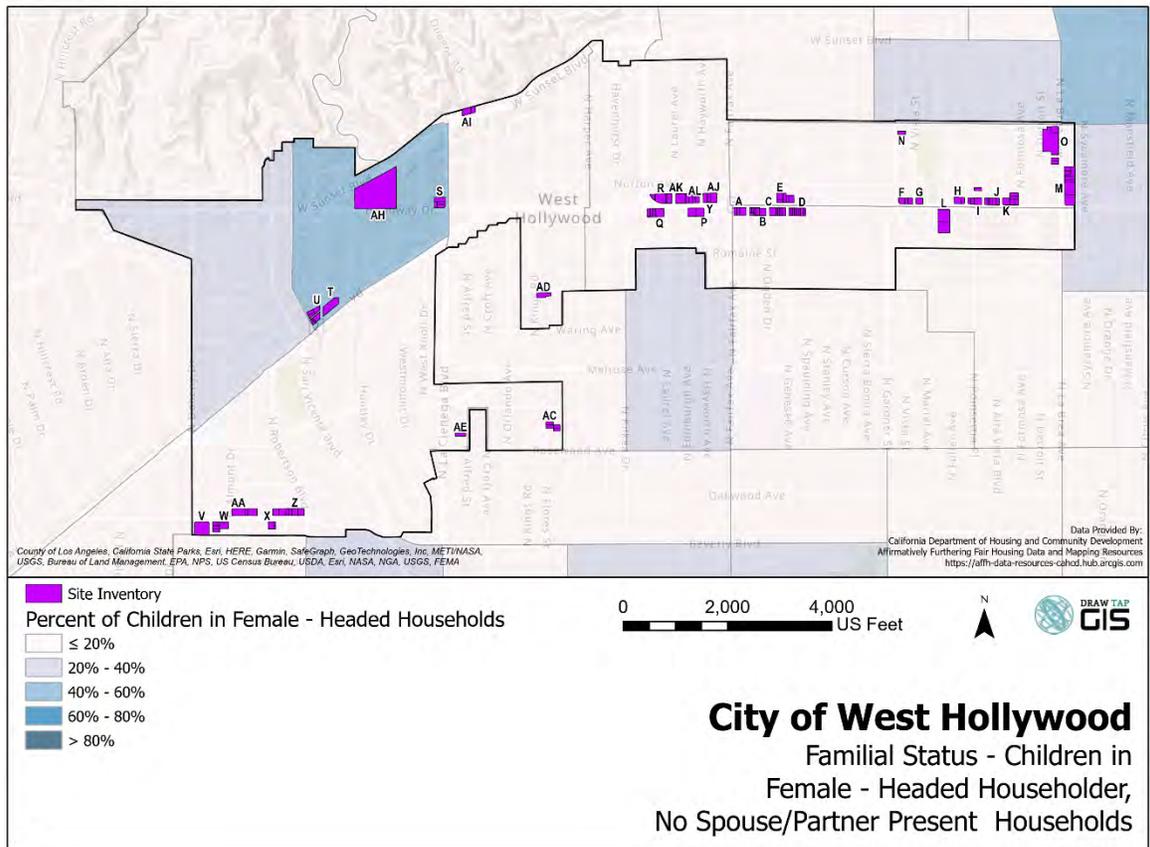


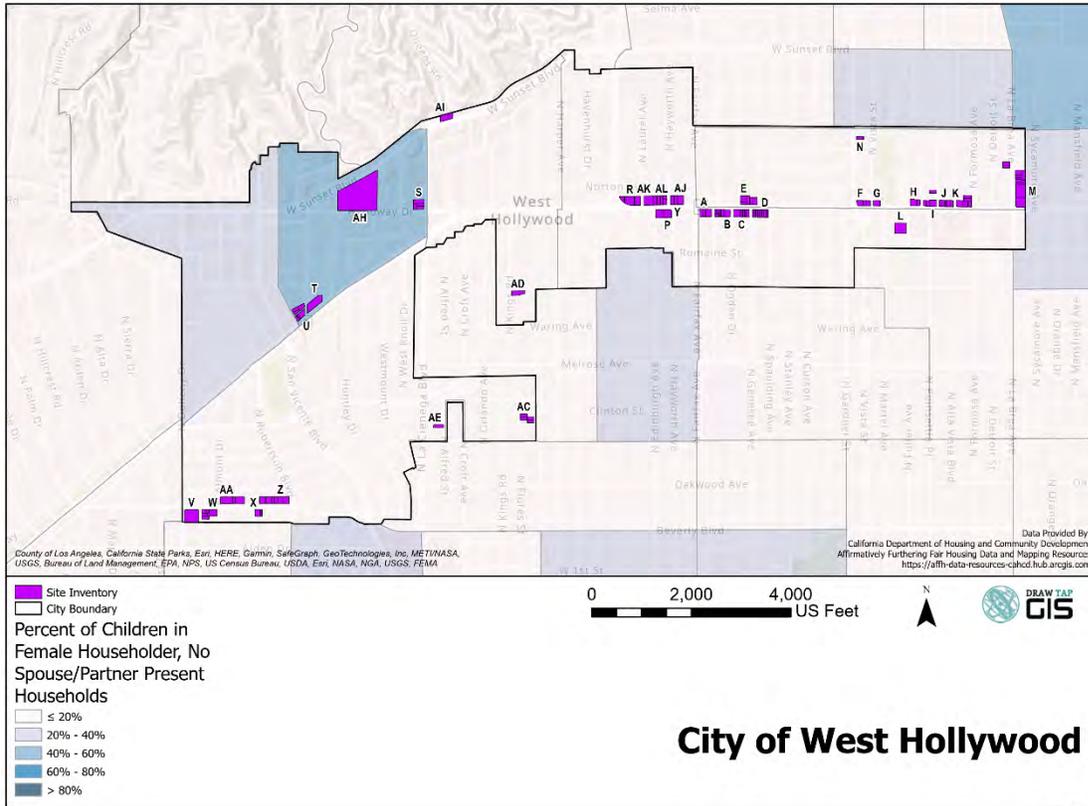
Distribution of RHNA Sites by % Children in Female-Headed Households

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In West Hollywood, children residing in single-parent female-headed are only slightly concentrated in two census tracts one that has 20 to 40 percent and one 40 to 60 percent of its households being female-headed households with children (Figure C-10). An estimated 39 percent of West Hollywood households were headed by single persons, with or without children, in 2018. The large majority of the single parent households were headed by females (81 percent). According to the 2014-2018 ACS, nine percent of the female-headed households with children had incomes below the poverty level. The City’s RHNA sites are mainly located in the census tracts with less than 20 percent of the population being female-headed households with children consistent with the City trend (Table C-6).

% Children in Female-Headed HH	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
< 20%	1,057	86.1%	601	85.0%	576	75.6%	2,234	82.8%
20% - 40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40% - 60%	171	13.9%	106	15.0%	186	24.4%	463	17.2%
60% - 80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
> 80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-10: Percent of Children in Single Female-Headed Households and RHNA Distribution





Income Level

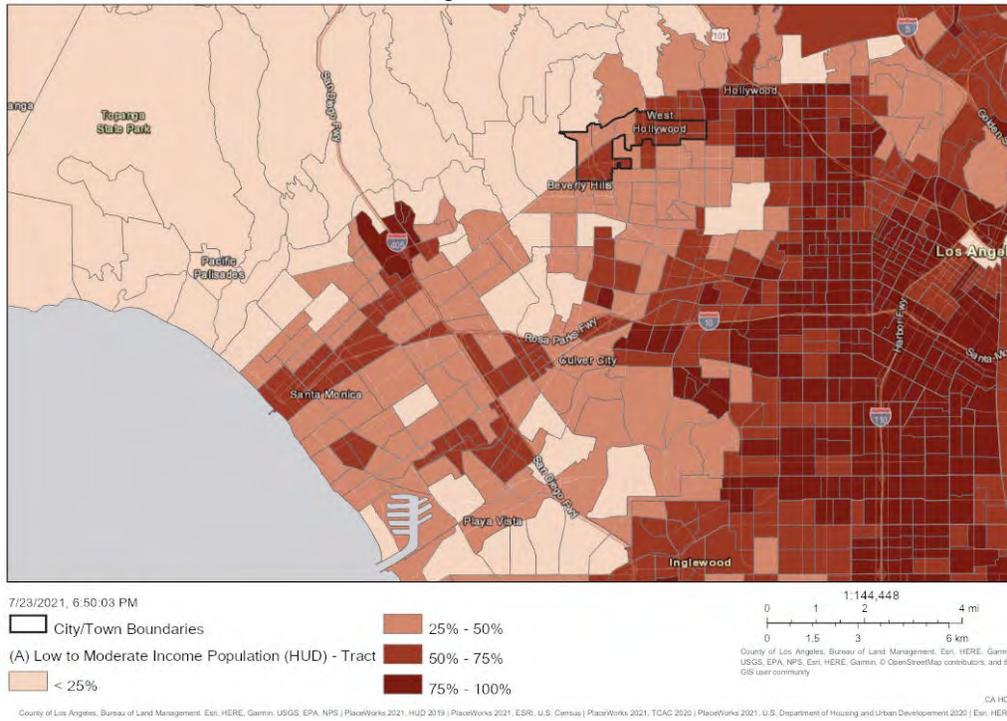
Household incomes in West Hollywood tend to be lower higher than other surrounding cities. Median household income in the City was \$69,249 according to the 2014-2018 ACS, compared to the Los Angeles County median household income of \$64,251. The Cities of Culver City (\$90,183), Beverly Hills (\$103,403), and Santa Monica (\$93,865) all have higher median household incomes.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). There are some areas of West Hollywood considered LMI with the highest concentration of LMI population being 50 to 75 percent in a few areas (Figure C-11:

Regional Context: Income Level

In the surrounding region LMI areas are concentrated heavily in Los Angeles to the southeast of the City (Figure C-11). There are also clusters of LMI areas in Santa Monica and Culver City. Most of these areas also have high environmental scores, high minority populations and the RECAPs closest to the City of West Hollywood (Figure shown later). According to 2021 HUD CHAS data based on the 2014-2018 ACS, 18 percent of households Countywide are considered extremely low income (earning 30 percent or less than the area median income (AMI), 14 percent are considered very low income (earning 30 to 50 percent of the AMI), and 17 percent are considered low income (earning 50 to 80 percent of the AMI). In comparison, nearly 52 percent of households during the 2006-2010 ACS were lower income, slightly higher than during the 2014-2018 ACS when a total of 49 percent of households were lower income.

Figure C-11: Low and Moderate Income (LMI) areas in the Region

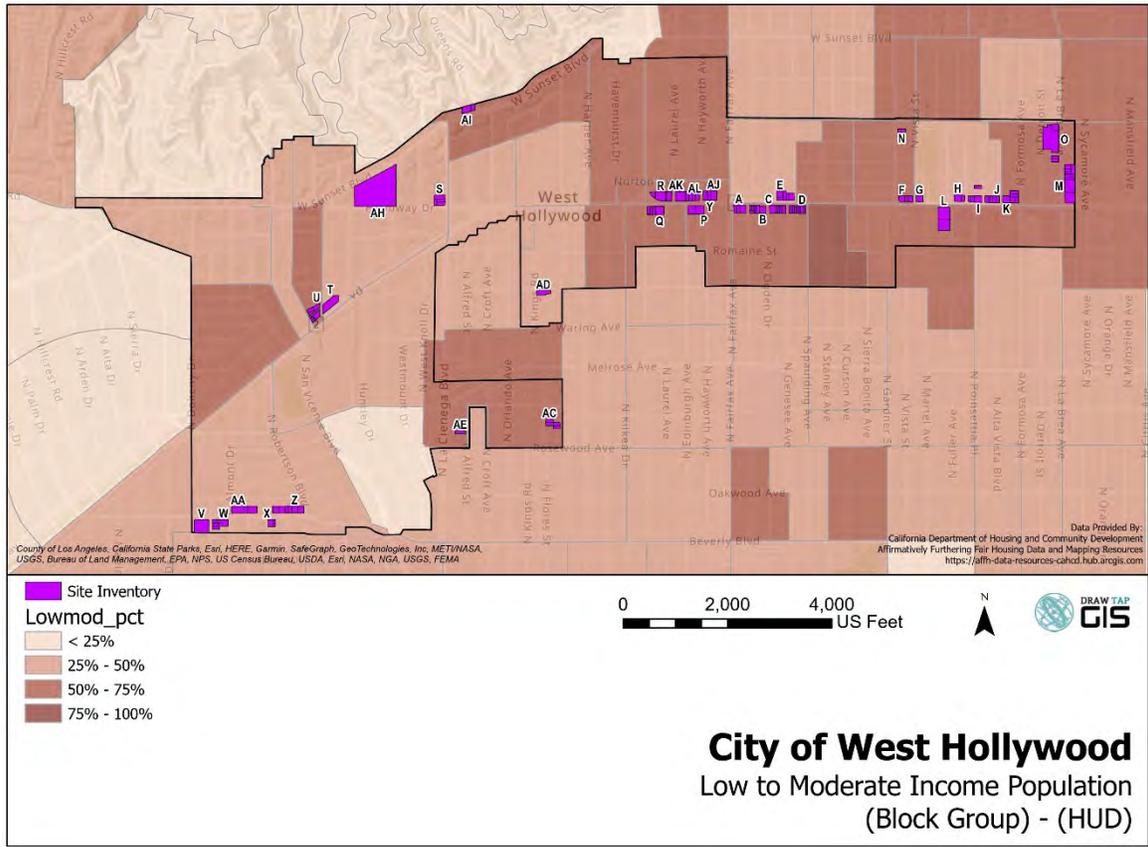


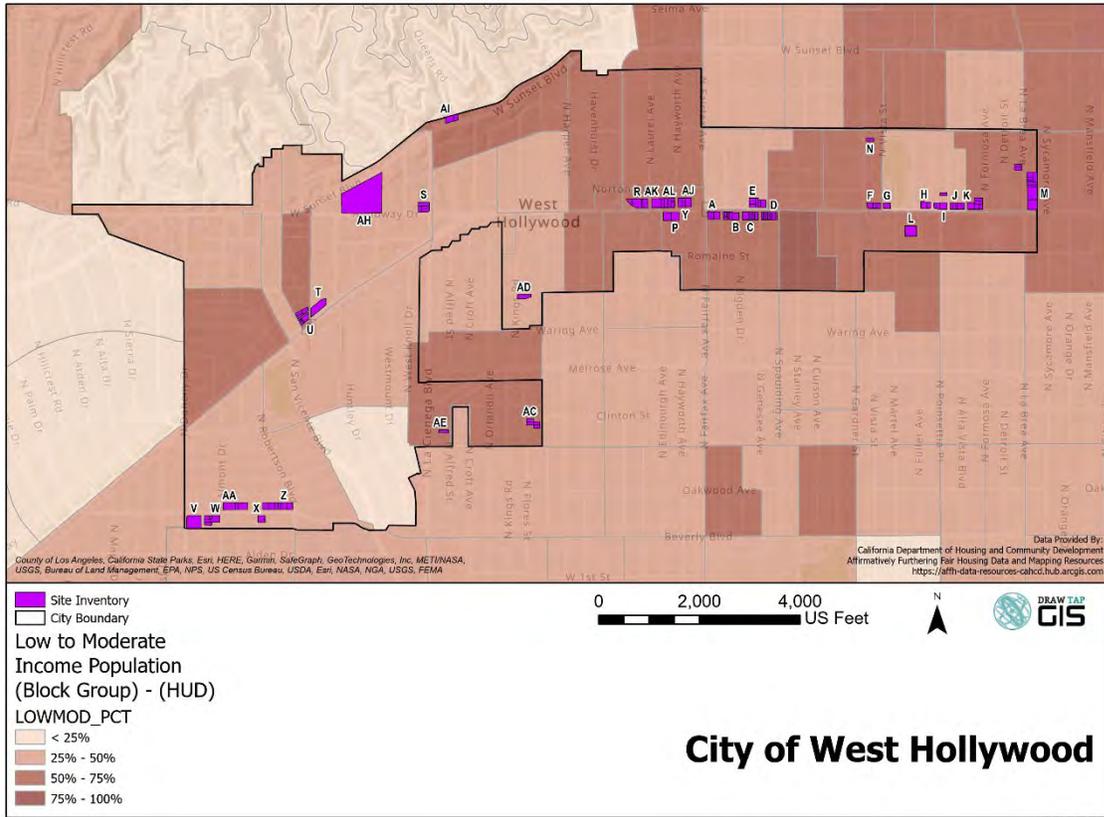
Distribution of RHNA Sites by % Low/Moderate Income Households

The City’s RHNA is mainly located in Census block groups with 50 to 75 percent of households being low to moderate income (Table C-7) which is the percentage range most prevalent in the City. Block groups where more than 50 percent of households are low or moderate income are considered LMI areas. An additional 18.5 percent of units are in block groups that are not considered LMI areas, where only 25 to 50 percent of households are low or moderate income.

% LMI HH	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
< 25%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25% - 50%	171	13.9%	127	18.0%	202	26.5%	500	18.5%
50% - 75%	1,057	86.1%	580	82.0%	560	73.5%	2,197	81.5%
75% - 100%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-12: Low and Moderate Income (LMI) Areas in West Hollywood and RHNA Distribution





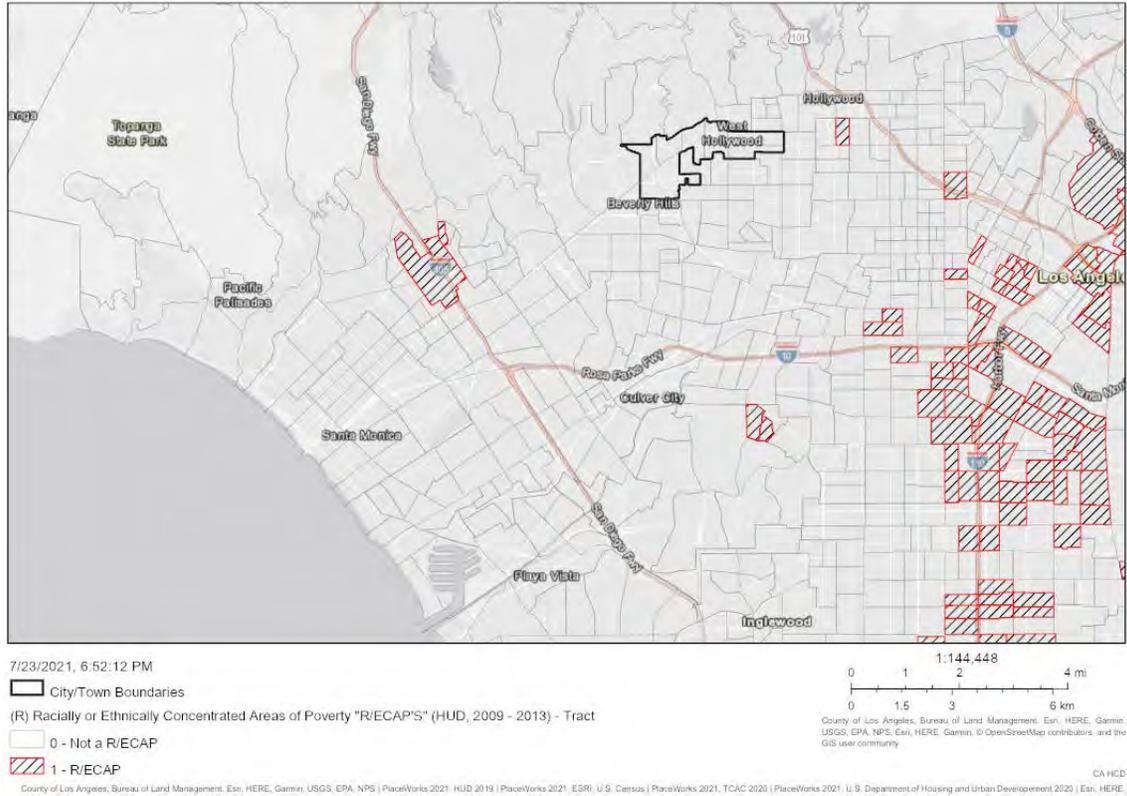
3. Racially and Ethnically Concentrated Areas

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no RECAPs in West Hollywood.

Regional Context: Racially/Ethnically Concentrated Areas of Poverty

In Los Angeles County, there are RECAPs scattered in areas of downtown Los Angeles and some scattered away from the center of the City. Near West Hollywood, there is one RECAP in Hollywood and two to the west (Figure C-13). The two RECAPs on the west consist of the Veterans Affairs Medical Center.

Figure C-13: Racially Concentrated Areas of Poverty (RECAPs) in the Region



Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.¹⁶ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure C-14 and Figure C-15 show, census tracts with a large white population (over 50 percent) and highest median income are seen in the west and north portions of the City. As Table C-8 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole, except for West Hollywood. West Hollywood also has a very high proportion of White only residents, which is comparable to Beverly Hills, but with a lower median income.

Median HH Income	West Hollywood	Santa Monica	Beverly Hills	Los Angeles County
All Households	\$69,249	\$93,865	\$103,403	\$64,251
White Alone	\$69,157	\$98,568	\$106,396	\$88,038
White Population	79%	71%	81%	26%

Source: 2014-2018 ACS.

¹⁶ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure C-14: White Majority Population

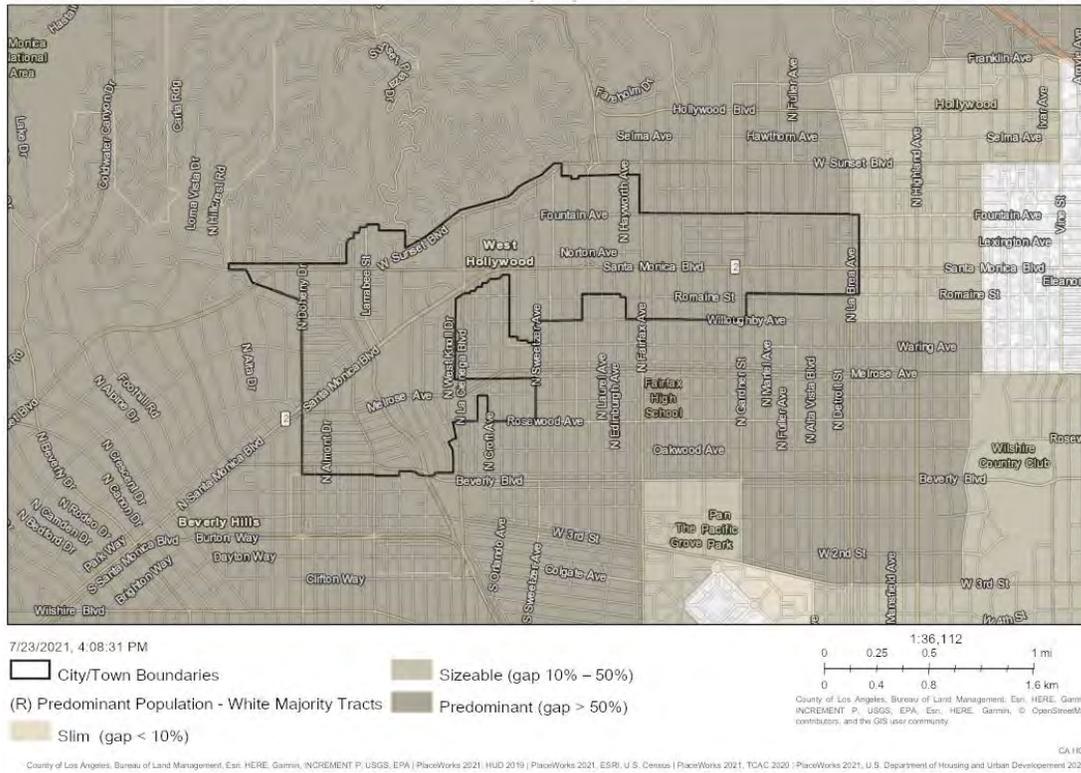
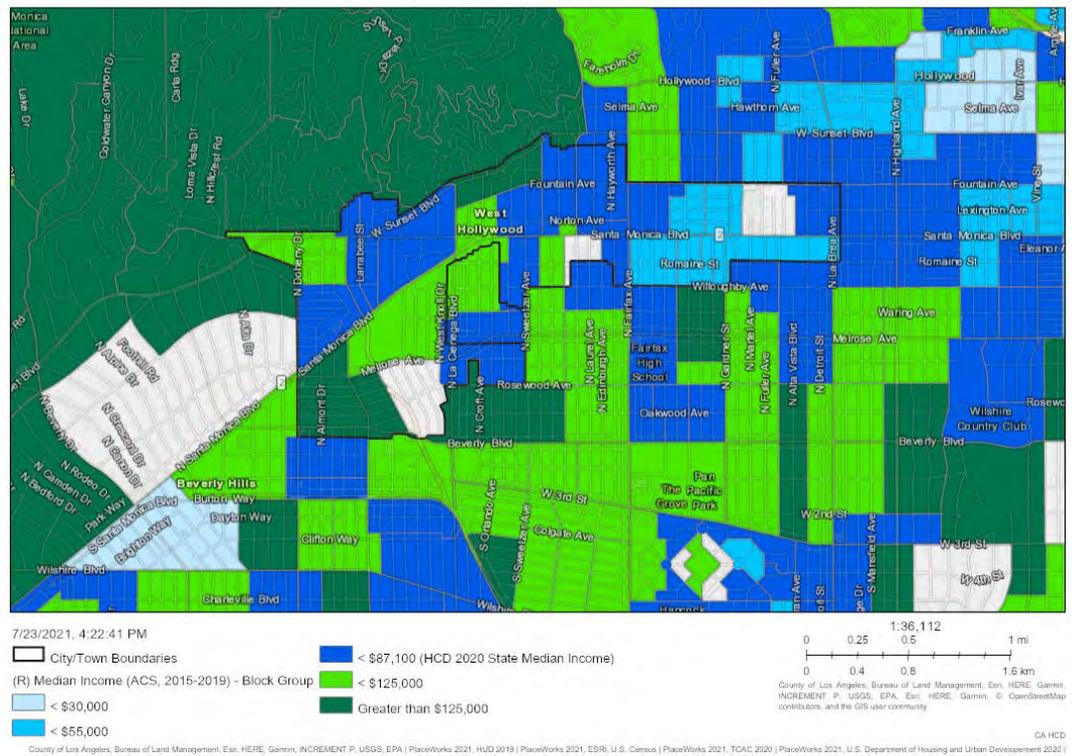


Figure C-15: Median Income



4. Access to Opportunities

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 Percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table C-9 shows the full list of indicators that go into the calculation of the index scores.

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

The following opportunity map scores are for the census tracts that make up West Hollywood (Table C-10). Consistent with the HUD’s R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City’s census tracts are of high or highest resource.

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
East Side (7001.01)	0.958	0.316	0.741	0.587	Highest Resource
East Side (7001.02)	0.877	0.323	0.800	0.493	Highest Resource
Crescent Heights (7002)	0.948	0.585	0.741	0.614	Highest Resource
Central (7003)	0.953	0.578	0.742	0.633	Highest Resource
Melrose (7004)	0.979	0.513	0.662	0.609	Highest Resource
Northwest (7005.01)	0.976	0.785	0.889	0.947	Highest Resource
Northwest (7005.02)	0.923	0.603	0.616	0.434	High Resource

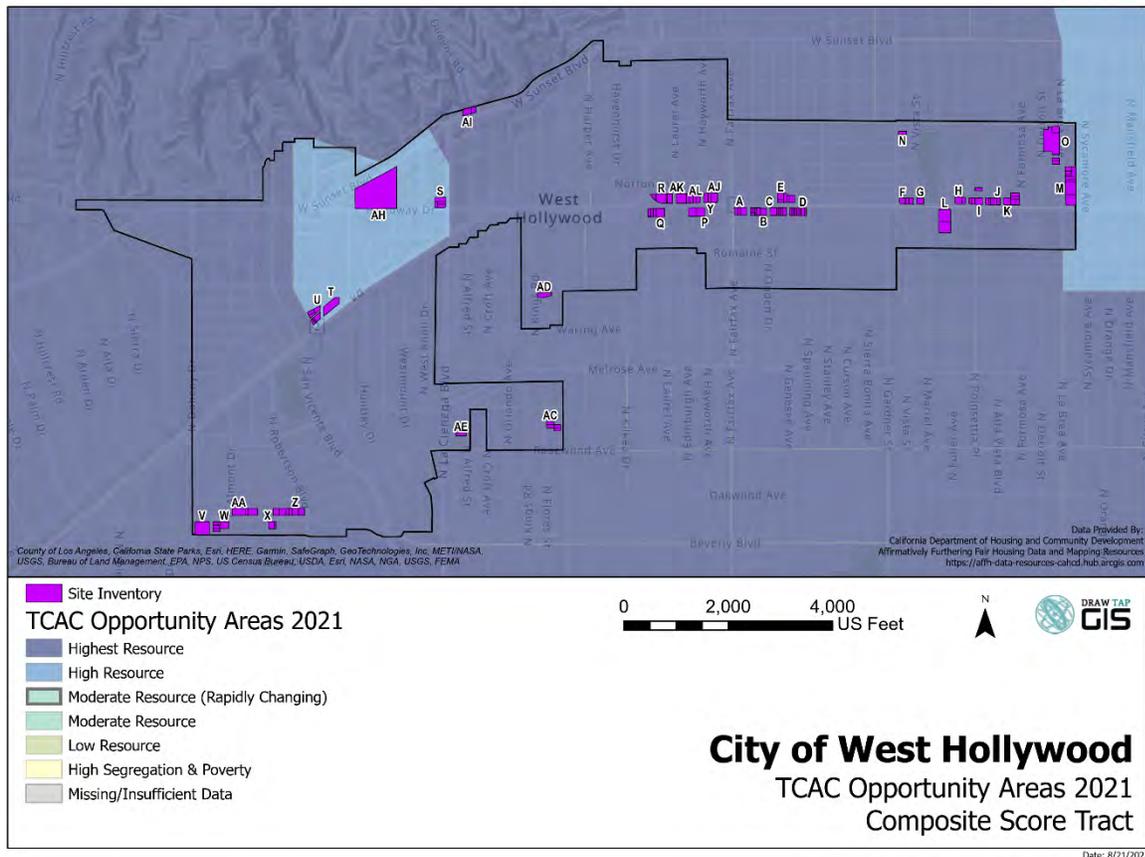
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

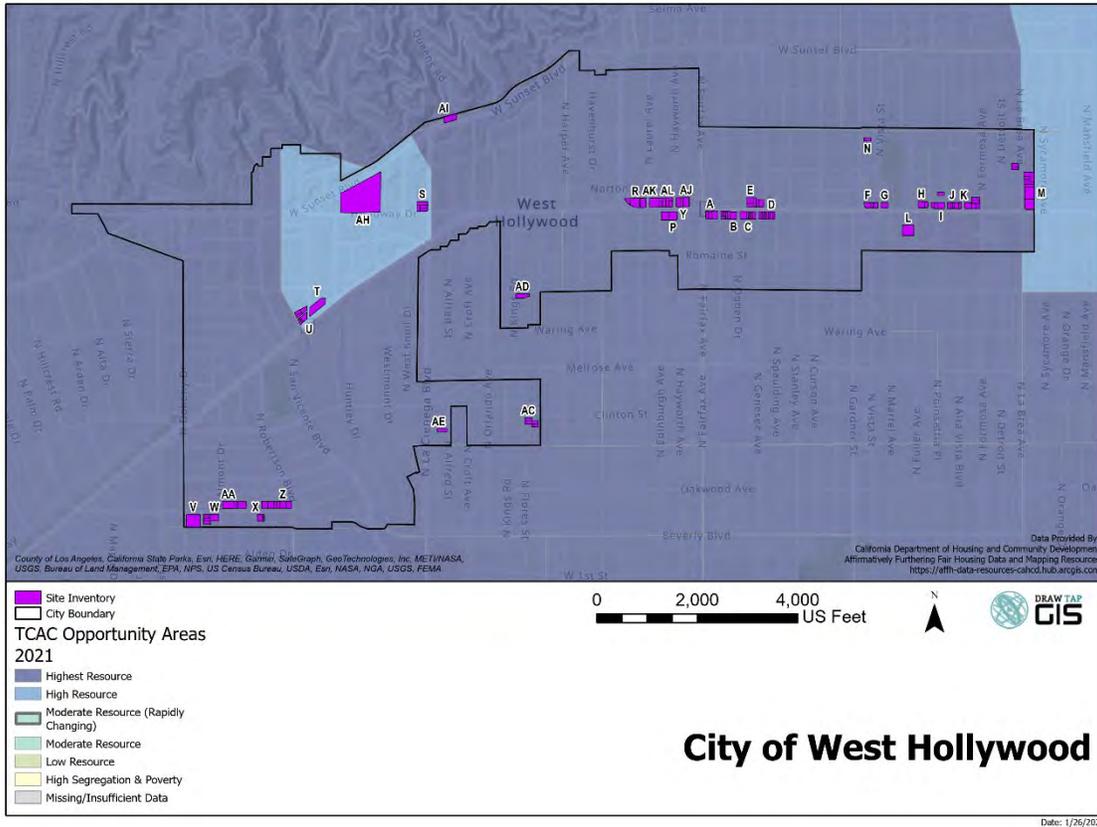
Distribution of RHNA Sites by Opportunity Score

All of the City’s RHNA units are in areas with access to opportunities, but the majority are within high resource areas consistent with the number of census tracts with this designation (Table C-11). Nearly 83 percent of units, including 86.1 percent of lower income units, 85 percent of moderate income units, and 75.6 percent of above moderate income units are in highest resource tracts. Opportunity map scores by census tract and RHNA unit distribution are presented in Figure C-16. Economic, environmental, and education scores for the City are further detailed below.

Opportunity Category	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
High Resource	171	13.9%	106	15.0%	186	24.4%	463	17.2%
Highest Resource	1,057	86.1%	601	85.0%	576	75.6%	2,234	82.8%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-16: Opportunity Score by Census Tract and RHNA Distribution





Education

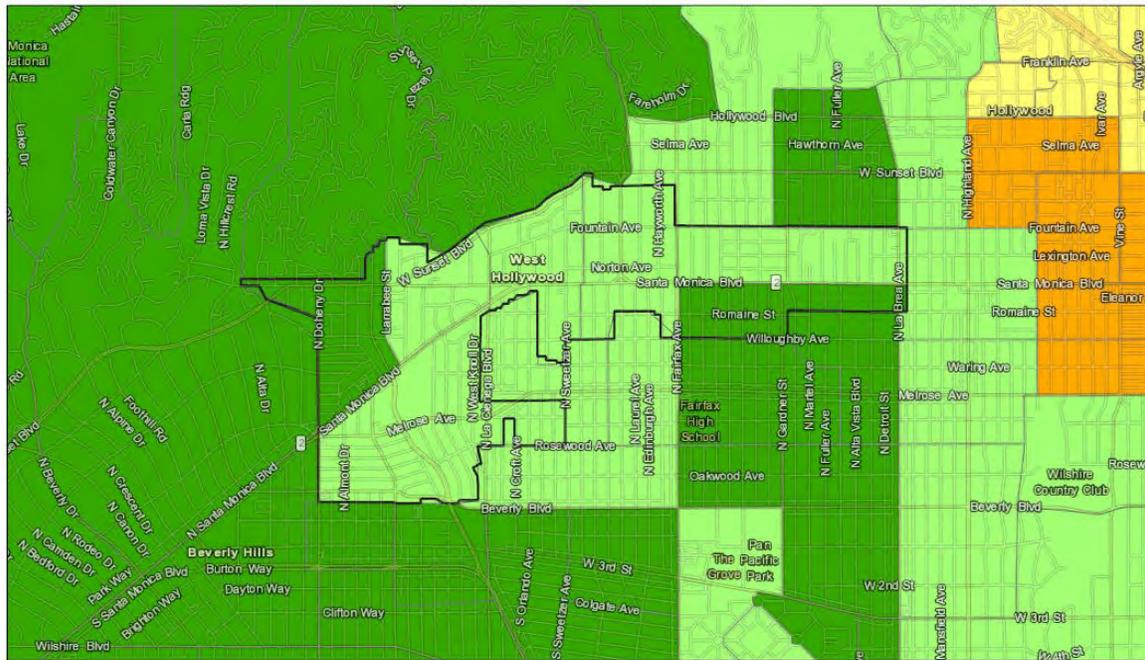
There are 15 public schools located in West Hollywood. On the California Department of Education School Accountability Report Card, there are three schools that have reports available for the 2019-2020 school year. The reports available identify students by special needs groups (Table C-12). Among the three schools with reports, a majority of students enrolled are socioeconomically disadvantaged. Socioeconomically Disadvantaged students are defined as students: (1) who are eligible for the free or reduced-price meal (FRPM) program (also known as the National School Lunch Program, or NSLP), or have a direct certification for FRPMs, or (2) who are migrant, homeless, or foster youth, or (3) where neither of the parents were a high school graduate.

Table C-12 Students by Special Needs Groups				
School Name	Student Group			
	Socioeconomically Disadvantaged	English Learners	Student with Disabilities	Foster Youth
Larchmont Charter	42.7%	8.6%	10.8%	0.5%
West Hollywood Elementary	20.5%	6.8%	7.6%	0.0%
West Hollywood Opportunity	82.4%	11.8%	8.8%	2.9%

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure C-17 shows the education scores of each census tract in the City. Education scores in the City are all positive but have lower outcomes than that of neighboring city Beverly Hills.

In the Region surrounding the West Hollywood, education outcomes become more positive going west towards Santa Monica. Between Santa Monica, Culver City, Beverly Hills, and West Hollywood, Beverly Hills has the highest positive education outcomes. In Beverly Hills the average school rating from Great Schools is 8, West Hollywood 7, Santa Monica 8, and Culver City 7.

Figure C-17: Education Score by Census Tract



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City/Town Boundaries

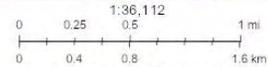
(R) TCAC Opportunity Areas (2021) - Education Score -Tract

< 0.25 (Less Positive Education Outcomes)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Education Outcomes)

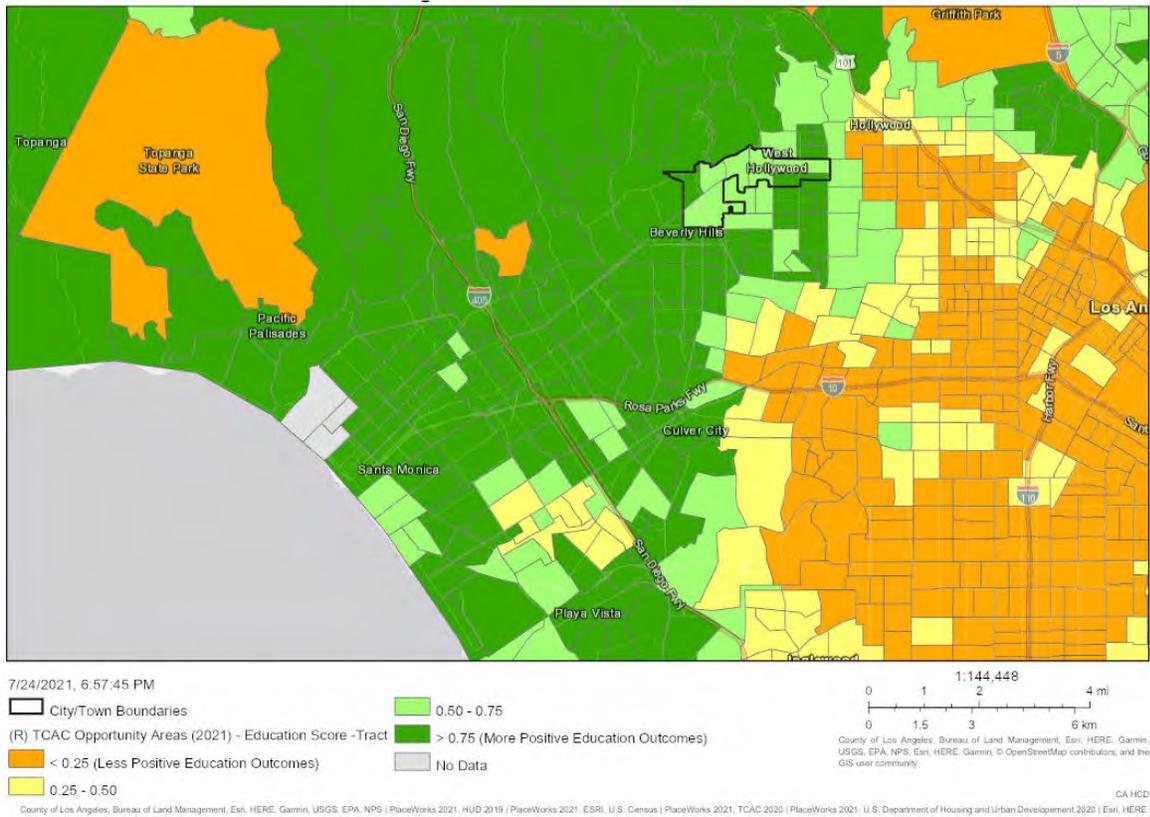


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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 |

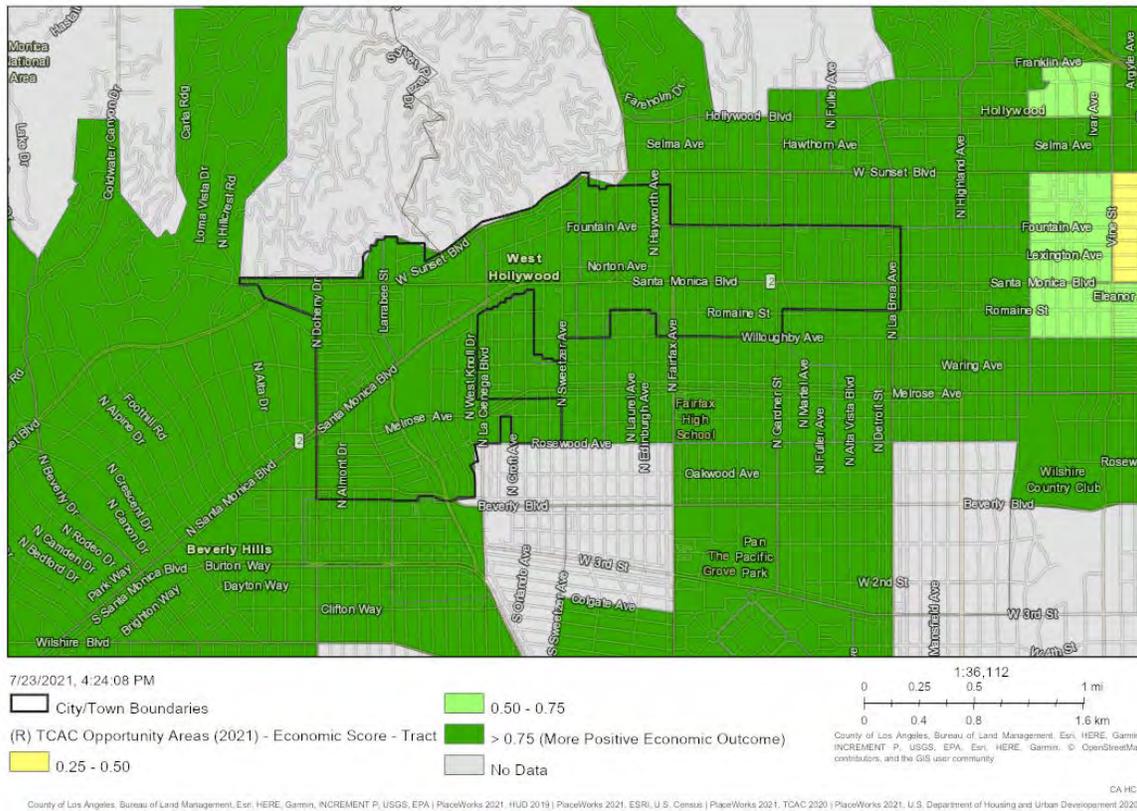
Figure C-18: Education Scores by Census Tract in the Region



Economic Development and Transportation

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure C-19, the census tracts in the City are of high to economic scores. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that West Hollywood’s unemployment rate is 11.1 percent. Los Angeles County’s is at 10.1 percent. Prior to the COVID-19 pandemic, the City’s unemployment rate was 5.8.

Figure C-19: Economic Score by Census Tract



All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, West Hollywood’s All Transit Performance score is 8.7, illustrating an excellent combination of trips per week and number of jobs accessible that enable numerous people to take transit to work. The County All Transit score is 6.8. West Hollywood however has a lower proportion of commuters that use transit (3.38 percent) than the County (6.66 percent). In West Hollywood, residents have access to nine transit routes with a half mile distance and have access to 732,933 jobs that are accessible within a 30-minute commute.

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure C-20, block groups in the City have scores over 80 showing that there is very close proximity to jobs for all of the City’s residents. South of West Hollywood there are some lower scores towards Inglewood and around Downtown Los Angeles (Figure C-21).

In the region, access to transit through the Los Angeles Metro greatly increases a person’s access to jobs. When comparing Figure C-21 to Figure C-22, the areas with severe isolation from jobs are also the areas not fully connected to the Metro rail system. Through the bus and rail system provided by Metro, an estimated 678,432 persons in the month of June 2021 rode the bus, rail line, or combination of the two on any given

weekday. It is estimated that 14 million persons rode the bus or rail line during the entire month on the weekdays.

Figure C-20: Job Proximity Index by Census Block Group

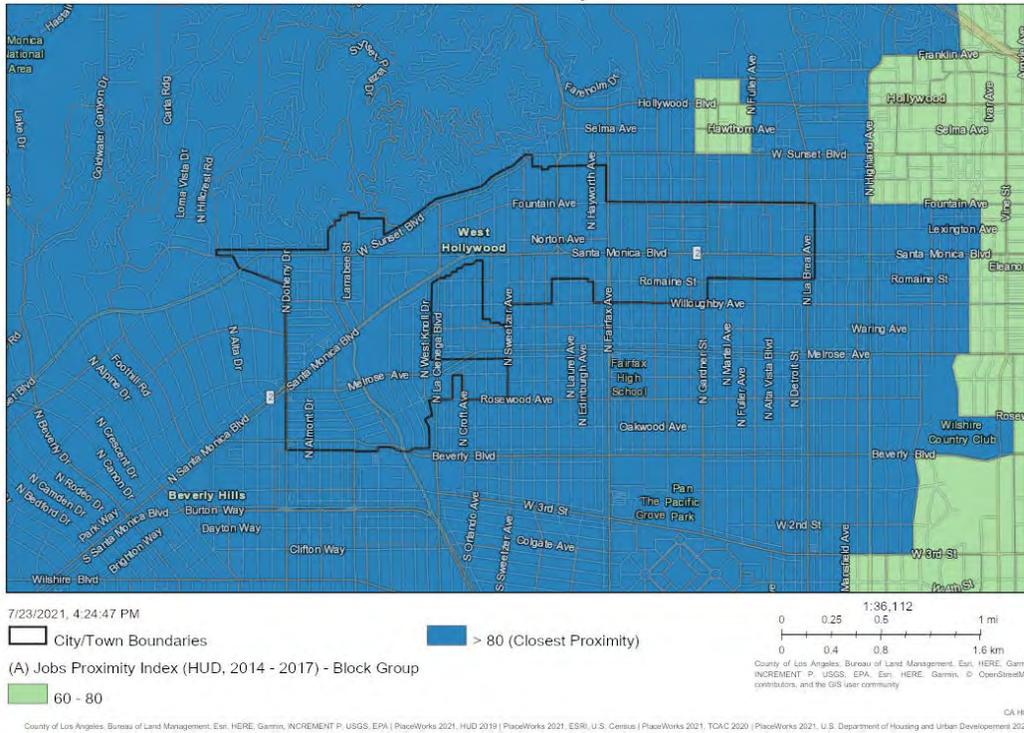
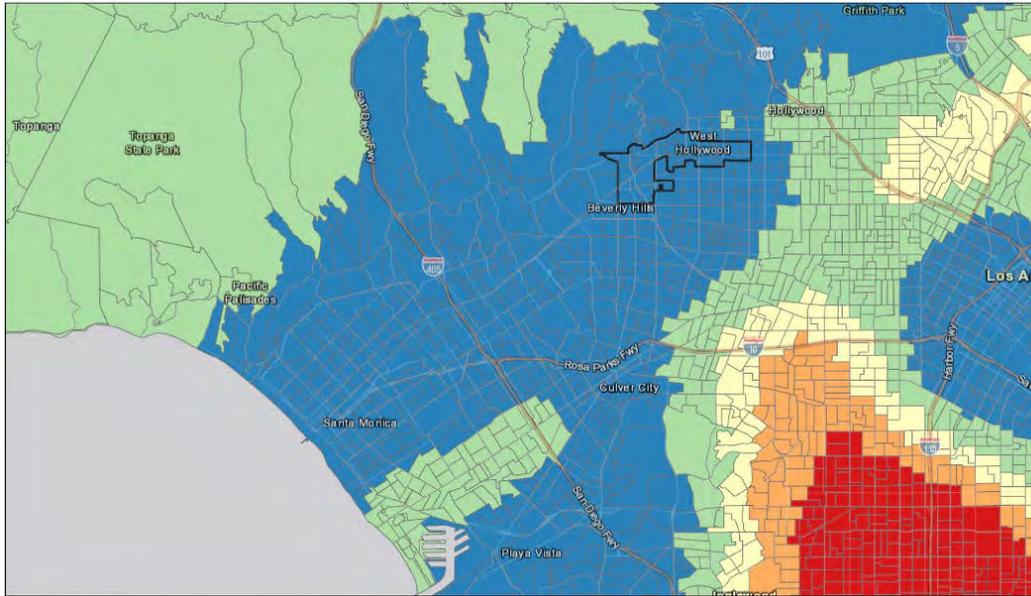


Figure C-21: Job Proximity in the Region



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- City/Town Boundaries
- 40 - 60
- 60 - 80
- < 20 (Furthest Proximity)
- > 80 (Closest Proximity)
- 20 - 40

1:144,448

0 1 2 4 mi

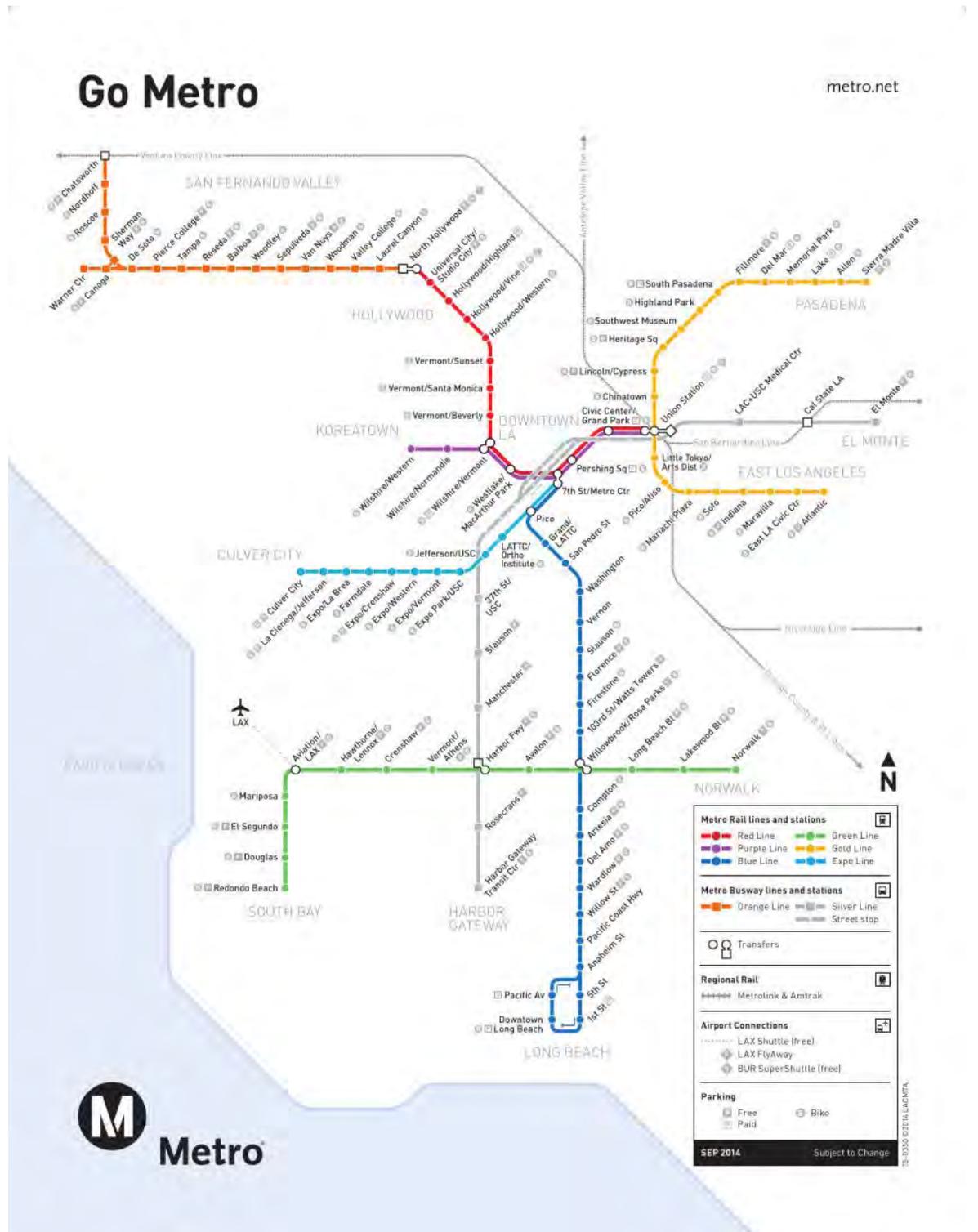
0 1.5 3 6 km

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County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE,

Figure C-22: Los Angeles Metro Rail Map



Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure C-23 shows that there are moderate environmental scores within the City limits.

Distribution of RHNA Sites by CalEnviroScreen Scores

The City’s RHNA units are located in census tracts with environmental scores ranging from 21 to 70 (Table C-13). The highest percentage of the City’s low income RHNA units are located in the census tracts with a score of 51 to 60 (32.9 percent) followed by 41 to 50 (29percent). The City's RHNA strategy generally distributes RHNA units of all income levels throughout tracts with various CalEnvrioScreen 4.0 percentile scores.

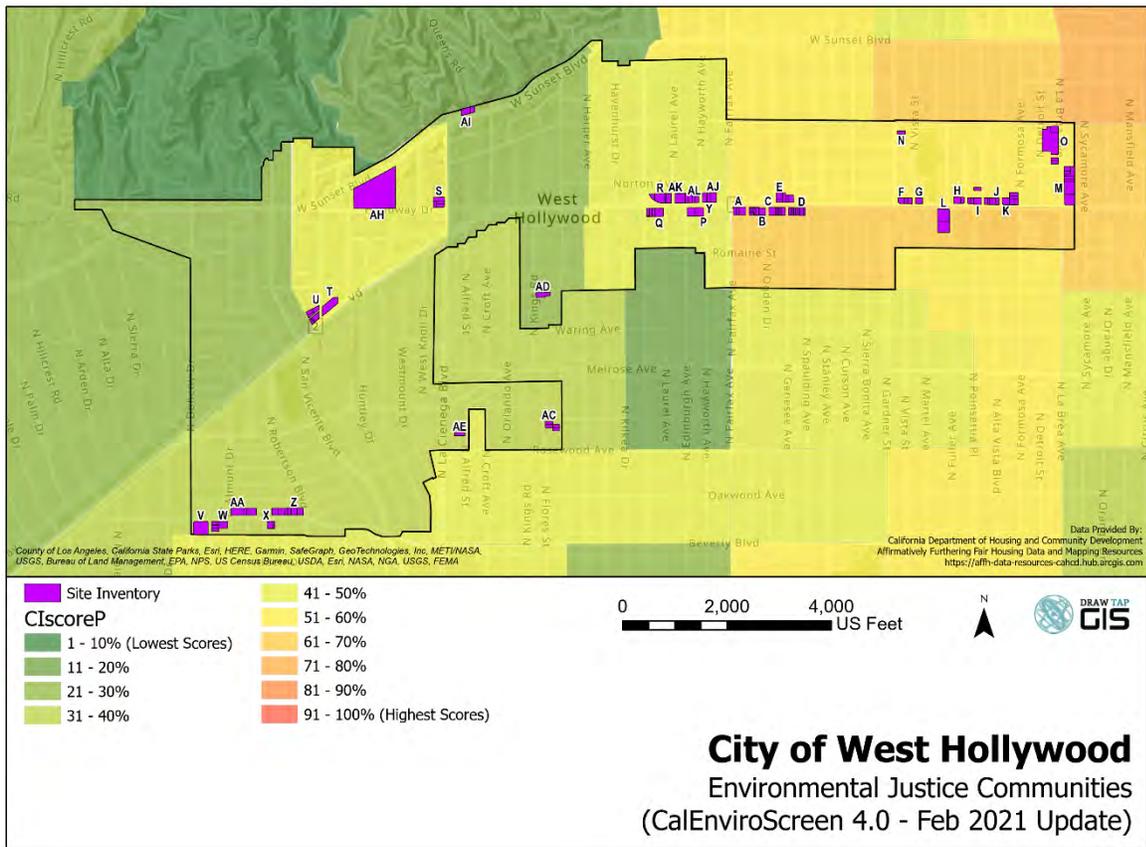
CalEnviroScreen Score	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1 - 10% (Lowest Score)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
11 - 20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
21 - 30%	272	22.1%	155	21.9%	167	21.9%	594	22.0%
31 - 40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
41 - 50%	356	29.0%	261	36.9%	309	40.6%	926	34.3%
51 - 60%	44	32.9%	203	28.7%	203	26.6%	810	30.0%
61 - 70%	196	16.0%	88	12.4%	83	10.9%	367	13.6%
71 - 80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
81 - 90%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
91 - 100% (Highest Score)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Regional Context: CalEnviroScreen Scores

According to the American Lung Association’s State of the Air report, Los Angeles County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score. The easternmost census tracts in the City had the lowest environmental scores most likely due to moving closer to Downtown Los Angeles.

In the Region, there are clusters of less positive environmental outcomes especially along major highway corridors (Figure C-24). These areas also tend to have higher proportions of low to moderate income persons per census tract (Figure C-11).

Figure C-23: Environmental Score by Census Tract and RHNA Distribution



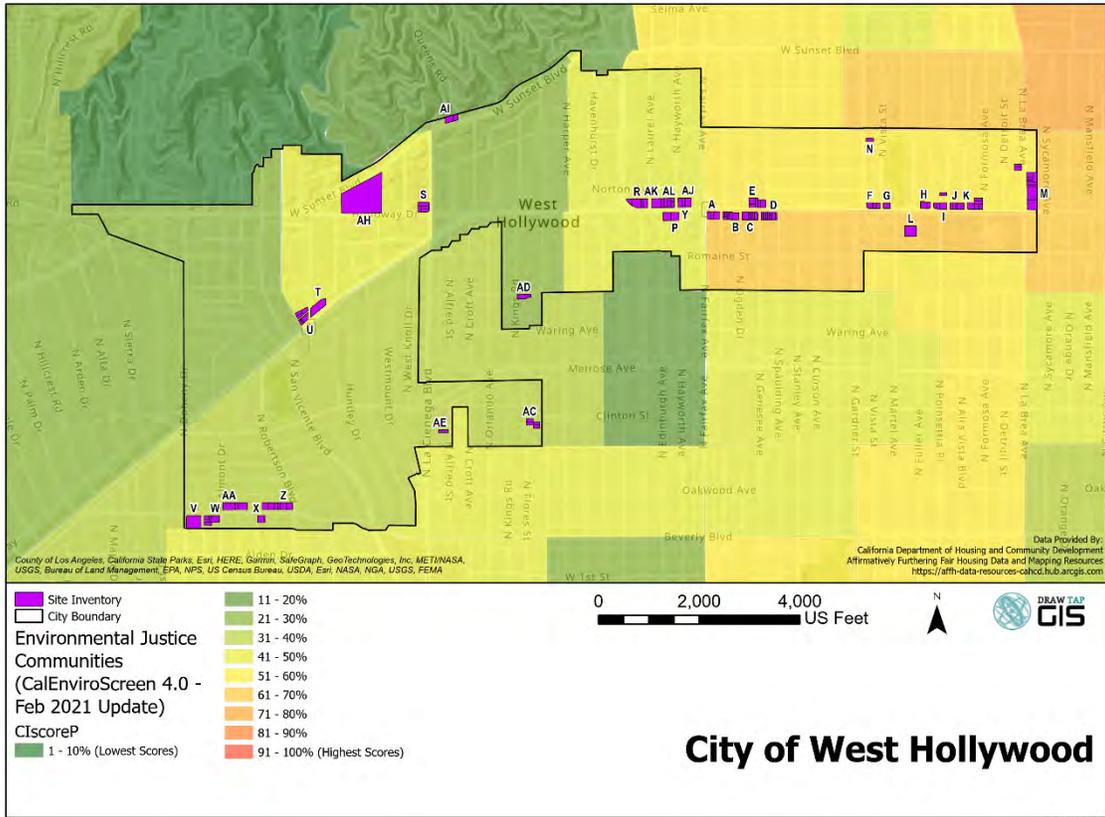
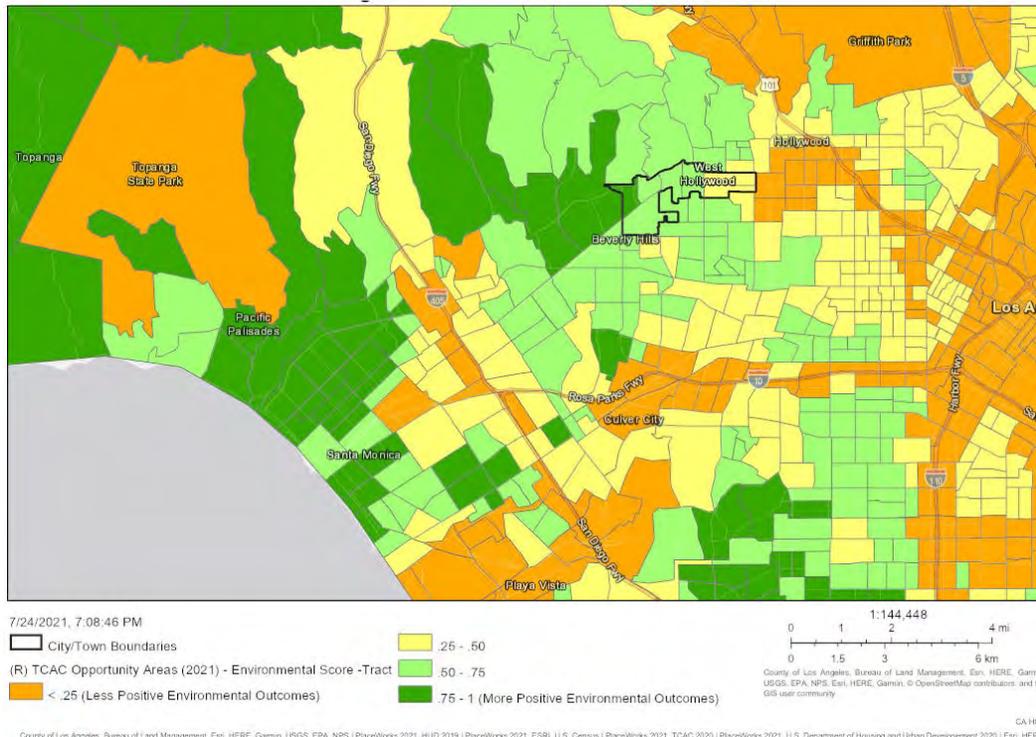


Figure C-24: Environmental Score by Census Tract in the Region



5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in West Hollywood. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

Cost Burden (Overpayment)

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed

in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table C-14 provides overpayment detail by income group and household type for West Hollywood between 2013 and 2017. Approximately 66 percent of low income households, 93 percent of very low income households, and 81 percent of extremely low income households were overpaying versus 16 percent of moderate income households. Out of all the households in the City about 43 percent overpay for housing.

In comparison, 48.6 percent of households were overpaying for housing doing the 2006-2010 ACS, including 47.6 percent of renter-occupied households and 52 percent of owner-occupied households. In general, cost burden Citywide has decreased for both renter- and owner-occupied households.

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	1,735	80	0	3,935	320	0	0	580	4,515
<i>With cost burden >30%</i>	75.2%	100.0%	0.0%	79.5%	100.0%	0.0%	0.0%	91.4%	81.1%
<i>With cost burden > 50%</i>	53.9%	100.0%	0.0%	67.7%	89.1%	0.0%	0.0%	81.9%	69.5%
Very Low Income (31-50% AMI)	525	160	20	1,640	285	75	0	500	2,140
<i>With cost burden >30%</i>	83.8%	100.0%	100.0%	95.1%	77.2%	100.0%	0.0%	87.0%	93.2%
<i>With cost burden > 50%</i>	44.8%	46.9%	0.0%	66.2%	52.6%	100.0%	0.0%	73.0%	67.8%
Low Income (51-80% AMI)	365	415	0	2,430	180	20	0	490	2,920
<i>With cost burden >30%</i>	31.5%	43.4%	0.0%	67.1%	69.4%	0.0%	0.0%	63.3%	66.4%
<i>With cost burden > 50%</i>	11.0%	10.8%	0.0%	23.5%	33.3%	0.0%	0.0%	40.8%	26.4%
Moderate Income (81-100% AMI)	610	1,990	10	9,760	775	830	15	3,250	13,010
<i>With cost burden >30%</i>	11.5%	8.3%	0.0%	15.2%	16.6%	17.5%	0.0%	20.1%	16.4%
<i>With cost burden > 50%</i>	5.7%	1.5%	0.0%	1.1%	6.5%	10.2%	0.0%	9.2%	3.2%
Total Households	3,235	2,645	30	17,765	1,560	925	15	4,820	22,585
<i>With cost burden >30%</i>	59.7%	22.1%	66.7%	43.9%	50.9%	23.8%	0.0%	40.0%	43.1%
<i>% With cost burden >30%</i>	38.5%	8.7%	0.0%	24.9%	34.9%	17.3%	0.0%	27.8%	25.5%

Source: HUD CHAS 2013-2017.

Figure C-25 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the city have a range

from 20 to 80 percent of the renter households overpaying for their housing unit. Figure C-26 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have less than 20 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure C-25 and Figure C-26 also show cost burdened renters and owners by tract during the 2010-2014 ACS. According to the HCD AFFH Data Viewer, the percent of cost burdened renters has remained the same or gone down in West Hollywood tracts. One tract on the eastern side of the City has seen a reduction in percent of cost burdened renters while the remainder of the City has stayed constant. The percent of owner-occupied cost burdened households has been reduced in nearly every tract since the 2010-2014 ACS. The tracts in the northeastern and northwestern corners have remained constant while all other tracts in the City currently have a smaller percentage of cost burdened renters.

Distribution of RHNA Sites by Cost Burden

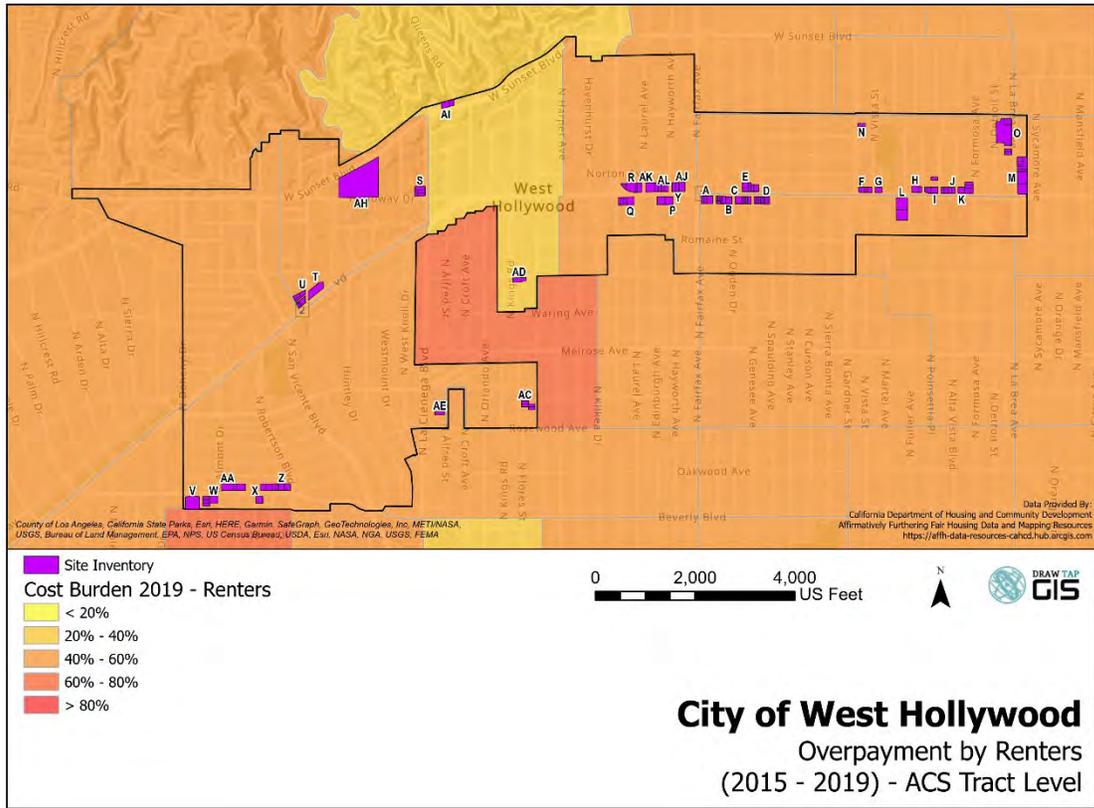
Table C-15 and Figure C-25 show the distribution of RHNA units by percent of cost burdened renters in a given tract. Nearly 99 percent of RHNA units are in tracts where 40 to 60 percent of renters are cost burdened including 100 percent of lower income units. There are only 21 moderate income units and 16 above moderate income units in a tract where 37.1 percent of renters overpay for housing. The City's RHNA strategy does not disproportionately place units of any income level in a tract where cost burdened renters are more prevalent.

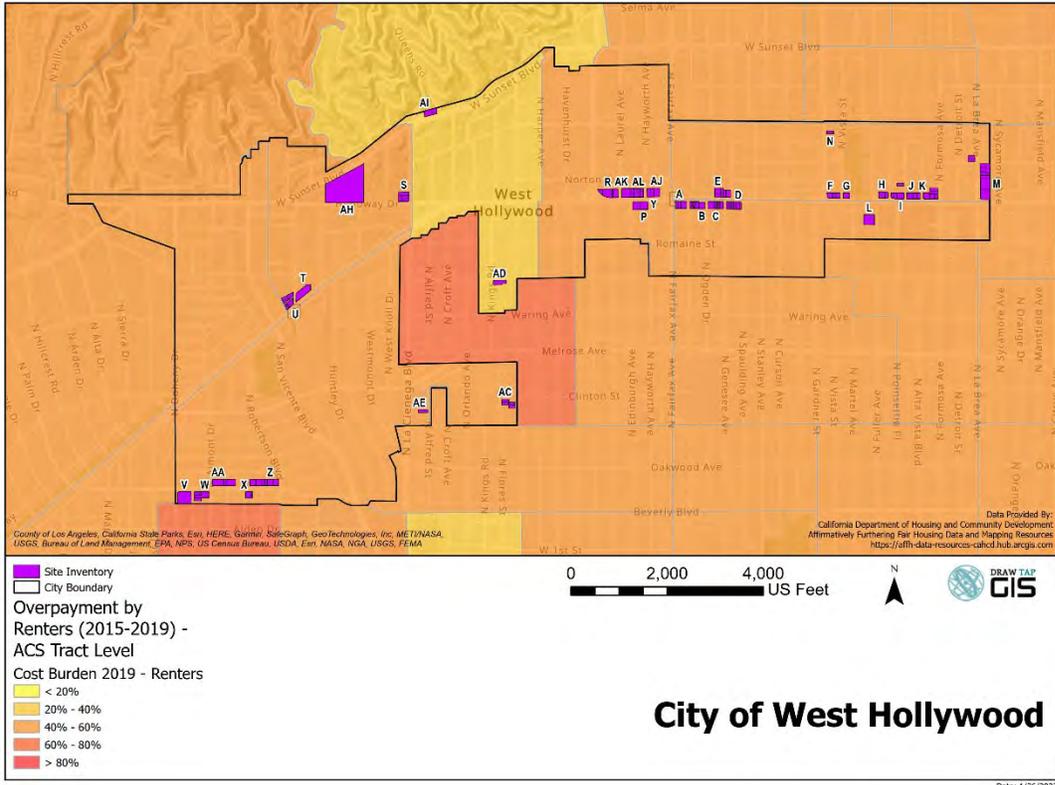
Percent Overpaying Renters	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	21	3.0%	16	2.1%	37	1.4%
40-60%	1,228	100.0%	686	97.0%	746	97.9%	2,660	98.6%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

The distribution of RHNA units by population of cost burdened owners is presented in Table C-16 and Figure C-26. More than 56 percent of units are located in tracts where 20 to 40 percent of owners overpay. A slightly larger proportion of lower (32.9 percent) and moderate (28.7 percent) income units are in tracts where more than 40 percent of owners overpay compared to above moderate income units (26.6 percent). However, the City's RHNA strategy distributes RHNA units throughout tracts with various proportions of overpaying owner-occupied households to the greatest extent possible given the trend Citywide.

Table C-16: RHNA Unit Distribution by Cost Burdened Owners								
Percent Overpaying Owners	Lower		Moderate		Above Moderate		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	196	16.0%	88	12.4%	83	10.9%	367	13.6%
20-40%	328	26.7%	416	58.8%	476	62.5%	1,520	56.4%
40-60%	404	32.9%	203	28.7%	203	26.6%	810	30.0%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,228	100.0%	707	100.0%	762	100.0%	2,697	100.0%

Figure C-25: Overpayment – Renter Households and RHNA Distribution (2015-2019 ACS)





Overpayment – Renter Households (2010-2014 ACS)

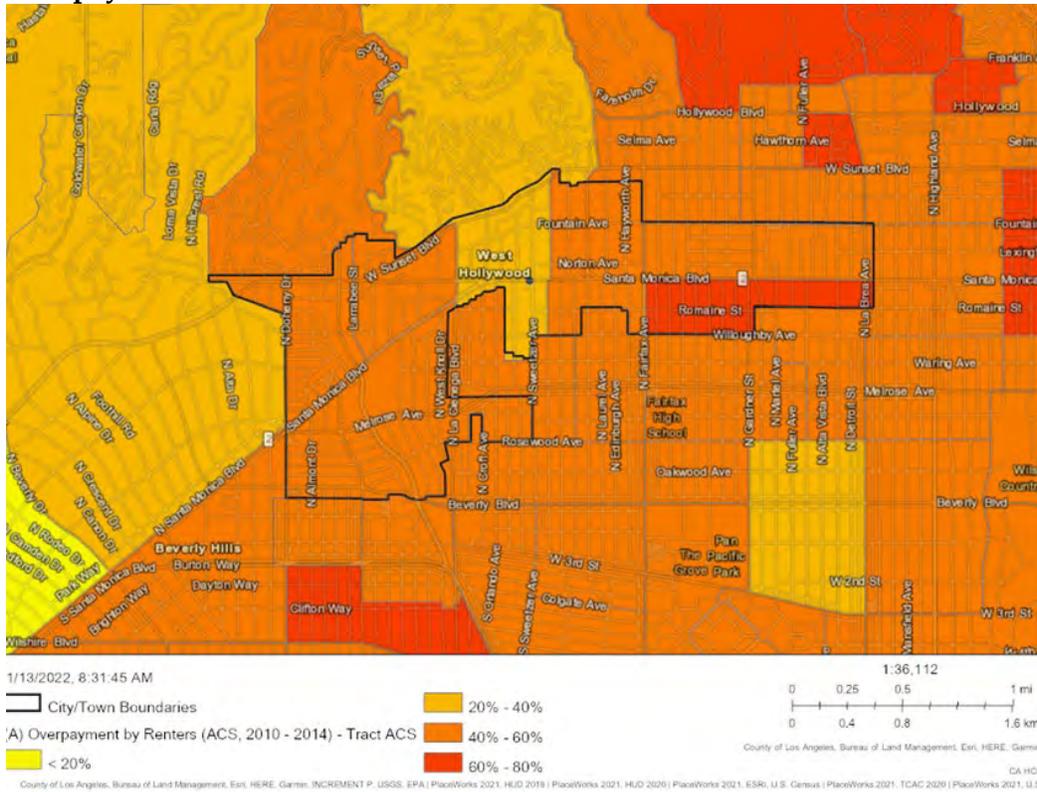
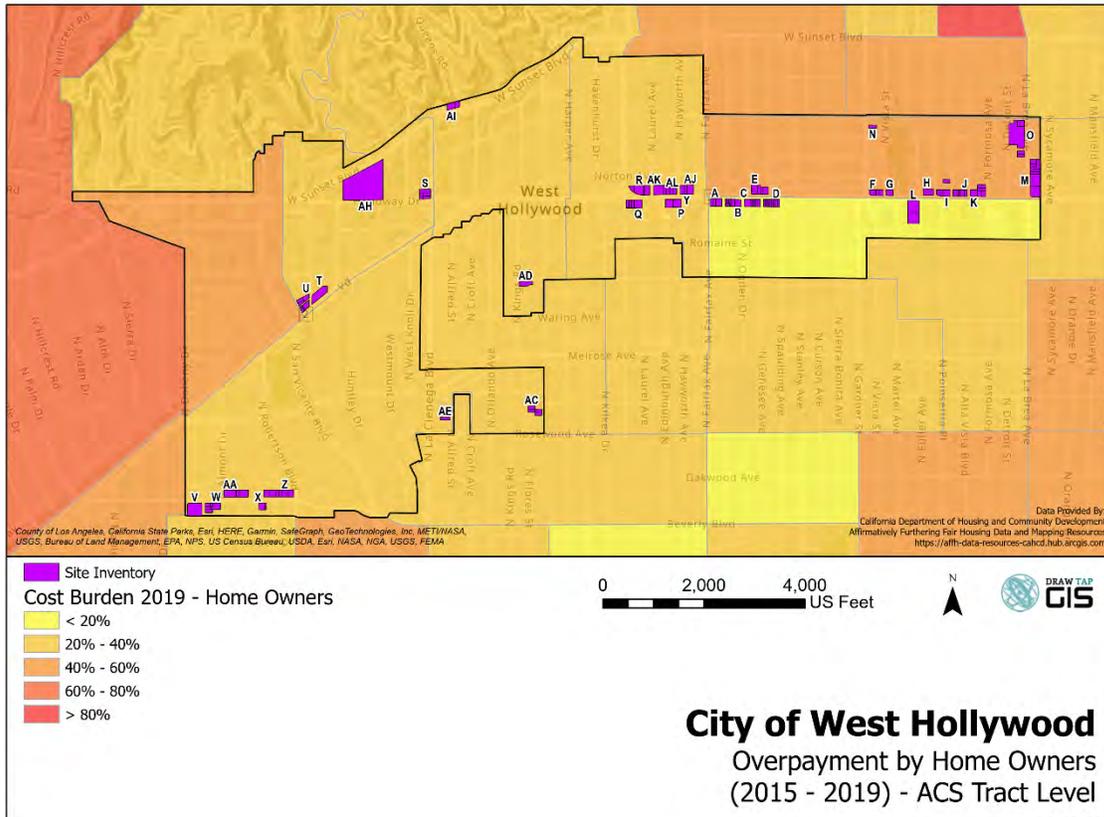
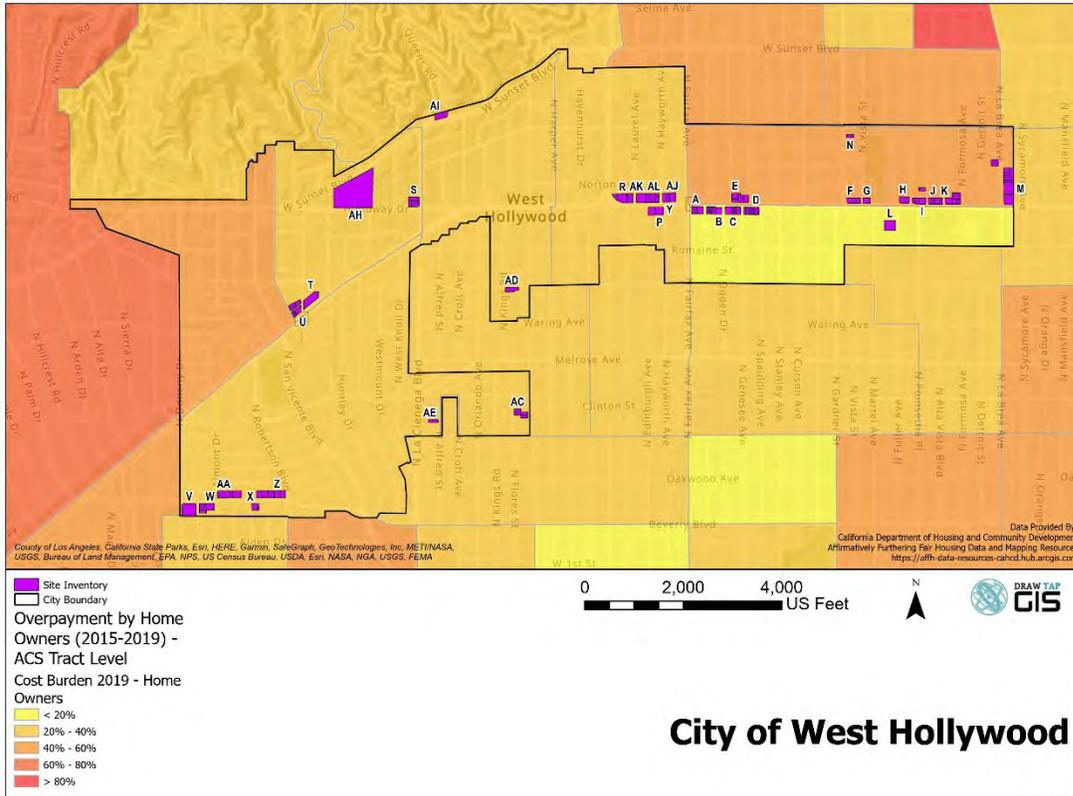
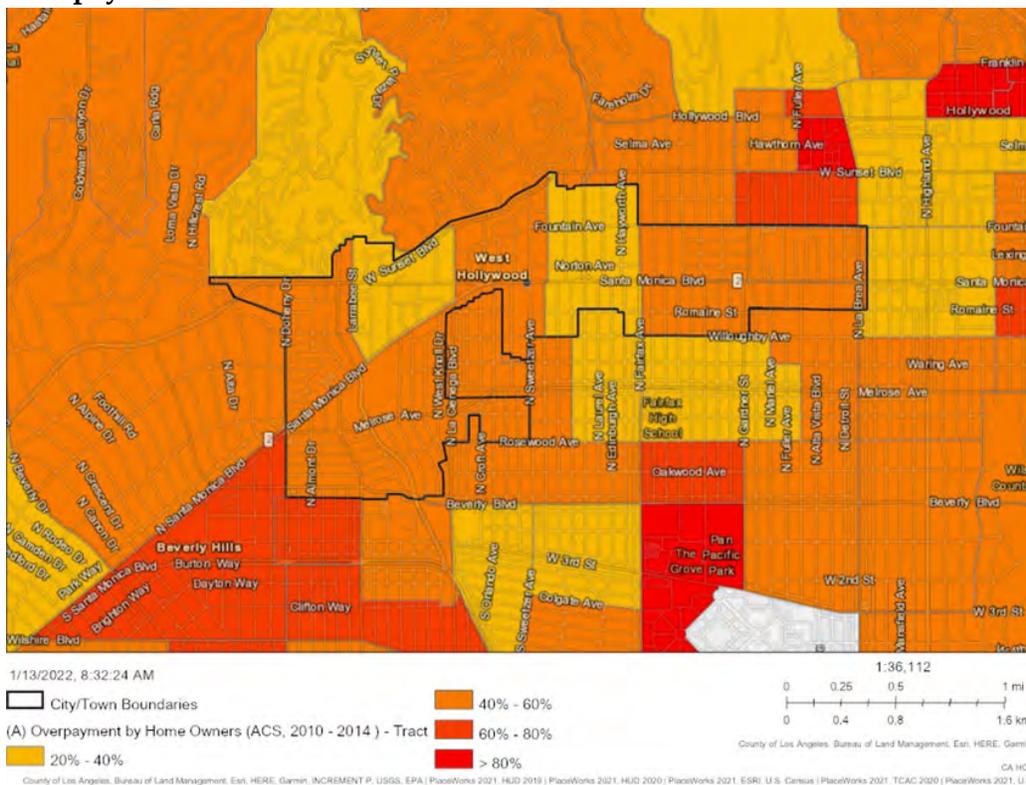


Figure C-26: Overpayment – Owner Households and RHNA Distribution (2015-2019 ACS)





Overpayment – Owner Households (2010-2014ACS)



Regional Context: Cost Burden

In Los Angeles County, renter and owner large households experience the greatest rates of housing problems, compared to all households in the City and other household types of the same tenure. However, elderly households are more likely to experience cost burdens and renter elderly households are most affected (Table C-17).

Los Angeles County	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	66.1%	84.8%	62.3%	36.8%	54.6%	39.0%	51.6 %
Cost Burden > 30%	63.0%	55.9%	54.2%	36.2%	33.5%	35.0%	45.4 %

Source: HUD CHAS 2013-2017.

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2014-2018 ACS reported 1.3 percent of the City’s households were living in overcrowded conditions. There were no owner-households experiencing overcrowding and 1.6 percent of renter-households were overcrowded. The low overcrowding rate in West Hollywood is primarily due to the City’s household size. By comparison, 11.3 percent of households are overcrowded Countywide (Table C-18).

Overcrowding has decreased in West Hollywood since the 2006-2010 ACS. As shown below, in 2010, 1.6 percent of households in the City experienced overcrowding including 0.5 percent of owner-occupied households and 2.1 percent of renter-occupied households. As discussed previously, overcrowding is generally not an issue in the City, and has been reduced further since the 2006-2010 ACS.

Overcrowded	Owner-Occupied	Renter-Occupied
2014-2018 ACS		
Overcrowded (>1 person per room)	0.0%	1.6%
Severely Overcrowded (>1.5 persons per room)	0.0%	1.5%
Total Overcrowded Households (>1 person per room)	1.3%	
2006-2010 ACS		
Overcrowded	0.5%	2.1%

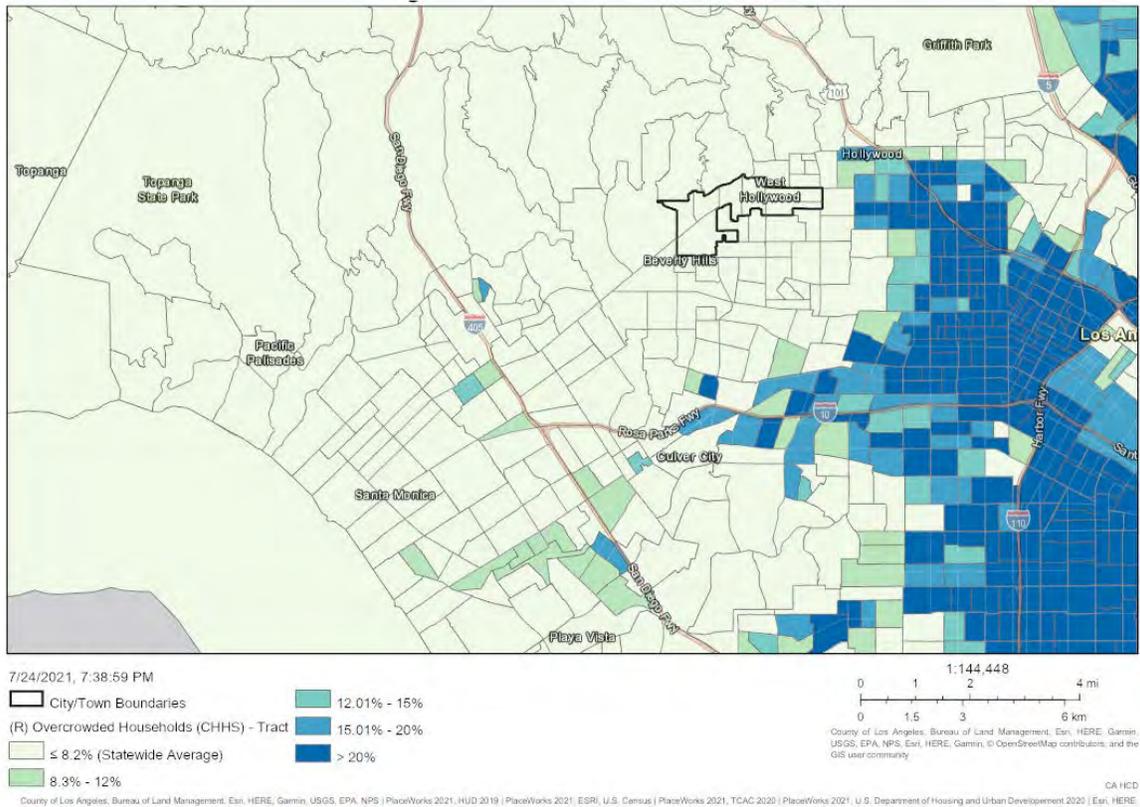
(>1 person per room)		
Severely Overcrowded (>1.5 persons per room)	0.5%	1.5%
Total Overcrowded Households	1.6%	
Source: 2014-2018 ACS		

Regional Context: Overcrowding

In the County renter-households are also more likely to live in overcrowded conditions like West Hollywood. As seen in Figure C-27, overcrowded households are more prevalent towards Downtown Los Angeles with a high concentration of census tracts with more than 20 percent of the population living in overcrowded conditions.

Table C-19: Overcrowded Housing Units in Los Angeles County		
Overcrowded	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	5.5%	16.2%
Severely Overcrowded (>1.5 persons per room)	1.5%	7.5%
Total Overcrowded Households (>1 person per room)	11.3%	
Source: 2014-2018 ACS		

Figure C-27: Overcrowded Household in the Region

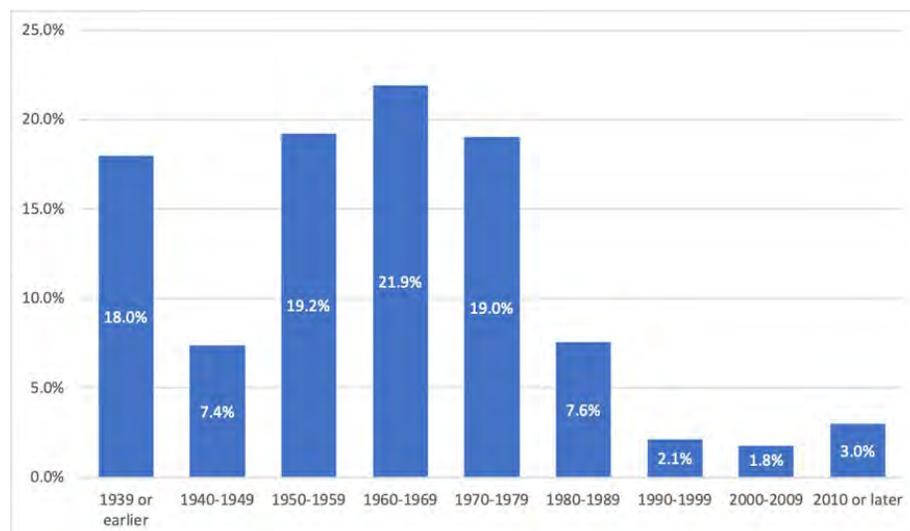


Substandard Conditions

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over half of the City’s housing stock was built 50 years ago according to the 2014-2018 ACS (Figure C-28). The median year built for the City’s Housing Stock is 1962.

Since 2015, Code Compliance has responded to 3,228 property maintenance complaints for properties located primarily outside of the commercial areas. This equates to an average of 538 per year. The City has also opened 1,379 property maintenance cases, equating to 229 per year. Complaints represent only a fraction of the actual extent of rehabilitation needs in general. Therefore, the number of housing units requiring rehabilitation is likely much more significant given the age of the housing stock.

Figure C-28: Age of Housing Stock in West Hollywood



Source: 2014-2018 ACS.

Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2018 the median sales price for a single-family home in West Hollywood was \$820,000. Even though the City has a median income comparable to other Cities in the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership. The median sales price for a single-family home in Los Angeles County in 2018 was \$597,500. Since 2014 the median home sale price has increase 25 percent in West Hollywood and 31 percent in Los Angeles Cunty.

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent;
 - Share of people of color is above 50 percent;
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median;
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases); or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure C-29 identifies that there are two census tracts that are considered to be vulnerable to urban displacement in the City.

According to the Urban Displacement Project by UCLA the City of West Hollywood does have some policy measures in place to discourage displacement. Examples of measures that help to discourage displacement include a Just Cause Eviction Ordinance, Condominium Conversion Regulations, Inclusionary Housing, and a Commercial Linkage Fee.

The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas (Figure C-12) and on the east side the presence of housing choice voucher users (Figure C-30) are making these neighborhoods vulnerable to displacement without the proper protections.

According to the Los Angeles County Development Authority, 575 disabled households are currently participating in the Section 8 HCV program. In West Hollywood, the percentage of renters utilizing a housing choice voucher is low compared to the County overall (Figure C-30). In the City the highest concentration of voucher users in a tract is between 5 to 10 percent. Most HCV users in the surrounding region are concentrated south of Downtown Los Angeles.

Figure C-29: Urban Displacement

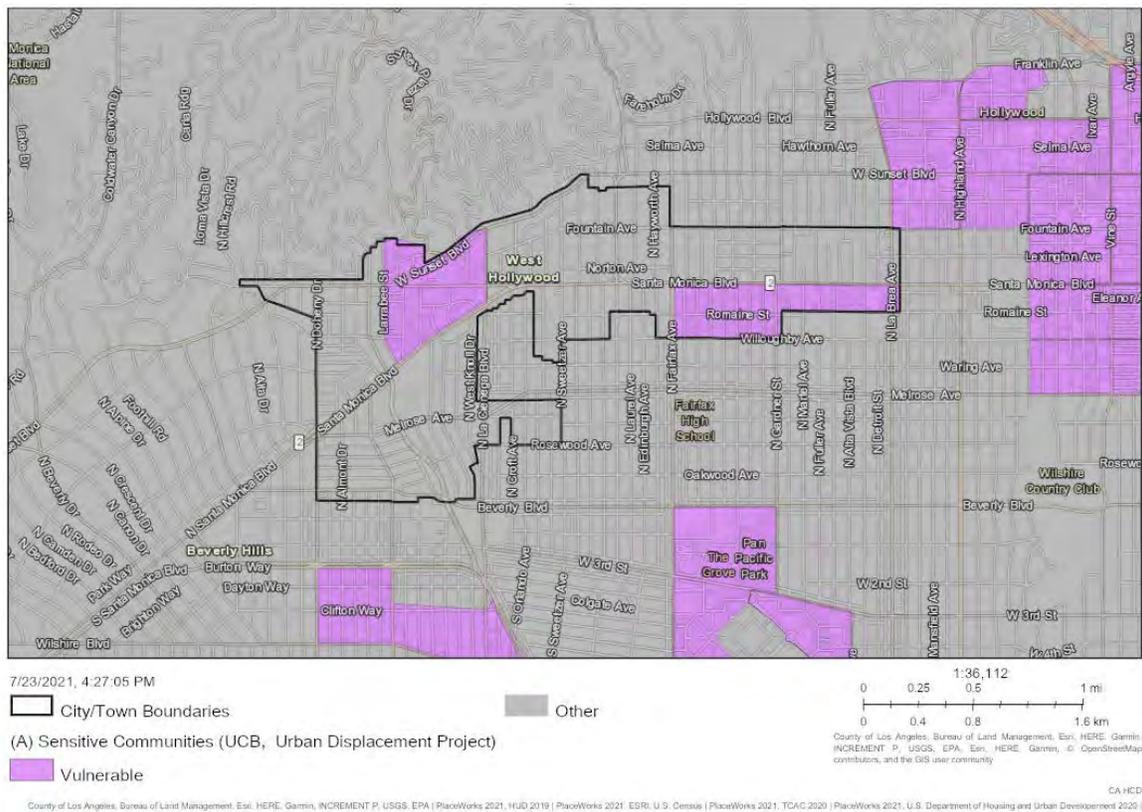
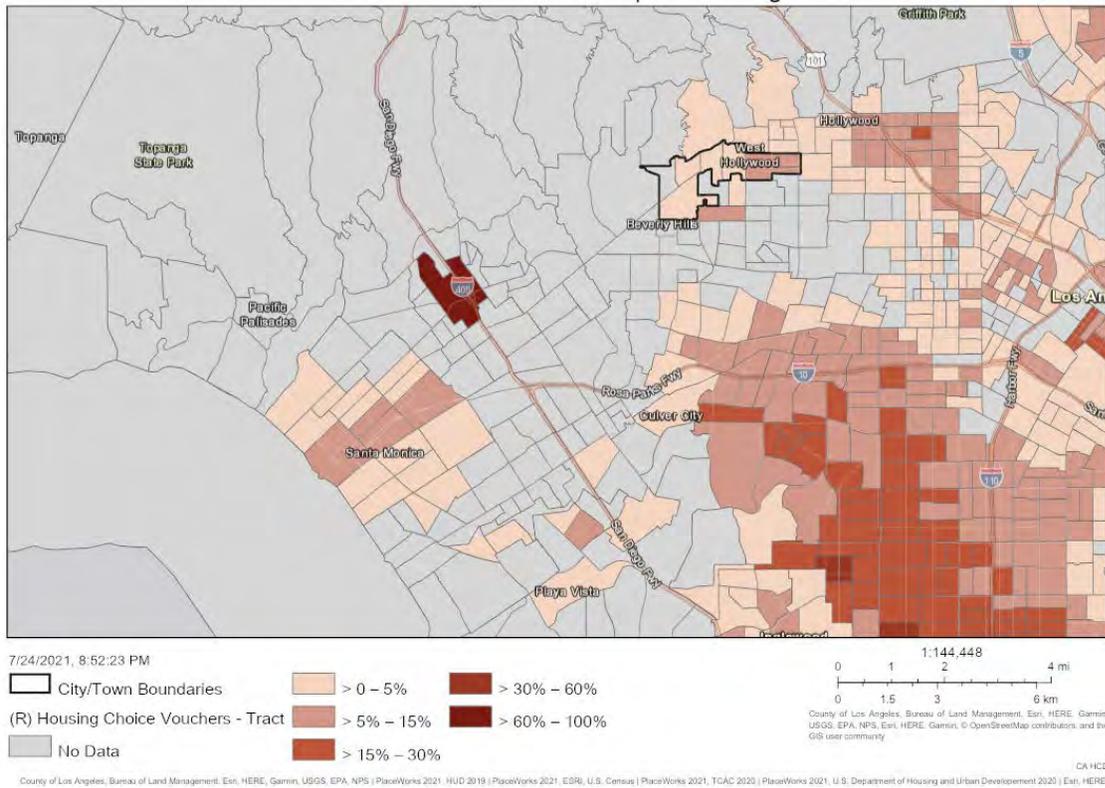


Figure C-30: Housing Choice Vouchers

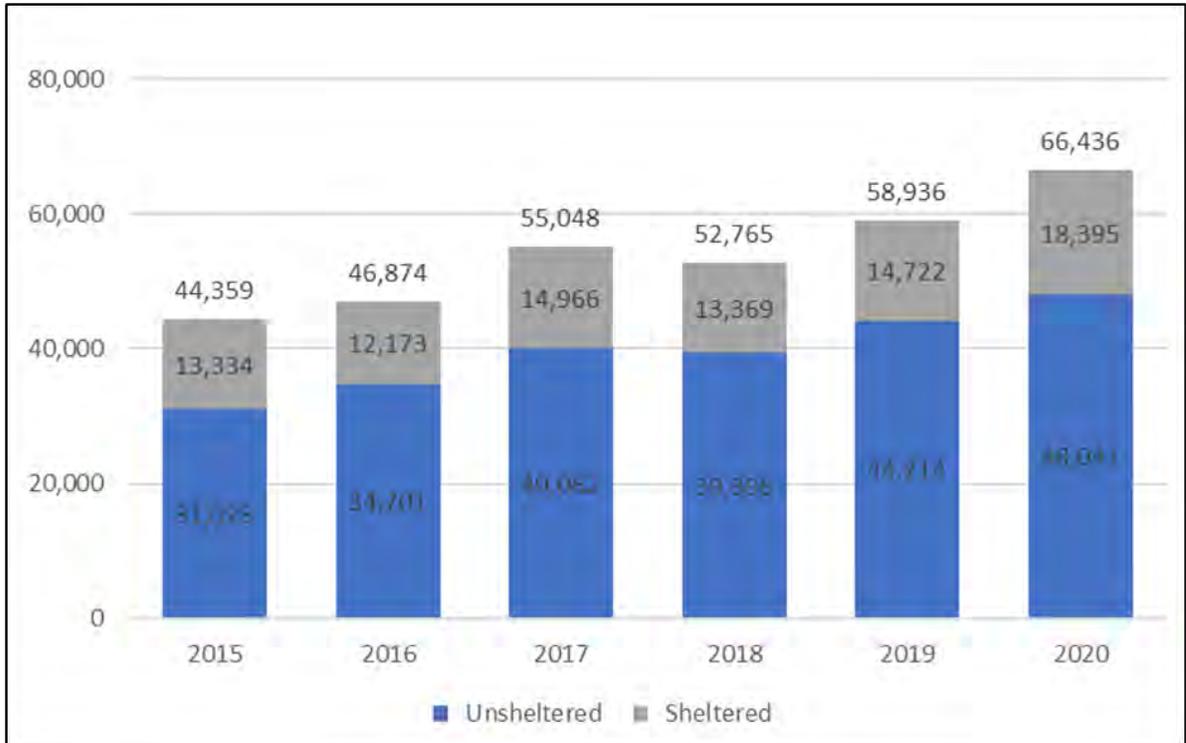


Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure C-31 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered, and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to

Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.

Figure C-31: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles County Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Table C-20 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.

Table C-20: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--
*Members of families with at least one child under 18.					
** Indicators are not mutually exclusive.					
Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical

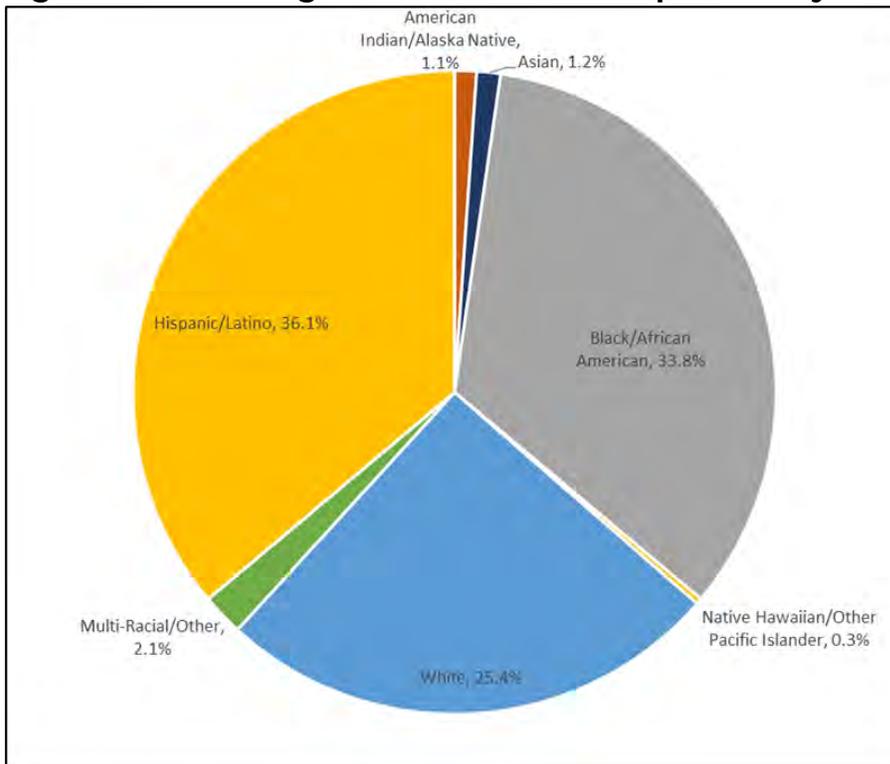
disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table C-21).

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure C-32 shows the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34 percent of homeless persons are Black or African American, compared to only 7.8 percent of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2 percent of the County population, but 1.1 percent of the homeless population.

Figure C-32: Los Angeles CoC Homeless Population by Race/Ethnicity



Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

Figure C-33 shows the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8 percent of the homeless population and seniors (age 62+) account for 9.9 percent of the population; 6.6 percent of the homeless population is transitional aged youths between the ages of 18 and 24.

Figure C-33: Los Angeles CoC Homeless Population by Age

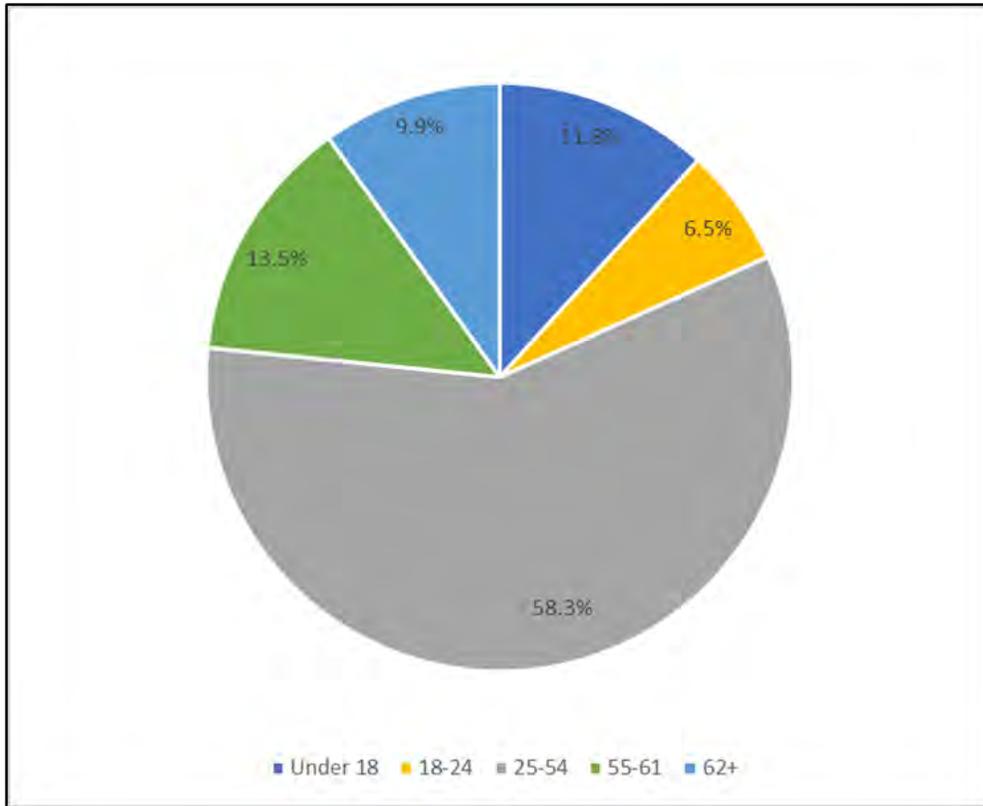


Table C-23: Homeless Populations and Special Needs Groups

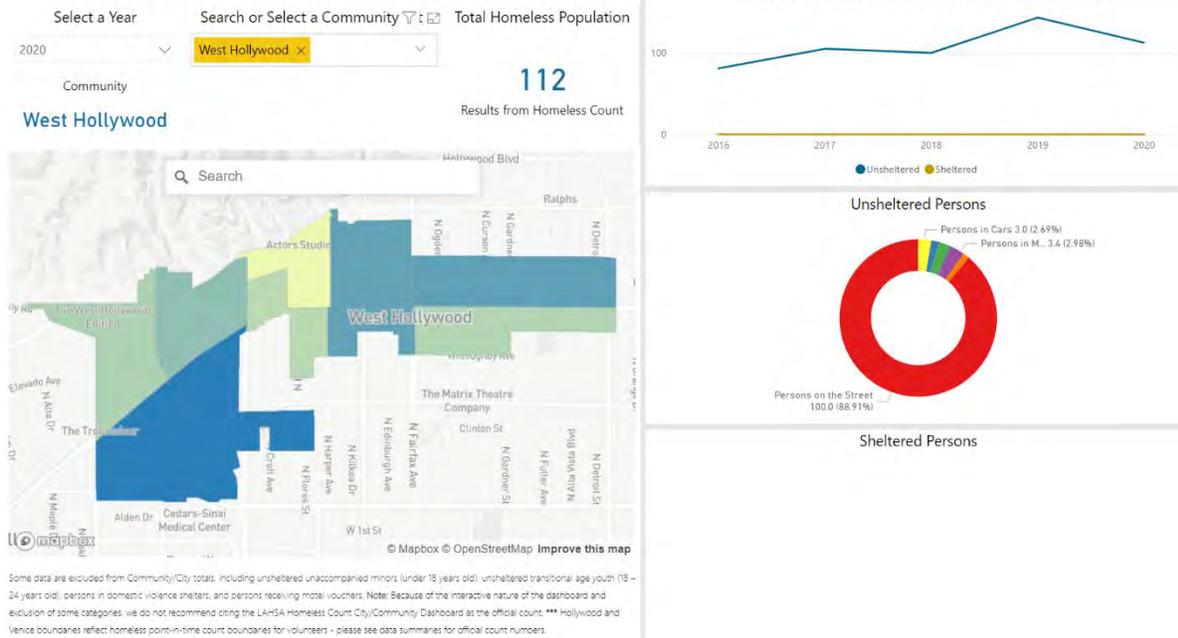
Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates).

According to LAHSA, there were 112 persons experiencing homelessness in West Hollywood in 2020. The City has seen a slight increase in persons experiencing homelessness since 2016, when only 81 homeless persons were counted. A majority of the persons experiencing homelessness were on the street. The blue tracts shown in Figure C-34m in the eastern and southern areas of the City, have higher concentrations of persons experiencing homelessness.

Figure C-34: West Hollywood Homeless Population Trend

Please READ 'User Guide & Methodology' for dashboard information, usage, and interactivity on tab two of two (see at bottom).



6. Local Knowledge and Data

Affordable Accessible Housing

According to the 2018 Regional AI, there are 218 CDC-assisted units in the County, 70 of which (32 percent) are accessible to persons with disabilities. There are 10 CDC-assisted units in West Hollywood alone. Of the 10 units, six are accessible, a much higher rate than the County. As discussed previously, approximately 11 percent of the population in West Hollywood experiences one or more disability compared to 15 percent Countywide. There are no concentrations of persons with disabilities in the City. Since the 2008-2012 ACS, the population of persons with disabilities in the City has decreased from 14 percent. This is likely due to the decrease in elderly residents. During the 2006-2010 ACS, 16.1 percent of the population was aged 65 or older compared to only 15.2 percent during the 2014-2018 ACS.

7. Other Relevant Factors

Lending Practices

Home loan applications in West Hollywood by race and income are shown in Table C-24. Joint race, White, and Hispanic applicants were denied loans at the highest rates (20 percent, 19.2 percent, and 26.8 percent, respectively), while Asian and Black applicants were denied at the lowest rates (11.5 percent and 13 percent, respectively). There were no American Indian or Alaska Native, Hawaiian or Pacific Islander, or applicants of two or more races. Applicants belonging to lower income categories had higher denial rates; approximately 52 percent of loan applications submitted by low income residents were denied compared to only 15 percent of applications submitted by upper income residents.

Table C-24: Home Loan Approval and Denial Rates – West Hollywood (2020)

Loan Demographics	Type/Applicant	Approved/Originated	Denied	Total Applications
Loan Purpose and Type				
Purchase – Conventional		71.7%	11.6%	526
Purchase – Government		66.7%	0.0%	6
Home Improvement		58.4%	23.6%	89
Refinancing		58.9%	19.1%	601
Applicant Race/Ethnicity				
American Indian/Alaska Native		N/A	N/A	0
Asian		67.9%	11.5%	78
Black or African American		56.5%	13.0%	23
Hawaiian / Pacific Islander		N/A	N/A	0
White		61.7%	19.2%	183
2 or More Minority Races		N/A	N/A	0
Joint Race (White/Minority)		60.0%	20.0%	20
Race Not Available		71.1%	9.7%	318
Hispanic or Latino		50.0%	26.8%	56
Not Hispanic or Latino		62.0%	18.0%	848
Applicant Income				
Low (0-49% of Median)		30.4%	52.2%	23
Moderate (50-79% of Median)		37.9%	34.5%	29
Middle (80-119% of Median)		43.2%	28.4%	81
Upper (>=120% of Median)		65.2%	15.2%	922
Income Not Available		79.6%	7.2%	167
Note: This dataset excludes withdrawn/incomplete applications. Sum of percentages may not total 100%.				
Source: Home Mortgage Disclosure Act (HMDA) Data – City of West Hollywood, 2020.				

Table C-25 compares the racial/ethnic composition of loan applicants and the City. It is important to note that HMDA data for West Hollywood has a large proportion of data where race was not available. White, Black, and Hispanic applicants are underrepresented in the loan application pool. White residents represent 75.4 percent of the West Hollywood population but only 58.3 percent of the loan applicant pool, Black or African American residents represent 3.6 percent of the population but only 1.9 percent of the loan applicant pool, and Hispanic or Latino residents represent 10.3 percent of the population but only 4.6 percent of the loan applicant pool. Conversely, Asian residents represent only 5.6 percent of the population citywide, but 6.4 percent of the loan applicant pool.

Table C-25: Race/Ethnicity of Loan Applicants vs. Total Population

Race/Ethnicity	Percent of West Hollywood Population	Percent of Total Loan Applicants
White	75.4%	58.3%
Black/African American	3.6%	1.9%
American Indian/Alaska Native	0.1%	0.0%
Asian	5.6%	6.4%
Native Hawaiian/Pacific Islander	0.3%	0.0%
Hispanic/Latino	10.3%	4.6%
Source: HMDA data, 2020; 2015-2019 ACS (5-Year Estimates).		

Historical Trends

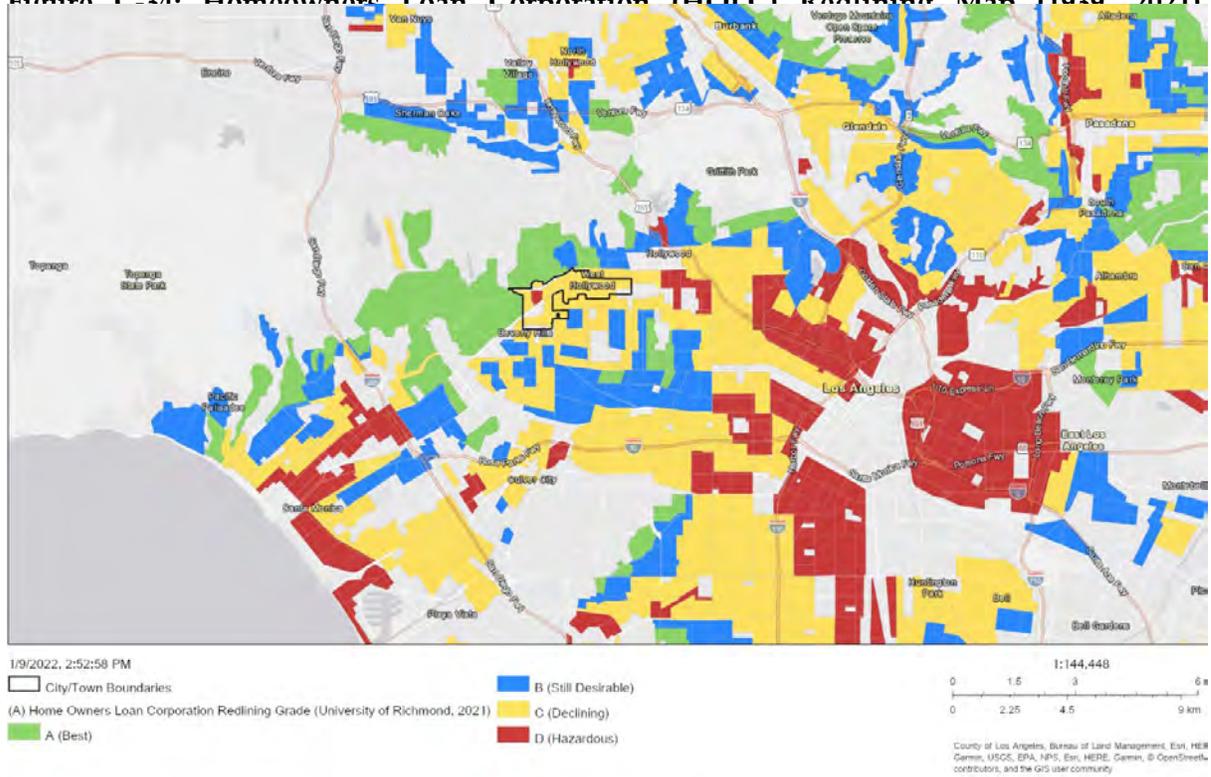
The 1896 Supreme Court ruling of *Plessy v. Ferguson* upheld the constitutionality of “separate but equal,” ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, through the adoption of policies forbidding them from residing or even being within town borders after dark, known as ‘sundown towns.’¹⁷ Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country, including more than 100 California towns, several of which in Los Angeles County.¹⁸

The Home Owners’ Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County’s first red-lining maps. Most of West Hollywood, with the exception of one D-rated neighborhood, received a C-rating, indicating the community was “declining” and a higher loan risk. Redlined, or D-rated communities, were typically comprised of large minority communities. Segregation achieved through red-lining was further exacerbated through the establishment of the Federal Housing Administration in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were granted only to Whites and mixed-race neighborhoods or White neighborhoods in the vicinity of Black neighborhoods were deemed “too risky.”¹⁶ Figure C-33 shows the 1939 redlining for the Los Angeles County region.

¹⁷ Rothstein, Richard. (2017). *The Color of Law: A Forgotten History of How Our Government Segregated America*. Liveright Publishing Corporation.

¹⁸ History and Social Justice. (2021). <https://justice.tougaloo.edu>.

Figure C-21: Homeowners Loan Corporation (HOLC) Redlining Map (1939-2021)



8. Sites Inventory

All but one block group in the City has a racial/ethnic minority population between 21% and 40%. This is reflected in the sites inventory; 99% of RHNA units, including 100% of lower income RHNA units, are in block groups where 21% to 40% of the population belongs to a racial or ethnic minority group. The sites are generally evenly distributed throughout the City and the City’s RHNA strategy does not disproportionately place lower or moderate income units in areas of high concentrations of non-White populations.

The City is generally evenly made up of tracts with populations of persons with disabilities below 10% and populations of persons with disabilities between 10% and 20%. The sites inventory generally follows the same pattern, where 37.8% of units are located in tracts where fewer than 10% of the population experiences a disability and 62.2% of units are in tracts where between 10% and 20% of the population experiences a disability. The proportion of lower and moderate income units in tracts with populations of persons with disabilities larger than 10% does not exceed the rate for above moderate income units. Further, sites that can accommodate lower income units are generally distributed evenly throughout the City and have ample access to facilities including transportation, commercial areas, etc.

Sites are not disproportionately placed in areas where there are high concentrations of children in single-parent female-headed households; 83% of all RHNA units, including 86% of lower income units, 85% of moderate income units, and 76% of above moderate income units are in tracts where fewer than 20% of children live in female-headed households. As discussed previously, there are very few families and families with children living in West Hollywood compared to Los Angeles County as a whole.

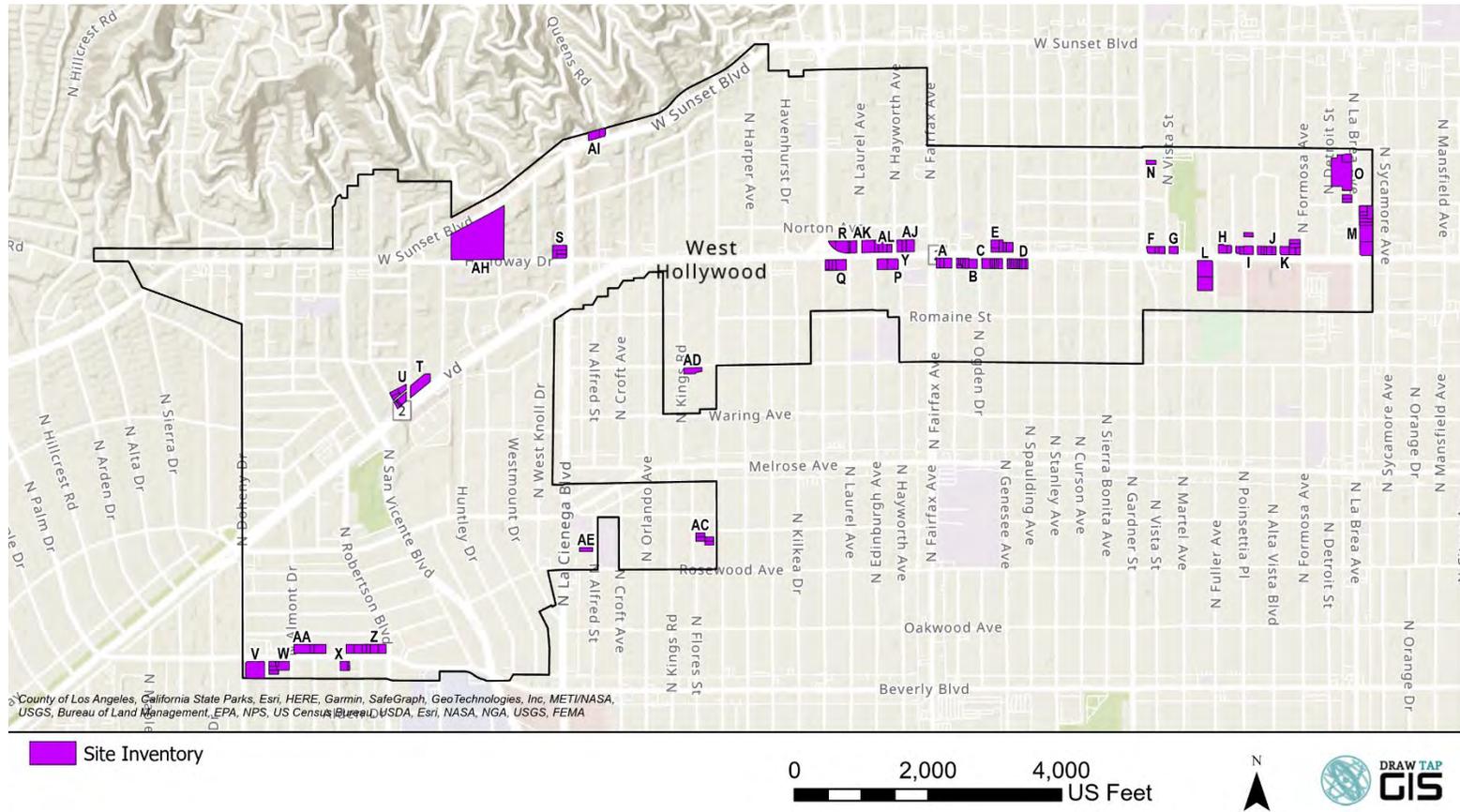
Most of the City, other than the northwestern corner is considered an LMI area where more than 50 percent of the population is low or moderate income. Approximately 82% of RHNA units are in LMI areas including 86.1% of lower income units, 82% of moderate income units, and 73.5% of above moderate income units. This is a reflection of the overall composition of the City. However, the entire City is a highest or high resource area indicating there are a plethora of resources, economic, educational, environmental, and transportation, easily accessible for all RHNA sites. Over 82 percent of RHNA units are in highest resource tracts, including 86% of lower income units, 85% of moderate income units, and 76% of above moderate income units. The remaining units are in high resource tracts.

The City's sites inventory is presented in Figure C-35 and shown by tract and AFFH variable in Table C-26. All but one RHNA sites are allocated towards a mix of income levels, ensuring a variety of housing types are available throughout the City. Further, all tracts containing RHNA sites are highest or high resource areas.

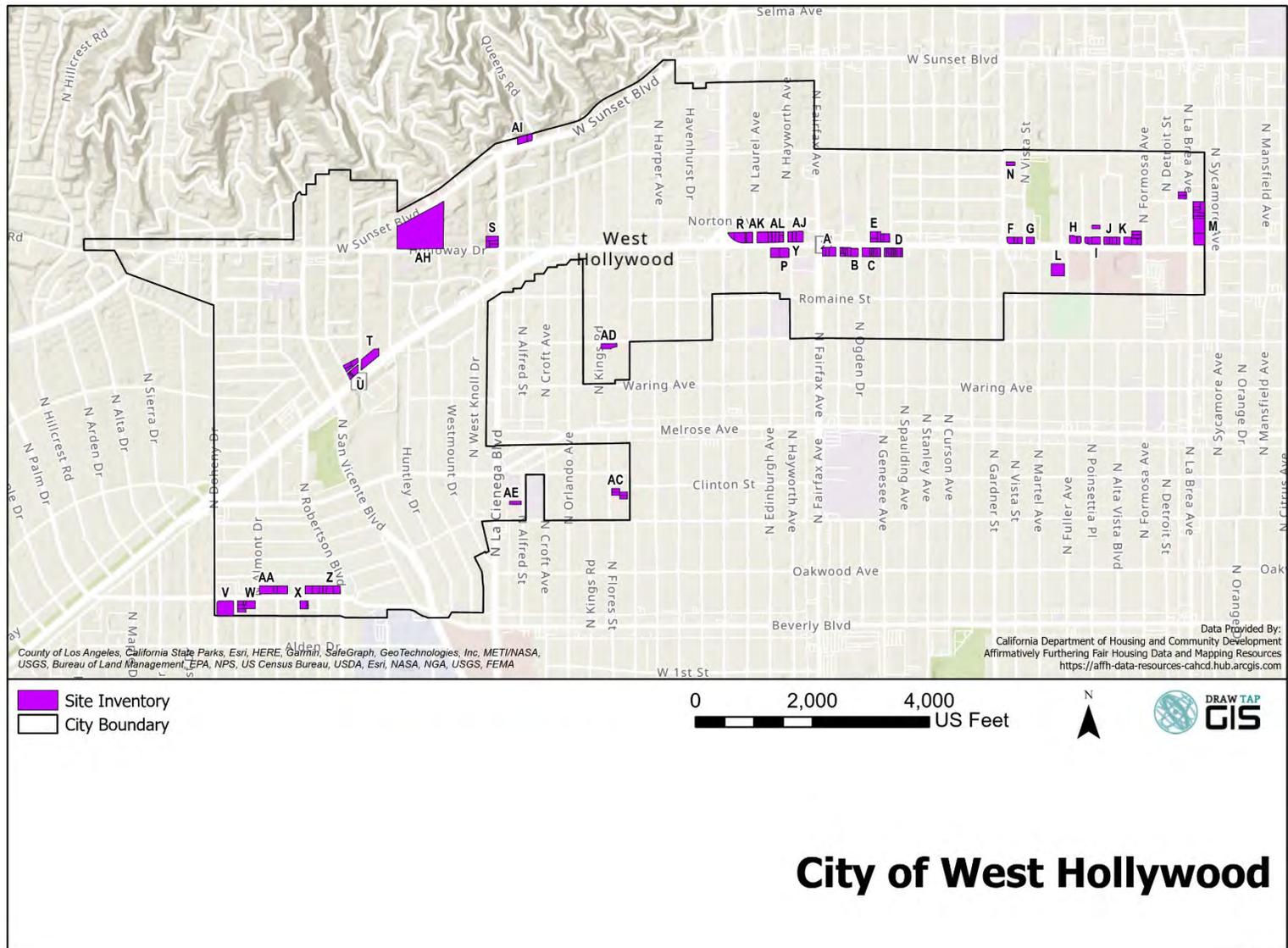
The sites selected to meet the RHNA do not concentrate new development, specifically lower and moderate income development projects, to areas of lower resources or higher concentrations of special needs groups. The City's General Plan offers significant opportunities for new housing and continues to provide affordable housing through the Inclusionary Housing program. This program has the effect of dispersing affordable housing throughout the community, including in high resource areas. The sites strategy identifies future opportunities along commercial corridors with access to public transportation and services. This strategy is complemented by preservation of existing affordable housing in residential neighborhoods through various rehabilitation programs and initiatives that discourage displacement and enhance housing quality for existing residents, especially those living in multi-family housing that may be old and requires rehabilitation.

Table C-26: Sites Inventory by Tract and AFFH Variable								
Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			% Non-White	% LMI	TCAC Opp. Cat.
			Lower	Moderate	Above Moderate			
7001.01	3,506	810	404	203	203	20.9% - 39.0%	66.6%	Highest
7001.02	2,785	367	196	88	83	27.4% - 32.9%	68.8%	Highest
7002	4,541	463	185	155	123	25.3% - 28.1%	51.4%	Highest
7003	4,033	37	0	21	16	19.8% - 24.4%	47.6%	Highest
7004	3,173	557	272	134	151	22.5% - 26.7%	52.7%	Highest
7005.02	2,980	463	171	106	186	24.7% - 25.8%	46.9%	High
Total		2,697	1,228	707	762			

Figure C-35: Sites Inventory



City of West Hollywood



9. Summary of Fair Housing Issues from the Regional AI and Analysis

City of West Hollywood is a participating jurisdiction in the Los Angeles Urban County program for CDBG funds. Therefore, the Los Angeles County Analysis of Impediments to Fair Housing Choice (Regional AI) also covers West Hollywood. The Regional AI, while very extensive in its analysis, was prepared under HUD guidelines – to take a regional approach to the analysis. As such the Regional AI contains little details for individual jurisdictions.

- According to the Regional AI, for-sale and for-rent listings were reviewed for discriminatory languages. Preferences were very prevalent in rental listings in West Hollywood.
- Census tracts in one portion of the City, in addition to having a high concentration of minority population, LMI households, female headed households, and renter households, they have had low changes in median income and high changes in gross rents over the last decade, which could be an indicator of potential urban displacement. The cost of owning a home has also increased by 25 percent since 2014. About 13 percent of the City’s population lives below the poverty level.
- In the Regional AI, it was shown that regionally the cities served by the Housing Rights Center had issues with adequately enforcing fair housing laws and had ineffective fair housing outreach and education efforts. During the course of collecting data for this analysis, the City was unsuccessful in obtaining fair housing records that are specific to West Hollywood, primarily because HRC’s contract with LACDA does not include city-level reporting.

C. Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in West Hollywood. These contributing factors represent priorities that the City will address over the next eight years. Table C-23 at the end of this section also correlates housing programs that have the effect of addressing fair housing issues. These programs are organized by theme.

1. Insufficient and Inaccessible Outreach and Enforcement

The City can constantly improve on the variety of media it uses for outreach and its ways of connecting with residents to keep them informed about their fair housing rights. Outreaching to all populations in the City is challenging especially with being able to provide information pertinent to each residents’ needs. The City has limited funds that it can provide to support fair housing enforcement and or to help combat discrimination towards protected classes within the community.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews) (Program 24, 30)
- Lack of marketing community meetings (Program 30)
- Lack of local public fair housing enforcement (Program 25)
- Lack of resources for fair housing agencies and organizations (Program 24)

2. Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households or other households with special needs. Also, within certain neighborhoods finding and accessing affordable rental housing that also meets the needs of the household can be difficult as 13 percent of the population lives below the poverty level. The City also has an area of concentration of housing choice voucher users on the east side.

Contributing Factors:

- Lack of private investments in specific neighborhoods (Program 1, 2, 3, 5)
- Location and type of affordable housing (Program 3, 18, 17, 13, 14, 15, 23)
- Source of income discrimination (Program 27, 7, 8)
- Lack of supportive housing in community-based settings (Program 27, 28)

3. Disproportionate Housing Needs, Including Displacement Risks

The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas as well as increasing home sale prices is making these communities vulnerable to displacement. The City does have policies in place that could discourage the displacement of residents throughout the City, but more are needed to help better combat displacement.

Contributing Factors:

- The availability of affordable units in a range of sizes (Program 3, 18, 17, 13, 14, 15, 23)
- Displacement of residents due to economic pressures (Program 7, 8, 9)
- Lack of renter protections (Program 26)
- Lack of rental relief programs for people at risk of homelessness (Program 27, 21)

Table C-23: Fair Housing Programs by Theme

Housing Programs	Fair Housing Outreach and Enforcement	Housing Mobility	New Opportunities in High Resource Areas	Anti-Displacement	Place-based Strategy for Neighborhood Improvements
Program 7: Rent Stabilization Ordinance				X	
Program 8: Housing Choice Vouchers		X			
Program 9: Preservation of Publicly Assisted Housing				X	
Program 10: Residential Referral List		X			
Program 11: Adequate Sites for RHNA			X		
Program 12: Replacement Housing				X	
Program 13: Accessory Dwelling Units				X	
Program 14: Inclusionary Housing Ordinance			X		
Program 16: Community Land Trust		X	X	X	
Program 17: Workforce Housing, Missing Middle, Family Housing, and Ownership Housing Opportunities			X		
Program 24: Fair Housing Outreach and Enforcement	X			X	
Program 25: Tenant/Landlord Mediation				X	
Program 26: Tenant Eviction Protection				X	
Program 27: Services for Special Needs Population				X	X
Program 28: Enhanced Management					X
Program 29: Business Assistance and Relocation Support				X	X
Program 30: Community Engagement	X				
Program 31: Housing-Related Urban Programming – Wellness + Walkability					X

Appendix D: Community Engagement Summary

Executive Summary

The community engagement program for the City of West Hollywood¹⁹ Housing Element included a three-phase virtual approach to maintain safe community participation during the COVID-19 pandemic. The engagement program included community workshops, community surveys, meetings with the Housing Element Task Force (HE Task Force) and decision makers. In addition, the City utilized the project website, social media, and an email list that serves to broadcast information and virtual events.

The following describes the goal of each phase of the engagement program. Results from each phase are described in Table 1, Key Findings from Community Engagement Program.

Phase I: Education and Visioning

Phase I of the engagement program provided basic, educational information related to the Housing Element Update and the Regional Housing Needs Assessment (RHNA) requirements. This phase occurred from October 2020 through February 2021 and facilitated opportunities to collect insight on community priorities about current housing needs and conditions. The importance of this phase was to establish a general understanding of the community's concerns and aspirations to conceptualize them for effective, but palatable goals, policies, and programs for the Housing Element Update.

Phase II: Policy and Program Development

Phase II of the engagement program occurred from March 2021 through May 2021, prior to the California Department of Housing and Community Development (HCD) review of the Housing Element Update. This phase presented initial findings from Phase I engagement as well as preliminary locations and data from the Draft Housing Sites Inventory. Additional surveying of housing policy topics and potential revisions to goals, policies, and programs provided an additional opportunity to gather input and finalize concepts that will be incorporated into the Draft Housing Element Update.

Phase III: Evaluation of Housing Element Update and Decision Making

Phase III of the engagement program occurred from May 2021 through August 2021, in conjunction with the public review and HCD review of the Draft Housing Element Update, and

¹⁹ West Hollywood is commonly referred to as WeHo.

the public review of the Environmental Impact Report (EIR). Public hearings for City Council adoption and HCD certification, concluded the Housing Element Update process. Phase III presented the Draft Housing Element to the public and decision makers. The objective of this phase was to provide formal public comment of the Draft Element and Draft EIR to the decision makers for Housing Element adoption.

Community Engagement Success Criteria

The following criteria were selected by the City to determine whether the outreach program was successful.

- Facilitation of a variety of online engagement options
 - Successful incorporation of online engagement options, including:
 - Virtual community workshops hosted via Zoom Webinar platform, that incorporated polling to encourage opportunities for public comments and ask questions
 - Community surveys on the Survey Monkey Pro platform
 - HE Task Force Meetings hosted via Zoom Meeting platform
 - Online marketing tools
 - Number of comments received from residents
 - Relative success
 - Successfully received more than 120 responses for Community Survey 2
 - All community workshops included pre-registration of more than 24 individuals
 - Most attended event included 54 attendees

Key Findings

Over the course of one year, the outreach program included three virtual community workshops, two community surveys, three HE Task Force meetings, and various meetings with decision makers. The key findings from these events and activities are shown in Table , Key Findings from Community Engagement Program. The following themes emerged from the engagement program.

- Need for more housing in general
- Ensure all residents in the city are housed
- Need to equitably expand and preserve existing housing
- Need for a variety of housing types to meet varying needs
- Ensure housing stability and reduce displacement

- Need for new housing ownership models
- Develop and preserve affordable housing

Table D-1: Key Findings from Community Engagement Program

Phase	Event or Activity	Key Findings
<p>Phase I: Education and Visioning</p>	<p>Community Workshop 1</p>	<p>Concern of losing rent stabilized units when constructing new affordable housing units Concern of potential displacement by new development Concern of potentially upzoning single family housing in an already dense city Desire to improve homelessness, especially during COVID-19 pandemic and economic crisis Desire to prioritize transit-oriented development Desire to consider infrastructure impacts, climate change, and sustainability when planning and building residential development Ideas for housing improvements include:</p> <ul style="list-style-type: none"> § Live-work spaces for artists § Co-living housing projects § Housing on City-owned lot at the corner of Santa Monica Boulevard and Crescent Heights, however this received mixed responses. <p>City staff and consultants answered clarifying questions about Regional Housing Needs Assessment (RHNA), what is considered affordable housing, typical practices for affordable housing requirements for housing projects, incentives for accessory dwelling units (ADUs), and existing housing programs (e.g., HRS), clarifying State regulations (e.g. Ellis Act, Costa-Hawkins).</p>
<p>Phase II: Policy and Program Development</p>	<p>Community Workshop 2 and EIR Scoping Meeting</p>	<p>When discussing density,</p> <ul style="list-style-type: none"> § Support for increasing density along commercial corridors § Support housing near transit § Some support for increasing density throughout the city <p>Ideas for housing improvements include:</p> <ul style="list-style-type: none"> § Transition dilapidated hotels

		<ul style="list-style-type: none"> § Restrict vacation rentals Concern of losing rent-stabilized units
		<p>Potential environmental impacts include:</p> <ul style="list-style-type: none"> § Population increase and projections § Public infrastructure and utilities, including water § Transportation and public transit § Climate change
Phase III: Evaluation of Housing Element Update and Decision Making	Community Workshop 3	<ul style="list-style-type: none"> § Clarifying questions about feasibility of development of sites identified in Sites Inventory § Recommended that the City not buy land for housing and building parks after receiving public opposition § Identified concentrations of poverty on the east side, north and south of Santa Monica Boulevard, east of Fairfax
Phase I: Education and Visioning	HE Task Force Meeting 1	<p>Recommendations include:</p> <ul style="list-style-type: none"> § Design guidelines and zoning standards to convert office space to residential § Increasing residential density along corridors and commercial areas (e.g., Santa Monica Boulevard) to avoid loss of rent stabilized units. However, this received a mixed response with some HE Task Force members recommending that density be increased across the community rather than the commercial core. § Reduce parking requirements, such as eliminating parking minimums § Reduce the minimum unit size for residential units from the current 872-square feet § The City take an active role by, such as issuing Request for Proposals (RFPs) for development of City-owned properties § Present opportunities for non-profit developers to build affordable housing in West Hollywood (WeHo). § Implement a new goal that ties housing needs to the quality of the environment

<p>Phase II: Policy and Program Development</p>	<p>HE Task Force Meeting 2</p>	<p>Recommendations include:</p> <ul style="list-style-type: none"> § Reduce minimum unit size § Important to track length of phases in the development process § Mixed Use Overlay should be applied to all of Santa Monica Boulevard § Remove commercial-only overlay § To improve fair housing, focus on minority-related issues, such as housing and employment § Create citizen and City resource fairs and invite local businesses that are hiring to create job opportunities § Host monthly community fairs with police, City Officials, social service agencies, and non-profit organizations that specifically focus on new housing opportunities, community concerns, and new and innovative ideas to temporarily host the homeless population through homeless "Airbnb's", temporary shelters, garage units with free City processing for housing needs 6 months or less. § Partnership with libraries, hospital systems, social service agencies, and non-profit organizations to identify housing population needs and added input before final development approval. § Apply City resources, funding, and future funding opportunities, including any federal grants including environmental, transportation, and social equity grants to establish a liaison at the state and federal level. § Remove overcrowding and minimize unintended consequences to achieve fair housing. Strategies include, no-parking zones, de-linking parking from units, creating homes that use a shared-home model, create better density, eliminate R1, allow better home-density by fixing the allowable square feet per unit. § Clarifying questions on the Draft Sites Inventory Report
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		<ul style="list-style-type: none"> § Clarifying questions on feasibility of development on identified sites
<p>Phase III: Evaluation of Housing Element Update and Decision Making</p>	<p>HE Task Force Meeting 3</p>	<p>Context and Strategies:</p> <ul style="list-style-type: none"> § Questions regarding age of housing stock § Recommend adding information about 15-minute neighborhoods <p>Housing Goals:</p> <ul style="list-style-type: none"> § Good goals, but fairly broad. § Would recommend breaking it down to have actionable items that can also be used for accountability. § Recommend breaking down Goal H-1 to include affordable housing, low income, and lower income. § Recommend adding “discourage displacement” go Goal H-1. <p>Housing Programs:</p> <ul style="list-style-type: none"> § Questions regarding quantified objectives and how many projects are already in the pipeline. § Recommendation to reduce unit size square footage. § Questions regarding strategies to incentivize rehabilitation. § Recommendations for small scale rehabilitation and community engagement to put accountability back on stakeholders. § Questions regarding the connection between the Housing Element and the Climate Action Plan. § Questions regarding development of City-owned sites included in the Sites Inventory. § Questions regarding public transit, 15-minute neighborhoods, and walkability. § Prefer stronger language (e.g., “critical” rather than “consider”) § Recommend reducing or eliminating parking minimums. § Support for Community Land Trust. § Concerns about programs not adequately addressing the “missing middle” and “workforce housing”.

		<ul style="list-style-type: none"> § Concerns about programs not adequately addressing rehabilitation. § Identified tension between preserving/rehabilitating aged housing stock, but also building new housing. § Include community engagement and accountability for stakeholders regarding rehabilitation costs.
<p>Phase I: Education and Visioning</p>	<p>Community Survey 1</p>	<p>Tools to build affordable and market rate housing:</p> <ul style="list-style-type: none"> § Increase the amount of housing that can be built § The City could devote more of the existing budget to affordable housing § The City could raise additional money through taxes and fees. § Streamline or expedite housing development approval process <p>Accessory dwelling units (ADUs) are the preferred type of affordable housing</p> <p>Preferred locations include:</p> <ul style="list-style-type: none"> § Increased densities near transit § Increased densities in Multi-family Zoned Neighborhoods <p>Ideas for housing improvements include:</p> <ul style="list-style-type: none"> § Remove in-lieu fees for affordable housing units § Eliminate single family zoning § Higher density for commercial properties § Floor Area Ratio (FAR) for the minimum unit size rather than dwelling units/acre § Introduce incentives for first time home buyers who become first time landlords § Implement rental subsidies § Increase age-friendly housing and options to be able to age in place, such as programs to facilitate senior citizens living in first-floor apartments § Increase neighborhood and community amenities in housing developments, § Such as outdoor spaces for programs or concerts, community buildings for on-site art or learning programs § Implement housing for homeless and single mothers with social services on site

		<ul style="list-style-type: none"> § Restrict short-term rentals (e.g., Airbnb, VRBO) § Additional partnerships with housing associations
Phase II: Policy and Program Development	Community Survey 2	<p>Most participants rent their housing and of those, most live in a rent-stabilized units.</p> <p>30 percent of participants have been at risk of losing their housing.</p> <p>Need housing to types include apartments, entry level or starter homes, and micro-units (i.e., tiny homes), and senior housing.</p> <p>Preferred locations include:</p> <ul style="list-style-type: none"> § Concentrate increases in density along main thoroughfares and commercial corridors § Slightly increase the allowable density throughout all neighborhoods
Phase III: Evaluation of Housing Element Update and Decision Making	Commissions and Advisory Boards	<ul style="list-style-type: none"> § Desires to retain rent-stabilized units. § Questions and concerns about RHNA allocation, including breakdown of income percentages. § Support the historic apartment preservation program to be included in the Housing Element. § Questions on “streamline process” and “identified underutilized sites”. § Request to go beyond the Mills Act, such as the exploration of preservation programs that include grants or grant in exchange for covenants. § Comment on the challenges of aging buildings. § Concern of Melrose Avenue and Sunset Boulevard being too steep for walkability. § Concern of increasing city’s density. § Desire to maintain open spaces and building height limitations on Sunset Boulevard and Santa Monica Boulevard. § Identified the concept that Biz Fed, the coalition of business in Los Angeles is forming a coalition and campaign to encourage the federal government and the state government to use federal dollars in infrastructure legislation. For purposes of

		<p>retrofitting, to provide money for landlords to retrofit their old buildings. This could be a source of funds that would help property owners advance that requirement.</p> <ul style="list-style-type: none"> § Mixed perspectives on condominium conversions. § Explained that bus rapid transit could extend bus lanes through West Hollywood on Santa Monica, which may impact transit-oriented development. § Majority support reducing and/or eliminating minimum parking requirements. § Cyclists concerned about eliminating parking and parking becoming only for the privileged. § Interested in counting bicycle parking and scooter parking as part of minimum parking requirements. § Support of increasing RHNA numbers.
<p>Phase III: Evaluation of Housing Element Update and Decision Making</p>	<p>Public Comments on Draft Housing Element and Technical Background Report</p>	<ul style="list-style-type: none"> § Goal H-5, and the Green Building Requirements – while green building requirements and sustainability are important, I think it hampers the production of affordable housing by creating additional cost. § Recommend the City have a web page that publicizes rules, incentives etc. for developers to make it easier for them to navigate the requirements for building. § Recommend streamlining standards for conversion of retail space as well as office space. § Belief that city’s existing density allows for transit-oriented development and transportation hubs. § Concerns about increasing density, including “crowding diseases” and “zoonoses”. § Recommend a moratorium on further construction in lieu of refurbishment of what we already have. Recommend that bathtub

		<p>development be outlawed. Recommend, in-lieu fees for removal of trees should be banned.</p> <p>§ Concerned about increasing density that would impact traffic, parking, overcrowd streets, safety, and community character.</p> <p>§ Support of the Housing Element.</p> <p>§ Question of current housing stock numbers compared to RHNA, to determine percent of increase.</p> <p>§ Recommend increasing the home-density along commercial boulevards.</p> <p>§ Recommend allowing flexible density for homes.</p> <p>§ Recommend institute local programs and funding sources for preservation of existing affordable housing.</p> <p>§ Recommend identifying funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.</p> <p>§ Recommend streamlining housing production.</p> <p>§ Recommend estimating and reporting both the likelihood of discontinuation and the realistic capacity of inventory sites, both vacant and nonvacant.</p> <p>§ Recommend a buffer of at least 15-30% extra capacity is not included in the housing element site inventory.</p> <p>§ Recommend a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.</p> <p>§ Recommend implementing a mid-cycle review to verify the housing element's assumptions about development probabilities.</p> <p>§ Recommend implementing mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the</p>
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		<p>housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be designed to make up for an ADU shortfall.</p> <ul style="list-style-type: none"> § Recommend increasing the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low. § Recommend incorporating a plan for sufficient affordable housing citywide, effectively excluding lower-income households from West Hollywood. § Recommend analyzing local patterns in socioeconomic/racial segregation and integration. § Recommend prioritizing high-opportunity census tracts and well-resourced areas (e.g., near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities. § Recommend assessing the affordability of forecasted ADUs using city-specific data instead of the regional average. § Recommend adding a Program to study the potential impacts of increasing conversions of rental units to tenants-in-common ownership. § Recommend adding a Program to develop standard plans for ADUs to further ease the process and expense of building them. § Support of programs for people experiencing homelessness. Recommend an additional policy under Goals H-4 or H-6. Include some of the specific goals that were incorporated in the technical report, particularly the "West Hollywood Five-Year Plan to Address Homelessness in Our Community." § Demographic analysis in Appendix C of the technical background report seems confusing and potentially inaccurate. § Historical accounting of housing discrimination seems confusing and potentially inaccurate.
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		<ul style="list-style-type: none"> § Policies in Goal H-6 seem inadequate and should instead seek racial justice and housing justice. § Recommend expanding on the phrase “are the RHNA sites distributed equitably across the city with respect to each of these demographic factors” in Appendix C. § Support of specific objectives included in the draft Housing Element. § Goal 5 is important to the City. Would recommend adding an active verb to make it an active statement, similar to the other goals. § Recommend moving the workforce housing objectives, goal 2. § Recommend updating Item 20 (Residential Development Standards and Process) to specifically increase public greenspace or look at ways to encourage that. § Recommend adding information as to how long pending projects have been in review as a means of providing context to the goal of streamlining processing time (related to the technical background report). § Recommend summarizing housing element-related goals for the objective design criteria that is under development. § Recommend obtaining FEMA disaster preparedness funds as it relates to earthquake retrofitting to preserve aging housing stock. § Recommend reviewing and implementing a program similar to Berkeley’s grant application to help property owners pay for the retrofitting of buildings. § Recommend saying studying “tenancies-in-common” (TIC) to determine whether the program meets the goals of creating diverse living options and affordable housing. § Recommends full and early cooperation with stakeholders to meet Goal H-2. § Believes Enhancing the quality of the housing stock often is best derived from new construction due to the capital expenditure needed to maintain aged housing stock.
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		<p>§ Identifies at least one potentially historic structure included as an underutilized site on the draft Sites Inventory, known as the former Herman Miller Showroom, by Charles Eames, on Beverly Boulevard. Recommends the northeast corner of La Brea and Lexington as a potential replacement since it has the mixed-use incentive overlay.</p>
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Community Engagement Team

City of West Hollywood

- Alicen Bartle, Project Development Administrator, Community Services
- Rachel Dimond, Senior Planner, Long Range Planning
- Bryan Eck, Senior Planner, Long Range Planning
- Gurdeep Kaur, Assistant Planner, Current and Historic Planning

Veronica Tam and Associates

- Veronica Tam, Principal, Housing Lead

Rincon Consultants, Inc.

- Matt Maddox, Principal
- Joe Power, Principal
- Susanne Huerta, Environmental Impact Report (EIR) Project Manager
- Ryan Russell, Housing Element Associate
- Sarah Howland, Community Engagement Specialist

Marketing and Advertisement

Summary

Extensive marketing and advertisement were facilitated throughout the community engagement program in order to safely inform the public about virtual events and venues to participate in the Housing Element Update during the COVID-19 Pandemic.

Press Releases

The City of West Hollywood issued 4 press releases surrounding the Housing Element Update to media outlets, journalists, and blogs resulting in the potential to reach tens of thousands of individuals. The City also distributed the release to its opt-in email blast list which currently sits at 3,000 of subscribers and posted information to the City's social media channels adding many thousands more of potential impressions. There is typically an open rate of around 22-24%, or approximately 500-700 subscribers, who opened the press release. The media list for general releases includes between 75 and 150 reporters. The news update list for e-blast subscribers is approximately 3,000 people in an opt-in email database.

Links to Press Releases

- "City Invites Community Members to participate in a Free Virtual Community Workshop: 'Housing Element Update,'" January 12, 2021: <https://www.weho.org/Home/Components/News/News/9620/23>
- "City to Host Evening Virtual Public Scoping Meeting For The Housing Element Environmental Impact Report," May 19, 2021: <https://www.weho.org/Home/Components/News/News/9784/23>
- "City Continues Outreach for Housing Element Update," May 21, 2021: <https://www.weho.org/Home/Components/News/News/9792/23>
- One web distribution reminder news brief

Social Media

- YouTube
- Instagram

Email Blast

- Gracius: Boards & Commissions solution and I can send to every active board member, commissioner, and task force member (Alyssa)
- Neighborhood watch and block captains (Jasmine)
- West Hollywood Chamber of Commerce
- City Email – All Staff
- Housing Element (HE) Task Force
- Housing Element Survey Participants who signed up on the email list

- Individuals who signed up on the website email list
- Affordable Housing Providers – West Hollywood Community Housing Corporation (WHCHC) + EAH Housing + Los Angeles Housing Partnership (LAHP) Affordable Living for the Aging (ALA)
- Social Services Providers
- Saban Community Clinic
- APLA Health
- Bet Tzedek
- LA LGBT Center
- JVS SoCal
- JQ International
- Housing Works CA
- Tarzana Treatment Center
- StepUp on Second
- Jewish Family Services (JFS - LA)
- SoCal Men’s Health
- Ascencia
- Planned Parenthood LA
- Saint Thomas Hollywood
- Being Alive LA
- McIntyre House
- Awakening Recovery
- Pathways LA
- Friends Research Institute
- Alliance for Housing and Healing (AHH)
- Translatina Coalition
- West Hollywood Recovery Center
- Trans Can Work
- National Council of Jewish Women (NCJW-LA)
- Angel Food
- Disability Community Resource Center (DCRC)
- PAWS/LA
- Press Releases

Advertising

- Wehoville
- WeHoTimes

- Beverly Press
- LA Blade

All the advertising is in English. With the following information in the press releases, "If special accommodations to participate in the meeting are needed, please call the City's Rent Stabilization and Housing Division at least 48 hours in advance at (323) 848-6450 or at rsh@weho.org. For people who are Deaf or hard of hearing, please call TTY (323) 848-6496."

Project Website

Logistics

Location: www.weho.org/housingelement

Summary

All outreach methods were housed on a project website to safely educate the public and gather community input for updating the Housing Element during the COVID-19 Pandemic. The Housing Element Update project website contained the following materials:

- What is a Housing Element?
 - Draft 6th Cycle Housing Element
 - Draft 6th Cycle Housing Element Environmental Impact Report (EIR)
- What will the Housing Element Update Include?
- Affirmatively Furthering Fair Housing (AFFH)
- Housing Element Update Schedule
- Status Blogs
- How to Get Involved
 - Email List Sign-up Form
 - Community Outreach Events Calendar
 - Advertisement of Current and Future Community Outreach Events
 - Archive of PowerPoint Presentations and Recordings of Past Community Outreach Events
- Community Surveys
 - Advertisement and Links to Current Surveys when Available to the Public
- Task Force
 - Archive of PowerPoint Presentations and Recordings of Past Task Force Meetings
- Applicable Regulations
 - Regional Housing Needs Assessment (RHNA)
 - Census
 - Census Guidebook
- Applicable Planning Documents
 - 2013-2021 Housing Element (final) [PDF]
 - 2013-2021 Housing Element Technical Background Report (final) [PDF]

- Community Conversation Summary Report [PDF]
- Focus Groups Summary Report [PDF]
- Housing Element Update – Planning Commission Presentation (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]
- 2013 Housing Element Annual Progress Report [PDF]
- 2014 Housing Element Annual Progress Report [PDF]
- 2015 Housing Element Annual Progress Report [PDF]
- 2016 Housing Element Annual Progress Report [PDF]
- 2017 Housing Element Annual Progress Report [PDF]
- 2018 Housing Element Annual Progress Report [PDF]
- 2019 Housing Element Annual Progress Report [PDF]
- West Hollywood 2035 General Plan and GP EIR – Webpage
- Additional Resources
 - Governor’s Office of Planning & Research, General Plan Guidelines: 2017 Update
 - California Environmental Justice Alliance, SB 1000 Toolkit: Planning for Healthy Communities
 - Department of Housing and Community Development (HCD), Housing Element Memos Webpage
 - SCAG and RHNA
- Pop-Up Windows were Incorporated to Advertise the Latest and Greatest News for the Housing Element Update

Community Workshop 1

Logistics

Date: Tuesday, January 19, 2021

Time: 11:00 AM – 12:30 PM

Location: Virtual via Zoom Webinar²⁰

Pre-Registered Attendance: 66

Attendance: 54

Recording Link: <https://www.youtube.com/watch?v=UJ-2TvcQRgY&feature=youtu.be>

Summary

An introductory public workshop was held virtually to educate the community on the 6th Cycle Housing Element Update and regional housing needs assessment (RHNA) work effort. The goal of the workshop was to solicit input on current housing conditions, needs, and gather additional community comments to inform the preparation of the draft Housing Element Update.

The workshop provided an explanation of what the Housing Element is (including the planning process and RHNA requirements), a description of how RHNA impacts housing needs and trends, and a list of housing accomplishments completed during the 5th Cycle. Interactive polling questions were used to solicit input regarding current housing needs, conditions, the City's housing programs, and demographics.

Presentation Materials

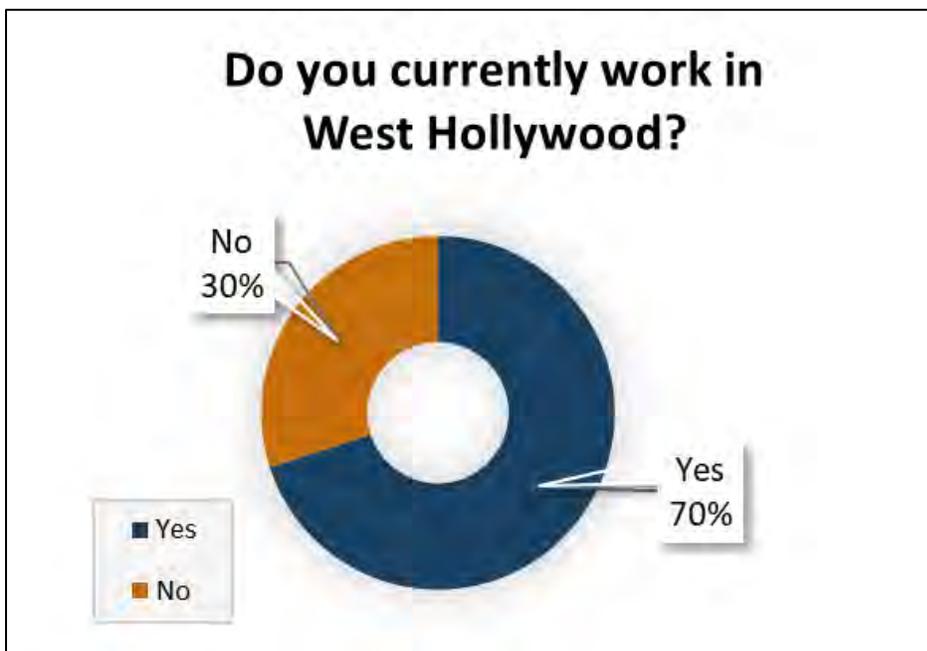
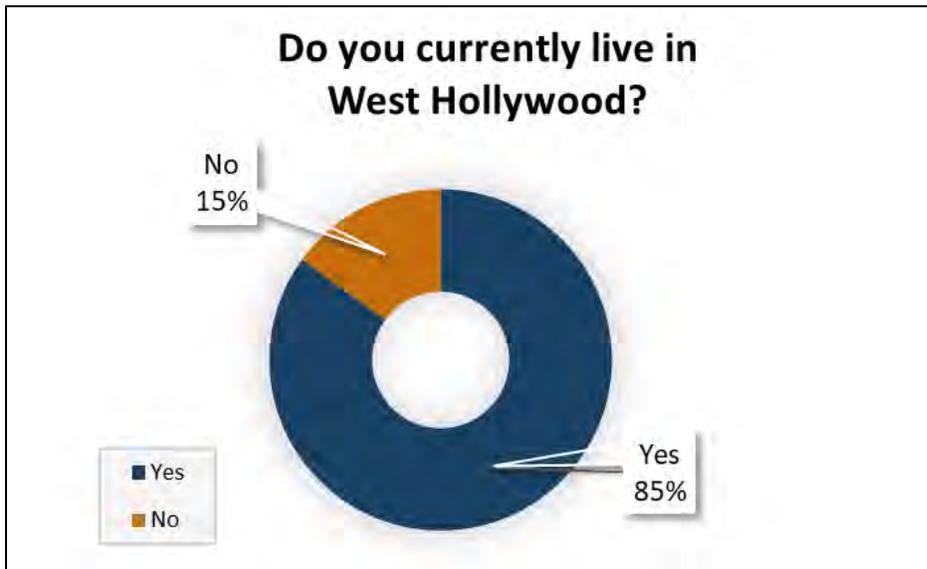
Presentation outlined the following:

- Housing Element Update Team
- What is the Housing Element?
- Planning Process
- Regional Housing Needs Assessment (RHNA)
- Housing Trends and Needs
- Housing Accomplishments
- Next Steps
- 2 Opportunities for Polling Questions

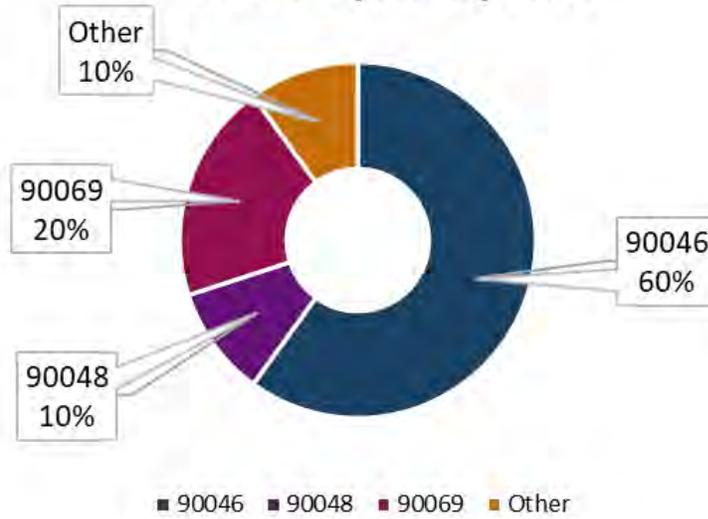
Polling Questions

²⁰ Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

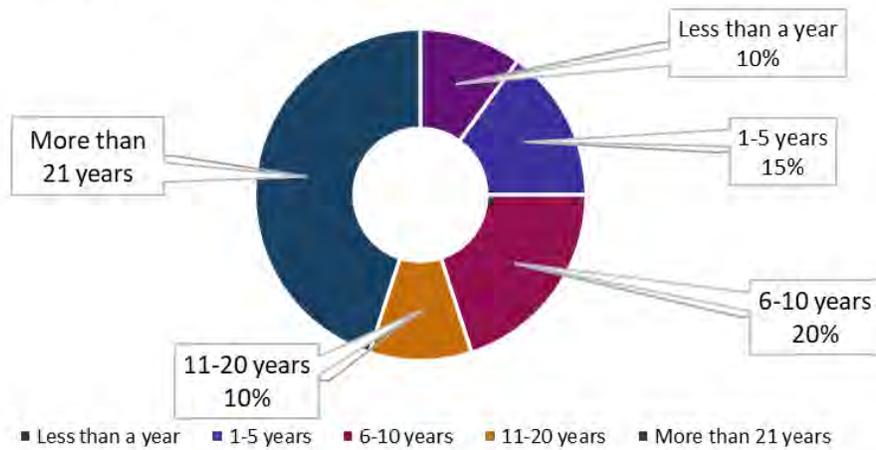
Using Zoom Webinar’s polling tools, a series of questions would appear individually and would allow attendees to answer. Each question was available for 3-4 minutes.



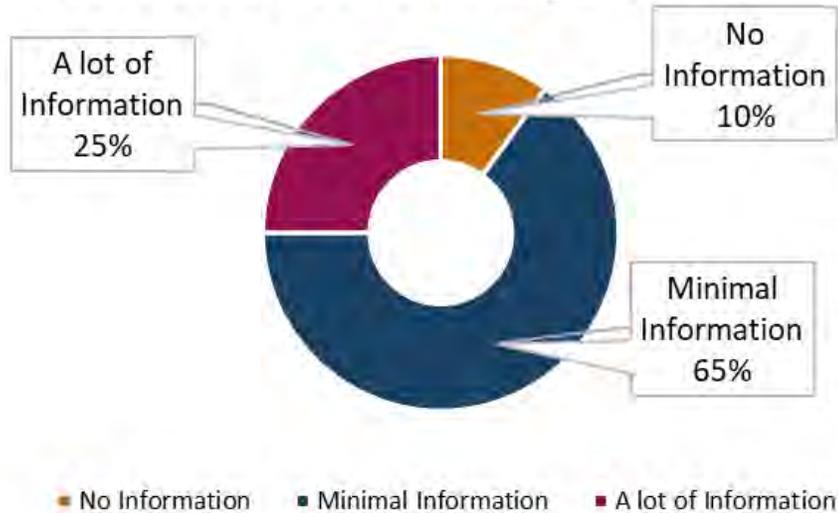
What is your zipcode?



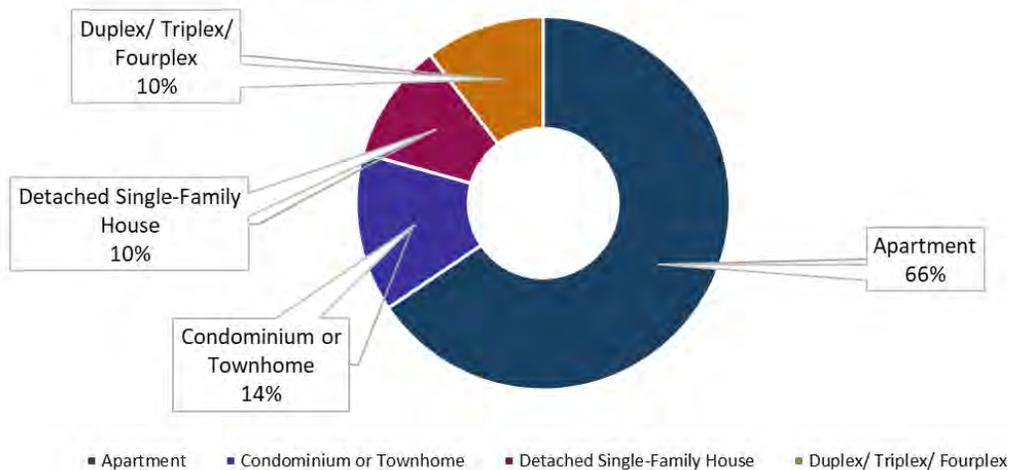
How long have you lived in West Hollywood?



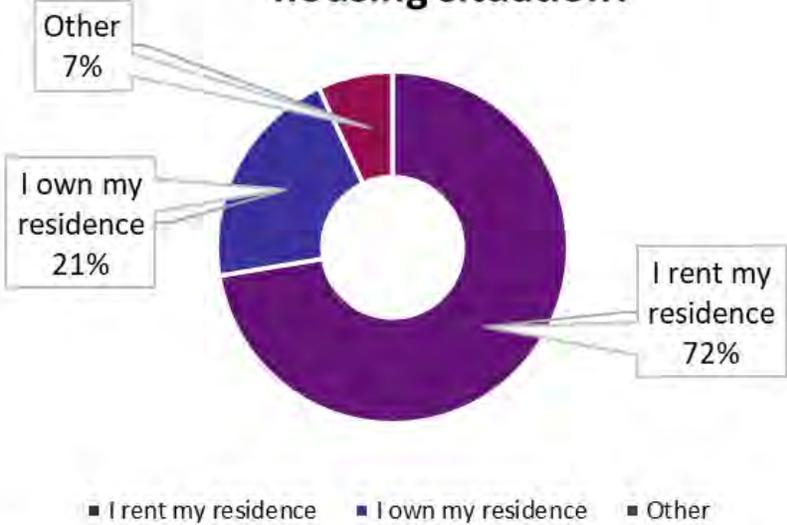
How much do you know about West Hollywood's Housing Element?



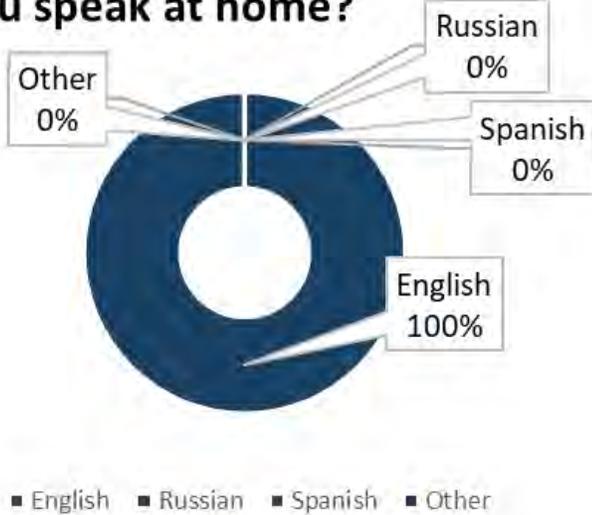
What type of housing do you live in?



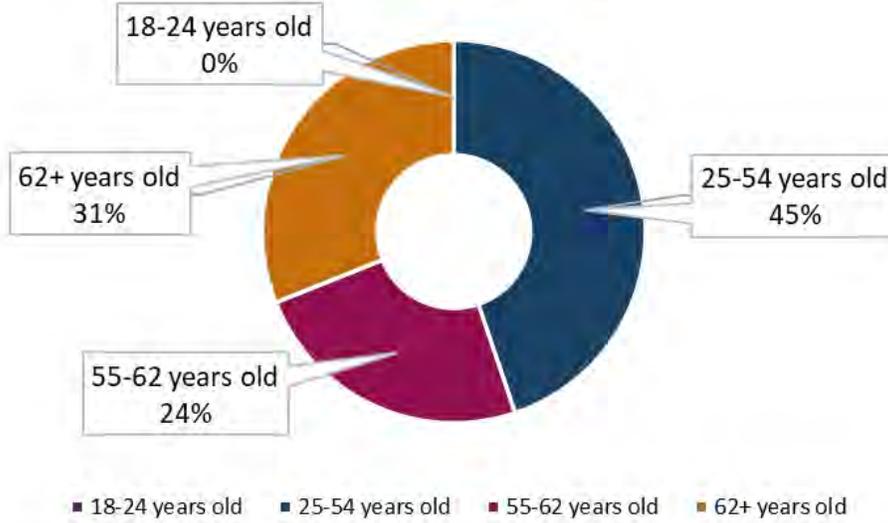
What best describes your housing situation?



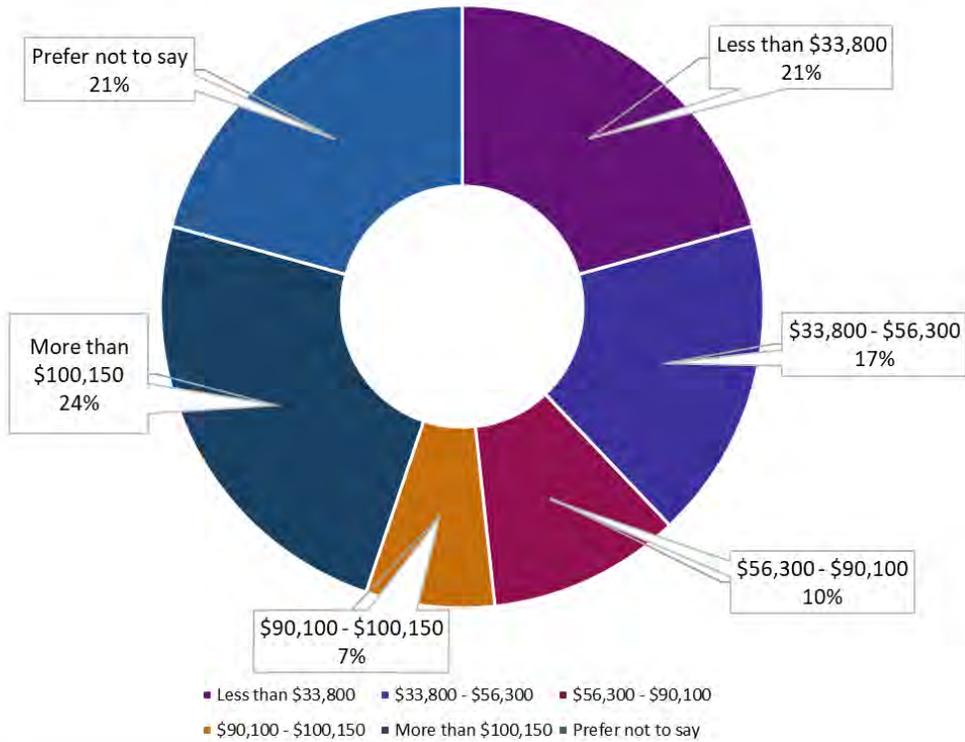
What is the primary language you speak at home?



How old are you?



What is your approximate annual income?



Question and Answer Session

Sarah Howland, Outreach Specialist from Rincon Consultants, moderated a Question-and-Answer Session, with the assistance of Alicen Bartle and Rachel Dimond, who answered questions. Using Zoom Webinar's question and answer tool and chat feature, participants were able to submit questions to the panel. The Question-and-Answer Session was the focus of the public workshop and occurred for the majority of the time (45 minutes out of the 90 minutes).

Building New Affordable Housing and RHNA Allocation

Q: In the notice about this session, it states: "The Housing Element is a state-mandated component of the City of West Hollywood's General Plan that must be updated every eight years. The Housing Element serves as a policy guide that provides an indication of the need for housing in the community, particularly the availability, affordability and adequacy of housing." While West Hollywood has changed rather dramatically, why does there not seem to be little or any housing development in Carmel or Santa Barbara? How are they able to remain somewhat static? It is confusing. Please explain.

A: There are a lot of reasons for some communities not building a lot of housing. One, in some communities there is a lot of opposition to growth that ends up in public hearings, which influences government officials who will deny projects or discourage projects. This may be in opposition of State laws that do not allow us deny projects. Some communities have hostile entitlement processes. These communities are the opposite of ours where we have an environment of welcoming the community in the office to help answer questions and to assist developers through the process. We also have a Planning Commission and City Council that understand that they need to evaluate based on allowable parameters. Other limitations for communities may be the cost of land and the cost of construction, which ranges drastically in each community throughout California. We have a different basis for construction than other areas. It is important to note that we are open to the development that we have, including our General Plan and Housing Element that allows for development.

Q: Why are WeHo's RHNA numbers so very high? We have 19,000 people per square mile already.

A: The methodology is based on a number of aspects on a community. Two key components lead to high RHNA allocations for West Hollywood – proximity to jobs and proximity to transit. We are a job center and where people go to work so by housing people where they work, we are able to address some of the climate issues and impacts to the environment. Also, proximity to high quality transit increases our number because we want people to use public transportation to and from work.

Q: Eleven units of low-income housing was demolished on Detroit to build the Blue Hibiscus. Didn't that make it very pricey to net 11 units?

A: Yes, these units were very expensive to construct. State law has changed since this project was constructed, which would have allowed this project in particular to have more units on site. So, if it was built now, it would have been less expensive to build those units. We will see that change as we move forward with the next 100% affordable housing projects. We now see a shift and we encourage 40 units or greater. The sweet spot for pricing is about 50 units where the cost constructing each unit starts to decline. So, it would be 50 units on two or three parcels rather than 22 units. We would have loved to see that project be larger. Going forward the changes will allow us to build larger projects and to house more people.

Community Concern: Providing Moderate Income, Low Income, and Very Low-Income Housing

Q: Can you clarify how many (%) of total units in the city are currently set aside for low/very low income?

A: It is difficult to answer that question. We track our Section 8 program and Inclusionary Housing program. For new projects 20% is set aside, 10% for very low income and 10% for moderate income.

Q: It seems that West Hollywood issues permits primarily for luxury housing with 20% low income. Where are the new units for moderate income and workforce renters?

A: The City regulates the number of units that are affordable and that is it. We do not say you can build luxury housing, but the City regulations allow for market rate housing with a 20% requirement. The City has been working on updating inclusionary requirements and looking at "Moderate +". We have a moderate-income housing requirement so in that 20% requirement it includes 10% very low income units and 10% moderate income units, which is at or slightly above average median income for the region. We are looking at updating at our policies to have more units allocated for moderate + to represent the average West Hollywood worker that has a slightly higher income than the average median for the region and don't qualify for the very low-income units.

Q: Would it ever be possible, when constructing a 150 unit building to build three levels luxury, moderate and low income?

A: In our market rate projects a 150 unit would likely use a density bonus. Currently code would require the project to include 20%, which includes 10% very low-income units and 10% moderate income units. Those numbers could change but that would require a change in building code. It is important to bare the opportunity cost because if the inclusionary units are too stringent there can be a decrease in development, which means fewer units being produced overall. So, it is a careful balance to create an appropriate balance,

so development is not stalled but also moderate and very low-income households are able to live in the community.

Q: Could the City require moderate housing?

A: Yes, we currently do require moderate housing. We have a moderate-income housing requirement so in that 20% requirement it includes 10% very low income units and 10% moderate income units, which is at or slightly above average median income for the region. We are looking at how to expand that further as a next step. One of the biggest barriers to that next step is there is no public funding for those types of units. So, we need to understand how those units can be constructed without that funding.

Clarification of Housing Programs, Standards, and Definitions

Q: Please explain what the City defines as "affordable"?

A: We calculate this based on median income. In general, housing is affordable if you spend 30% or less of your income or less on housing. To be part of the inclusionary housing program, where the rent is fixed, a one-income household would need to be making \$66,786 or less to qualify for a moderate unit, or to qualify for very low-income unit as a one-income household, you would need to be making 50% of that, or \$33,384. Therefore, between \$33,384 and \$66,786 is the bandwidth of what the inclusionary housing program is built for.

Q: Do you work with WeHo HRS? I don't seem to be able to reach anyone there when I call or email {unless I CC Councilmembers}. I'm waitlisted and it seems stuck, not moving. Can you speak about this inclusionary housing program?

A: There are 5,000 people on the list and the average wait time is 10 years. There is a designated information coordinator who is on duty at all times. Their phone number is 3238486450. You can also email them at RSH@weho.org. We can't move development forward and until we do that there won't be movement on the list.

Q: Are ADU's (accessory dwelling units) and JADU's (junior accessory dwelling units) counted in the statistics or are those numbers outside the development numbers considered outside of this process? Does the City have any objectives/initiatives in encouraging the development of ADU's or JADU's?

A: Yes, they are being counted as units provided. Specifically, 3 years ago the HCD requested Cities to specifically identify ADU's and JADU's in annual reports on housing production in cities.

Q: Earlier, the City and a developer were in disagreement with the terminology of housing unit and the City expressed concern whether or not the developer had appropriated the correct number of affordable/low income units and were appropriately marketing their availability as well as questioning how all of their units in general. Will you please review that case, the outcome, and what the City has in place to help enforce developer to ensure that developer

is working with the community and City staff to fairly market and fill affordable units. Is there any incentive should developer choose to allocate more affordable housing?

A: It sounds very specific question to that case that can be answered offline. All units in the affordable program are filled through the City's Inclusionary Housing Program Waitlist. We open the waitlist periodically. It was most recently opened in November 2019. Currently there are approximately 5,000 households on the waitlist. We fill it by sorting through that list based on when they joined the wait list. The average wait time is 10 years.

Community Concern: Displacement

Q: Is there a count for how many households/units were displaced by new development projects in West Hollywood?

A: Our numbers go back to 1986 on tracking displacement. There are 234 properties of those properties 892 units have been removed from the Ellis Act. Those people would be displaced because of development. We do give priority to people who have been displaced residents and we relocate them into new housing.

Community Concern: Unhoused Community Members and COVID-19

Q: Due to COVID-19, many people have been unable to pay their rent. Those monies will eventually come due. One current report indicates that there could be an 84% increase in homelessness in the Los Angeles area which, of course, includes West Hollywood. How is the City preparing for a possible worst case scenario as regards increase in homelessness? How can we help to house them or at least assist them?

A: The City has specifically stepped in with our own rent assistance program and have been able to reach a large number of people in our community to provide assistance, not a complete solution, but assistance during this really difficult time. As staff, it is hard not to feel very emotional about this, to hear a possible 84% increase when we already feel this problem being extremely overwhelming. People experiencing homelessness are in increasing numbers. The County has done quite a bit to begin addressing this and the City has been addressing this with specific contracts with social services groups to address homelessness needs. We will continue to do that to address the needs of people experiencing homeless directly in our community. We try to get to people before they get to that place, to provide assistance they need to avoid that situation. We are continuing to develop programs as more money becomes available to our community. We are working to get access to those funds to use them specifically to address these issues in our community.

Q: It is unconscionable to build any other housing before housing ALL of our (up to 200) unhoused neighbors. We can END homelessness in West Hollywood with Housing First approach.

Q: Understanding that housing, especially in the last decade as homelessness steadily rose, has multi-project developers looked at the possibility of the feasibility of an incentive such as:

- **First development build more affordable housing than 20%; therefore, more people in need are housed first.**
- **Incentive toward next project in which cost of land (if City-owned) is discounted, but Developer can build more regular housing to make-up for the shortfall for the first development.**
- **The need will be to help first project be sustainable without putting the "affordable housing friendly developer" out of business before the second development is out of the ground?**

A: There was a change to State law that somewhat addresses this. We consider shifting of projects. Developers can build a project and then put affordable housing onto another site. They can also put more affordable housing in one project and have it count for another. So, there is an ability to shuffle based on State law. What you're describing is something we can consider when updating housing policies in the Housing Element Update to address the housing crisis.

Q: Does WeHo have any bridge housing planned?

A: The City's strategic initiatives team has worked with the County because funds are available to the various supervisorial districts. We are currently looking at sites in West Hollywood or adjacent, but nothing has been pinned yet. We are aware of a need. That team is leading the effort to find sites to meet the needs of transitional housing out of homelessness.

Q: Does the City plan to revise the income data upon the fact that many people's income has decreased during COVID? Affordable based on old data doesn't necessarily reflect what is affordable today.

A: We revise the income data every year, so it will be revised when we go to the City Council in April, so it will be revised next June. The data shifts based on LA County data, so we are aware of that shift.

Other Housing Topics

Q: I know that West Hollywood does a lot for the artists' community. Are there any thoughts to using an empty space for studio space as well?

A: The City has an arts plan that speaks to use of certain spaces to help provide studios. In regard to live/work-types spaces, the City has been evaluating and amending over time to incentivize those. Currently those units would be considered as Commercial Development, so it has a disconnect from the RHNA allocation. It is something the City wants to promote and wants to have more artists in the community. In terms of vacant store fronts, the City has not necessarily gone that far as to the current situation, but something they are starting to consider.

Q: The California Senate, House and Governorship are all controlled by Democrats. With a Super Majority, why has there been no concerted effort to repeal the truly evil Ellis Act as well as Costa-Hawkins?

A: We have a legislative team tracking this. We don't have insight in what the legislative bodies will do, but we do monitor it.

Q: Will the City ever consider changing the rent stabilized "threshold" to later than 1979 for a building to be rent stabilized? Also, is there a way for a new apartment building to be rent controlled?

A: Due to Costa-Hawkins, we are limited in the changes we are able to make for the rent stabilization program. Pending an amendment to Costa-Hawkins, which we just don't know, maybe it could happen.

Q: Currently 70% of the housing stock is rent stabilized. What is the annual trend over the past five years? Is the % going up or down? Is there a target % in the Housing Element?

A: It has generally been holding steady. It is something to consider looking at while updating the Housing Element.

Q: State housing laws now generally call for a "1 for 1" replacement of rent-stabilized units when they are demolished, and a new building constructed in their place. Exactly how is this replacement being addressed in West Hollywood?

A: When a project comes into review, prior to going to the Planning Commission. City staff reviews the 1:1 replacement and it is part of the presentation to the Planning Commission and the final report includes this analysis.

Q: My neighborhood saw the demolition of 3 rent-stabilized buildings with 21 apartment units on Norton Avenue near Crescent Heights. What we got in return was about 30 high-priced apartments and only 5 units reserved for lower income folks. How will the Housing Element address this net loss of rent-stabilized units so that it stops occurring?

A: SB 330 is partially identifying this as an issue to prevent net loss. Maintaining that in our current code is going to be part of this Housing Element Update.

Q: West Hollywood is only 1.89 square miles in area. How much of this area is zoned for single family/duplex homes and how many people live on this land? Also, how much of this area is zoned for apartment buildings and how many people live in those zones? It seems like apartment zones have been doing their "fair share" in providing housing units. With land at a premium, will the Housing Element and the task force explore UPZONING of single-family neighborhoods so that as properties are sold, they can be redeveloped with larger buildings with more housing units to meet housing needs?

A: The key is that all changes to zoning will come after updating the Housing Element. We will look at it on the goals and policies, determine how we need to get there on a detailed level and what we will need change for all types of zoning. We will start by evaluating the zoning for the identified opportunity sites and ultimately, we will look at our other zone districts. It is not anticipated that we will make substantial changes to our single-family residential zone districts in terms of making them commercial or available 20 story apartment buildings. That is not the type of transition we are looking for, nor is it the type of transition we need to accomplish our goals. We see pressure from the State to revise single family housing. We are continuing to negotiate with the State to lobby and make sure our voices are heard.

Suggestions for the Housing Element Update

Q: Did you see the article in the LA Times about Treehouse, a community shared living development?

A: That is a co living project. So far West Hollywood has not approved any co-living projects. Two developers have approached the City about co-living projects, but none have been presented to the Planning Commission. So, it is not yet in the public record. Several City Council members have stated their stances on co-living so that is available for the public record. We are open to co living projects but getting through the entitlement process is quite cumbersome because they don't quite fit development standards. We are aware of co-living projects, and it was explored as a possible pilot program, along with micro-units. It is an interesting project and co-living may or may not be coming to West Hollywood depending on how it goes in the Planning Commission.

A: When you look at the number of units we construct, a studio apartment, a 1-bedroom apartment, one 4-bedroom single family one, and one 30-unit co-living project are all considered the same one unit. It may have different levels of affordability putting them in different categories, but it is designated as one unit by the State.

Q: Does the City have Building or Design Code Requirements for co-living projects?

A: No, we do not currently have standards in the Building Code. It is something we are looking into how to fit co-living projects into our current Code's standards. Though it is important to remember that a co-living project would still only count as one unit. It is something we are looking at as part of the Housing Element.

Q: When the two houses adjacent to Gelson's were designated for demolition, some opponents wanted the City to construct an affordable building. Then Councilmember John Heilman said that if the City did own those two lots, the City would do that. The City has owned the lot at the southwest corner of Santa Monica Boulevard and Crescent Heights for many years. Some ideas promoted have been for a park or, worse, a parking lot. Why has not the

City utilized this lot to construct at least a mixed use building? The need is dire! Why has the City not done this?

A: The City is aware and there are multiple factors at play. The City is pushing for development of the site and there are multiple things in the works, but not all of that is public right now. The City is aware of the need, but it is still forthcoming. Part of updating the Housing Element is identifying opportunity sites for housing and that is a site that has been identified for potential housing, so it is in their radar. Community also commented that the Santa Monica Boulevard and Crescent Heights property has a toxic flume underneath and would require remediation for residential development. The City confirmed that there are environmental concerns that would need to be addressed through a future environmental impact report, if development is proposed on that site.

Community members also commented that the Santa Monica Boulevard and Crescent Heights property has a toxic flume underneath and would require remediation for residential development. The City confirmed that there are environmental concerns that would need to be addressed through a future environmental impact report, if development is proposed on that site.

Other City Topics

Q: WeHo is one of the densest cities in the country. What is the population goal?

A: Rather than having goals, we have projections. We don't necessarily have a goal of how many people we want in our city, but we understand the reality that as the city grows denser there may be more people. We have generally seen a stable population. Though we are building more units, our household size is getting smaller. Some may be because of units being constructed but it may be based on demographics. We need to understand as we build more units how it impacts our population growth.

Q: We are only 1.9 sq miles and how much can our infrastructure hold? Plus, we have lost rent-controlled units to development. What will prevent more lost rent-controlled units & residents unable to afford moving especially when rent controlled units due to market rate increases aren't affordable to seniors on SSI, etc.

Q: Over the last 10 years throughout the city, how many rent stabilized units have been lost and how many affordable units were included in the new buildings that were built?

A: An important legislative change is SB 330, which came into effect January 1, 2020, which is the Housing Crisis Act. It requires no net loss of units. So, we can't approve a project that removes rent stabilized units that can't be accounted for in the new project. So, if a developer wants to have a new project where a quadruplex was, then they would need to account for those four units. If those original units were rent stabilized, then the new four units would also need to be rent stabilized. So, the shifts are coming down from the legislature.

During the Housing Element we will need to find ways to not only create new housing units, but also how to protect existing rent stabilized housing units. We are aware of that and the income-restricted households that rely on those protected units.

Q: What is the latest on the subway and other ways to get around the denser city?

A: The City has been working with Metro to push for the purple line extension that would go through West Hollywood. Metro approved an environmental impact report to study the various options for rail going through the city. We are moving through that process sooner than expected, due to the City's coordination with Metro. The project may potentially happen sooner. We are working to find funding, with Metro. A rail integration study was launched to see what implementing a rail in the city would look like. It is underway and we are hoping to get a rail in West Hollywood.

Q: I am a homeowner in West Hollywood for 30 years, I looked at the staff report, but I am requesting a simple of community members, their name, and who they represent.

A: We can provide that information on the project website.

C: Hi! Not a question, just a suggestion/request — I know you are on a super tight timeline and probably budget, and that limits the outreach that can be done (I work for another City, I get it). But in this time of online meetings, I'd advocate for scheduling duplicate daytime and evening or weekend meetings. I can only stay for 30 min of this meeting because I have overlapping work meetings, but I'd really like to participate more. Thanks for considering this for the future! Good luck!

Community Concern: Climate Change

Q: Is infrastructure and climate change being considered while building another 4,000 units in 1.89 sq. miles?

A: Yes, the Housing Element does not delve extremely deeply into those topics. Other elements in the General Plan does address those things. We are currently in the process of updating the Climate Action Adaptation Plan, which will address when we have more units and how it impacts infrastructure. Also, the California Environmental Quality Act (CEQA) review process also allows for analysis on housing buildout impacting infrastructure.

Q: A follow-up to the climate change question: what about sustainability and resiliency, especially in relation to the extensive dewatering that happens as a consequence of development due to the hydrology present in WeHo?

A: Each project evaluates that issue on a case-by-case. We also look at it overall in the Climate Action Adaptation Plan. We work on addressing that for each project and overall in the community.

Community Workshop 2 and EIR Scoping Meeting

Logistics

Daytime Event

Date: Tuesday, May 11, 2021

Time: 11:00 AM – 12:00 PM

Location: Virtual via Zoom Webinar.²¹

Pre-Registered Attendance: 33

Attendance: 25

Recording Link: https://youtu.be/g8wXe_w3JNg

Evening Event

Date: Tuesday, May 25, 2021

Time: 6:30 PM – 7:30 PM

Location: Virtual via Zoom Webinar

Pre-Registered Attendance: 29

Attendance: 19

Summary

The City of West Hollywood distributed a Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for a 30-day agency and public review period starting on April 27, 2021, and ending on May 31, 2021.

The workshop consisted of two parts: 1) a description of the Housing Element, an explanation of RHNA requirements and initial findings from the Housing Sites Inventory; and 2) a summary of the California Environmental Quality Act and Environmental Impact Report with an open discussion for public comments on potential environmental impacts. Interactive polling questions collected demographic data and solicited input on potential areas to accommodate future housing. Table D-3 Public Comments Related to the Environmental Impact Report, summarizes the content of the verbal comments expressed regarding the EIR.

In addition to the various verbal comments collected during the EIR Scoping Meeting, the City also received eight letters from community members and agencies in response to the NOP during the public review period. The NOP is presented in Appendix A of the EIR, along with the Initial Study that was prepared for the project and the NOP responses received.

²¹ Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

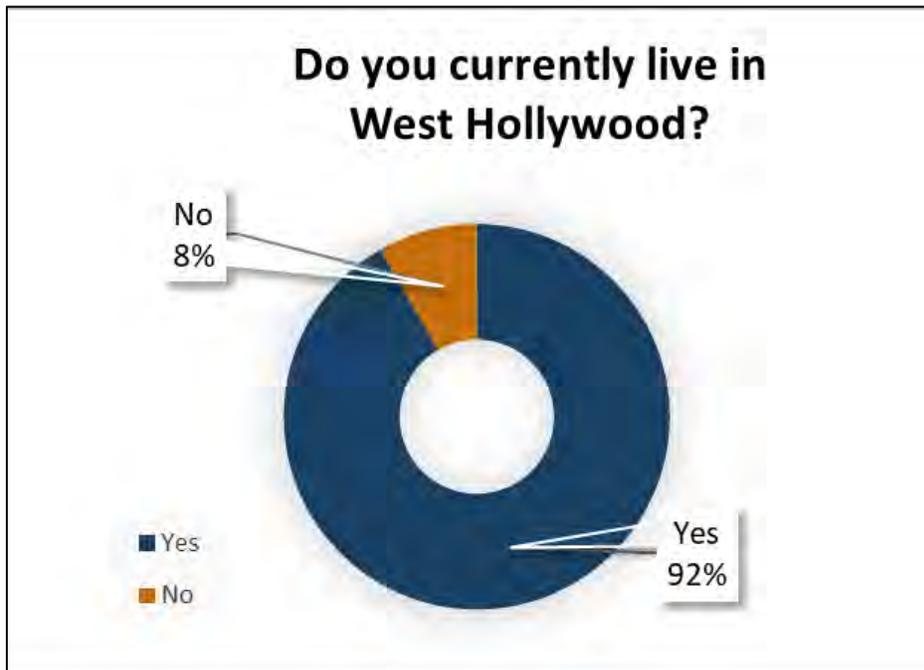
Presentation Materials

The presentation addressed:

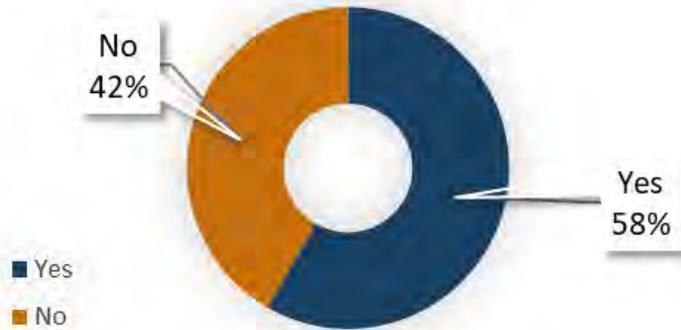
- Welcome and Introductions
- What is the Housing Element?
- Regional Housing Needs Assessment (RHNA)
- Planning Process: Steps Completed
- Housing Sites Inventory Draft
- Environmental Impact Report (EIR) Scoping Meeting
- Next Steps
- 2 Opportunities for Polling Questions
- Public Comment Period

Polling Questions

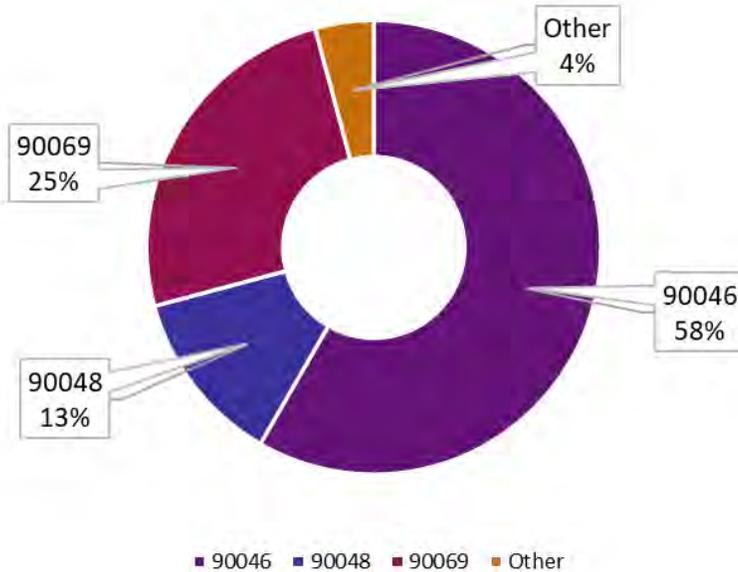
Using Zoom Webinar’s polling tools, a series of questions would appear individually and would allow attendees to answer. Each question was available for 3-4 minutes.



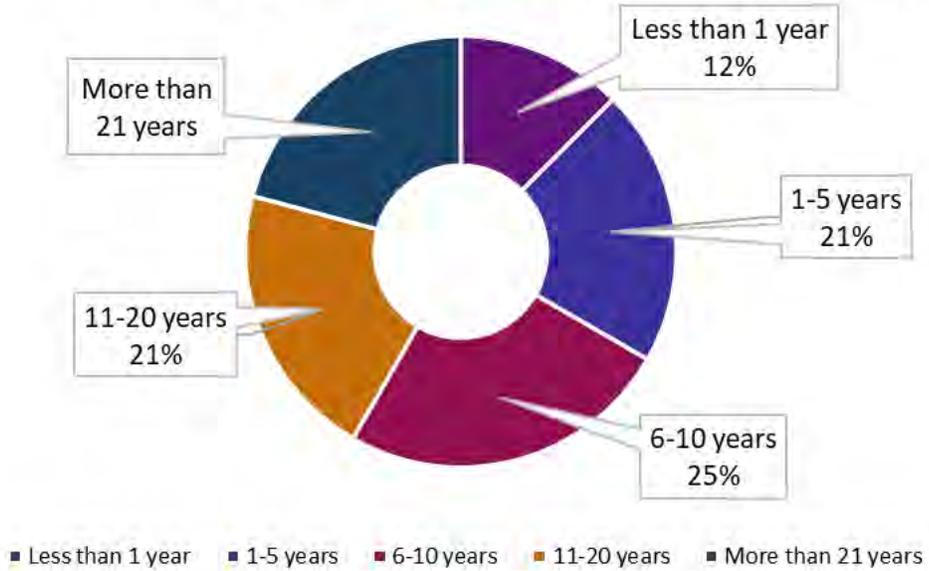
Do you currently work in West Hollywood?



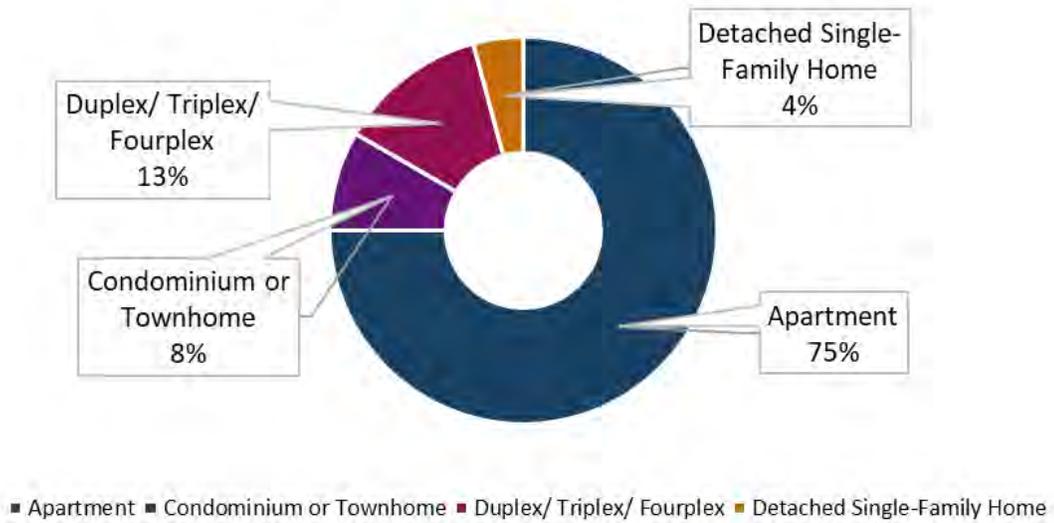
What is your zipcode?



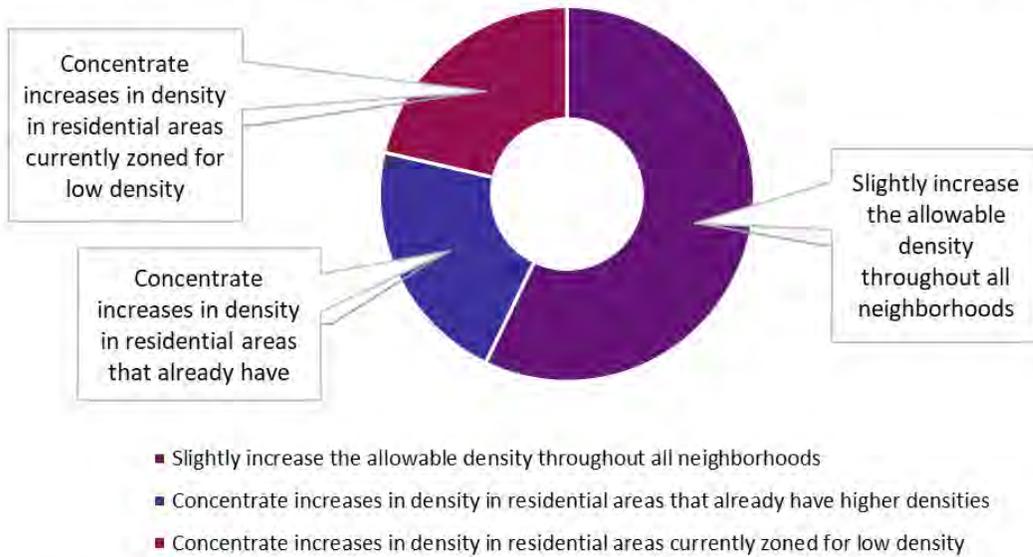
How long have you lived in West Hollywood?



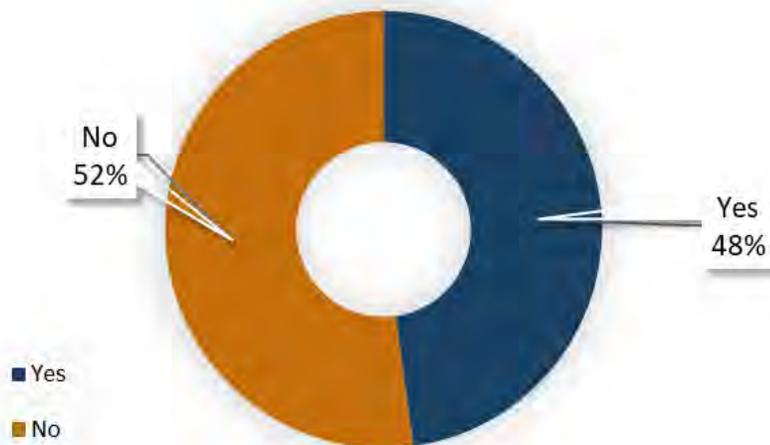
What type of housing do you live in?



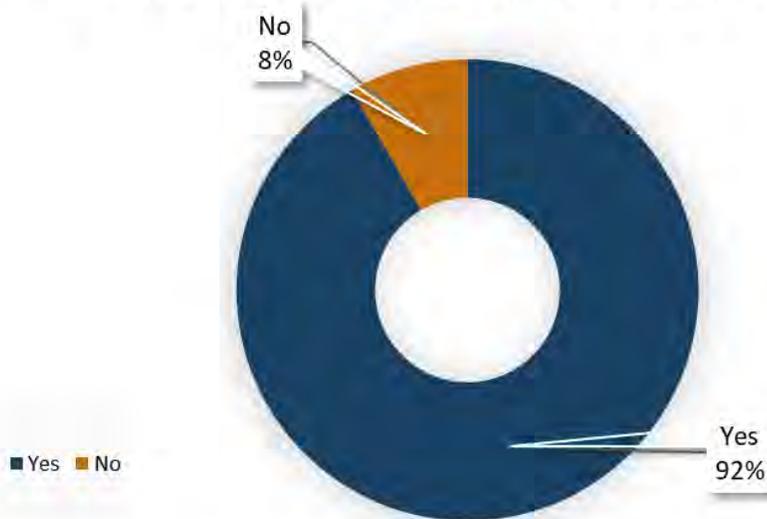
How can we address the housing shortage in West Hollywood?



Should remaining housing needs be met by increasing density in R-3 and R-4 Districts?



Should remaining housing needs be met by changing "Neighborhood Commercial" to "Community Commercial" along Melrose Avenue and Robertson Boulevard?



Public Comment Period

Attendees at the second community workshop were able to submit comments and questions via Zoom’s chat feature, throughout the presentation. Public comments are organized below based on subject regarding the Housing Element Update (see Table D-2) or the Environmental Impact Report (see Table D-3).

Table D-2: Public Comments Related to Housing Element Update

Number	Public Comment
1	WeHo’s 2019 population stood at 36,475. With an average of 1.57 persons per dwelling unit now, the additional 3,933 dwelling units required by RHNA would indicate an additional 6,175 people over the next 8 years. Is this figure realistic for planning purposes? Would this mean planning for 42,650 residents by 2019?
2	Can Ryan explain the definition of density? I assume this is not ‘population density’ but dwelling unit or ‘home’ density?
3	Is the City Council also on board with characterizing the issue as a need to increase density?

4	Why no discussion of what kind of units should be built to comply with the 'increased density' mandate? We already have tons of those, and the commercial is woefully unoccupied - this has been true since PRE-pandemic.
5	All of these would be incentives to tear existing housing, remove tenants ...so new owners could get higher density and revenue.
6	Figures provided by City staff at the May 6 Planning Commission meeting on this topic indicate the following number of dwelling units per acre per residential zones: R4—50 units per acre and R3—30 units per acre. What are the comparable figures for the City's R1 and R2 zones? Also, how many people resides in each of these zones and what is the total acreage of those zones? Issues of density/crowding, equity, fairness, and impact on infrastructure must be addressed in the draft EIR. An analysis must be provided to show how upzoning of R1 and R2 zones could help achieve RHNA goals – going beyond what is promised by the siting of ADUs – accessory dwelling units.
7	They should make all the currently overbuilt newer units affordable that way you will have full occupancy and cut down the need for more building!
8	Santa Monica and Fairfax area as well as the large amount of land now taken up by MTA and the Sherriff Station. Reduce parking allotments and get rid of large open to sky parking lots like Whole Foods.
9	There is an excess of empty retail space, is there a way to convert? Also, the City-owned lot at Crescent & Santa Monica is substantial.
10	I agree that "All of these would be incentives to tear existing housing, remove tenants ...so new owners could get higher density and revenue." Your survey is built on posing questions that have a faulty premise.
11	We may be attempting to analyze this from an incorrect and impractical starting point. I sent several of the participants a photograph that might serve as inspiration for a path forward from a different point of view. The photograph shows a location that may well have been inspiration for our early notable architects among them Arthur & Nina Zwebell and Frank Lloyd Wright, further articulated by ANGAWI House & the writings of Dr. Sami Angawi. Please look at the Trader Joe's photo exhibit and express what is wrong with execution of this idea? We need to shift our direction to a human discussion because humans are not widgets, nor do they fit into the Trader Joe's Sardine Towers. The approach is off and seems averse to development of the world's great cities for centuries. Lack of regarding the human condition intertwined with nature and aesthetics appear detrimental to the human psyche.
12	Mixed use not the magic bullet once thought. Retail glut will not be absorbed any time soon.

13	How will already designated and already identified potentially eligible historic properties be affected by sites selected for development, especially along commercial avenues/zones?
14	Does this mean that over the next 8 years, no more than +/-3, 900 units will be built?
15	"Lack of housing" isn't the same as "lack of appropriate or especially affordable housing"
16	Is it right to expect that with new housing development will also come new opportunities for green space, as well as updated infrastructure? I typically only hear that this new development will take away from what we currently have, but it seems to me this is going to improve and increase our existing infrastructure and green space.
17	I think that the Planning Department keeps using this argument and I believe that if you listen to the community, it is obvious that they are not buying it. How can we have discussions that are not at cross purposes because we are not working from a shared set of understandings?
18	Since Alicen brought it up - what are the City's plans for providing supportive housing for our homeless population - this is definitely something we are sorely lacking?
19	But the entire survey was based on the assumption that greatly increased density is a given.
20	I'm concerned about our aging LGBTQ residents who are on a fixed income and making sure the City has a plan for them. I know that the City partners with the which to provide low-income units (some in the city, but most not), and these spots are commonly seen as a "golden ticket" -- rare and difficult to attain. What else can we do?
21	Ditto Karen's concern about the City's commitment to aging in place.
22	I agree with Susanna Lagudis in that all this information is based on assumptions. That is problematic from the start and leads to unrealistic goals and results.
23	Thank you, Rachel. Please be sure the Senior Advisory Board is brought into the convo!
24	Given that focusing new development solely in areas of existing high density will increase displacement pressures on existing rent stabilized units, would not maintaining single-family zoning restrictions in select areas be in conflict with our City's equity goals?
25	I would like it to significantly increase density everywhere. we're in a housing crisis and a climate crisis. There is no option for that, though. That option would be the most likely to result in the displacement of existing tenants in rent stabilized units.

I wish these questions were worded differently, as they generally include presumptions that I don't agree with. i.e., I think we should do all of these (except tearing down Rent Stabilized arts) and exceed the goals. WeHo should eliminate parking minimums, remove red tape that drives up costs, remove setbacks and other limits that reduce housing, and end exclusionary zoning.

WeHo is significantly less dense than many neighborhoods of the same size. It is centrally located and the perfect place for building up.

We have 500,000 people here for Halloween and more than 3 million tourists a year. We can handle 6,000 new residents, which would leave us still significantly less dense than lots of LA neighborhoods. <https://maps.latimes.com/neighborhoods/population/density/neighborhood/list/> Failing to build enough housing is causing more sprawl, which is lighting our planet on fire. It also means housing is unaffordable and increases homelessness.

- 26 We don't need any more density.
More people and density are at the root of all problems.... environment, traffic, affordability, and everything else.
People are moving away from density. Is this plan outdated? MT has more "workforce" housing in the new plan.
- 27 WeHo does not in and of itself have a housing shortage. It is denser than any city in the area. West Hollywood's density per square mile is higher than Beverly Hills, Culver City, Santa Monica, and LA.
- 28 Can the City legally challenge these RNHA numbers?
- 29 What is the incentive to meet the RHNA requirement? In other words, is there a penalty for cities that don't meet those numbers?
- 30 New housing units do not always mean new residents, though often they do - sometimes they result in new household formation (roommates become sole occupants).
- 31 What happens if the City cannot meet the RHNA numbers? Can you explain SB35?
- 32 What did SCAG consider when giving a small extremely dense city such a high number of required units compared to less dense surrounding cities?
- 33 There is a formula that SCAG uses. A lot of cities were not happy with the formula.
- 34 So, we lose local control?
- 35 So, what are we afraid of? We should ignore the RNHA.
I think a lot of people in my community would disagree with Rachel.
- 36 Beverly Hills is also a hub. Why do we think our numbers are higher?
- 37 We have ample room for more housing citywide.

38	In the R-1.
39	Just corridors.
40	Increase more Mixed-Use Commercial Overlay zones.
41	Acquire and convert dilapidated or older hotels into residential units
42	Are there any plans to acquire and convert dilapidated or older hotels into residential units or apartments?
43	Where are WeHo's dilapidated hotels?
44	There are no dilapidated hotels.
45	The little place on Sunset is \$243 per night, so again, are there any hotels that could be utilized in WeHo?
46	Can we start to use any of the empty office buildings and convert them to dwellings?
47	Are there any limits in WeHo law on residential housing and office space on commercial corridors? If so, they should be eliminated. (I meant are there any zoning limits on residential housing — esp. apps — where there's currently retail/ office space, etc.)? Those should be eliminated, if so. So, are there commercial corridors where mixed use isn't allowed?
48	The Melrose triangle project was approved for mostly housing, and now they are reducing housing & converting to office space. Why during this housing crisis is that allowed?
49	Ensure all development includes more than fair share of very low, low, medium income housing to avoid displacement of tenants.
50	How about decoupling parking from rent costs and eliminating parking minimums to stop driving up costs of rent with personal vehicles, which are the #1 cause of GHG emissions and air pollution (brakes/tires) (the #1 cause here in CA)?
51	How many empty units does WeHo have today?
52	How can WeHo handle an increase in density and why are our RHNA numbers so high for 2 square miles?
53	Do inclusionary units count towards the numbers?
54	Will there be any in person meetings? I would encourage the City to re-consider hosting an in-person community dialogue about the housing element, etc.
55	How does Airbnb play into housing?
56	Short term rentals are in full force in the 1,000 new units on the Eastside. can we require that new slightly empty buildings remain housing? Could the City subsidize?

	<p>Why are there commercial only? Combo works just fine in NEW YORK. There are loads of luxury apartments with low-income inclusionary housing but WHERE is the new middle class housing?</p>
57	Would income verification for a rent controlled apt ever be considered here? I believe there it is in NYC
58	With inclusionary housing units, it is it 80% is market rate and only 20% is moderate and/or low income? Doesn't this approach to funding inclusionary housing drive up costs in 80% of new housing even more?

As shown in Table D-2, Public Comments Related to Housing Element Update, there was a healthy debate on whether there is a need for increasing residential density or not. Also, some participants supported increasing density throughout the city to address the housing crisis while others preferred new residential development to be limited to properties along commercial corridors and near public transit. Community members recommended evaluating vacant properties, dilapidated hotels, and short-term rentals to accommodate future housing. Community members also asked about the RHNA requirements.

Table D-3: Public Comments Related to the Environmental Impact Report

Number	Public Comment
1	Recent population figures and out migration as well as FOR RENT signs citywide indicate that WeHo may not be facing a housing shortage. How will the draft EIR account for these recent developments?
2	Melrose is oversubscribed beyond west of La Cienega and cannot be widened or take future trips.
3	What tribes have you engaged with on the AB52 Tribal Consultation mandate?
4	What other local and state agencies have you requested comments from during your CEQA scoping? And how do you engage with them - just providing the notice?
5	How many trees are expected to be removed for new development and how will that affect greenhouse gases and climate change?
6	What is the expected impact on utilities and infrastructure (sewer lines, water lines) of nearly 4,000 new dwelling units?
7	Can you also address the largest issue in California...water in the EIR?
8	So how are cumulative impacts accounted for?

9	Can you have others from the City, perhaps from Public Works who deals with water issues (Matt Magener, I think?), available for the next scoping meeting?
10	That said, how would the "No Project Alternative" be justified in the draft EIR given the RHNA requirements?
11	What impact will an almost 20% increase in population have upon the infrastructure?
12	How can the City mitigate 6,000 new residents?
13	How would our roads and traffic handle 22,000 people per square mile?
14	I suspect that the EIR will say no significant impact on traffic because it is already an "F". Other than the possible Metro line which will not happen for years what will be done about increasing traffic?
15	Will the EIR calculate net traffic impacts (e.g., consider the impacts on roads elsewhere if we do not build housing in west Hollywood?)
16	To reduce traffic, we need to reduce reliance (and subsidizing the storage thereof) on single occupancy vehicles. We can also make bus riding more appealing (bus only lanes could be done overnight and turn my 1 hour 15 min ride to work to probably 35-40 min)
17	If a VMT analysis only focuses on trips originating from new housing in WeHo it is going to be biased against new housing.

As shown in Table D-3, Public Comments Related to the Environmental Impact Report, community members were most concerned about environmental impacts related to traffic, water, population growth and public utilities connected to the potential cumulative impacts. In addition, community members asked about tribal consultation, government agency consultation, and impacts to trees.

Community Workshop 3

Logistics

Date: Tuesday, June 15, 2021

Time: 6:00 PM – 6:45 PM

Location: Virtual via Zoom Webinar.²²

Pre-Registered Attendance: 24

Attendance: 8

Recording Link: <https://youtu.be/K1cQ1QCEX00>

Summary

A third public workshop was held to update the community on the 6th Cycle Housing Element Update, particularly the steps completed thus far, emerging themes from community engagement, and draft findings from the Housing Sites Inventory Draft Report. The presentation also explained the concept of Affirmatively Furthering Fair Housing (AFFH), its legislative context, and the State requirements to address it. Polling and questions and answers were used in the workshop to solicit input on the Housing Sites Inventory Draft Report and current conditions and needs related to fair housing practices in West Hollywood. See Table D-4 Public Comments and Questions, below for public comments and questions.

Presentation Materials

The presentation addressed:

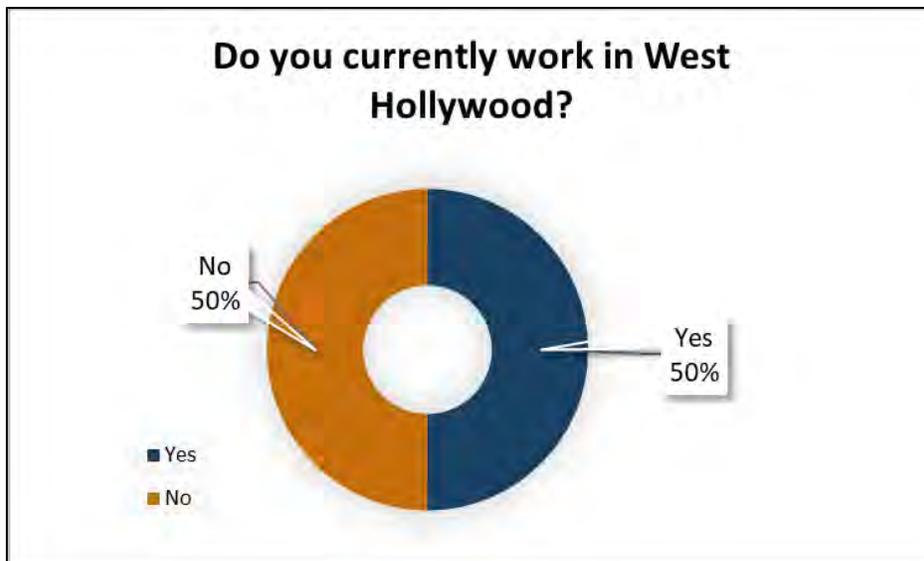
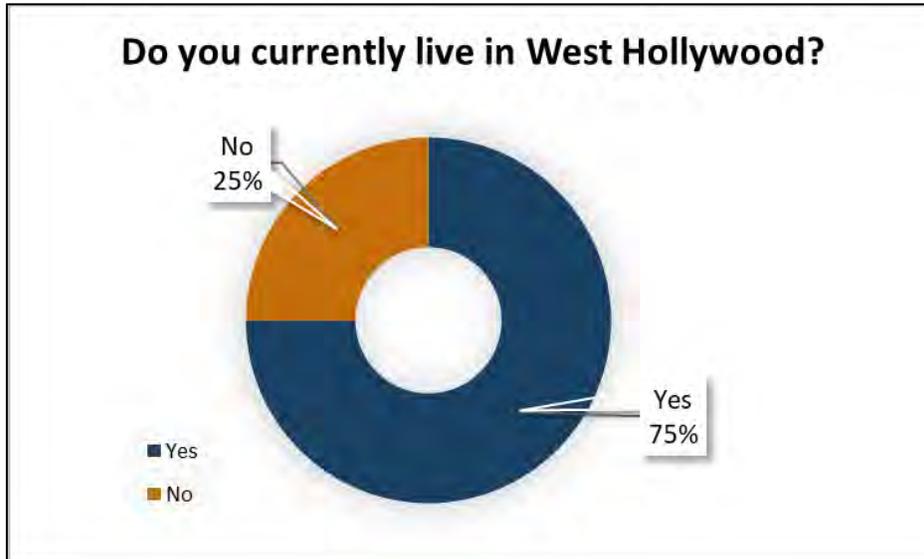
- Welcome and Introductions
- What is the Housing Element?
- Planning Process: Steps Completed
- Key Findings from Community Engagement
- Housing Sites Inventory Draft
- Public Comment Period
- Affirmatively Furthering Fair Housing (AFFH)
- Next Steps
- 2 Opportunities for Polling Questions

²² Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

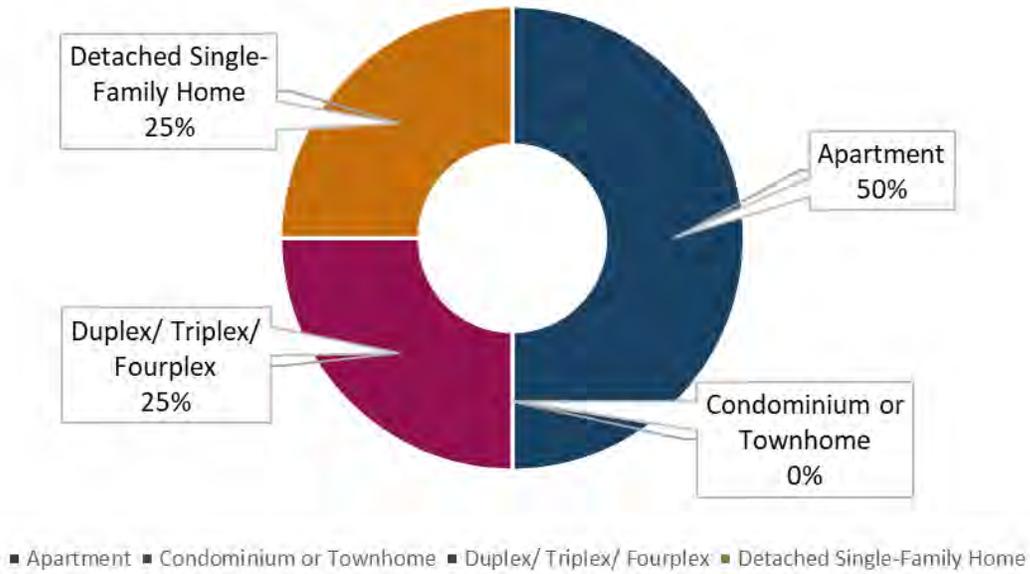
- Public Comment Period

Polling Questions

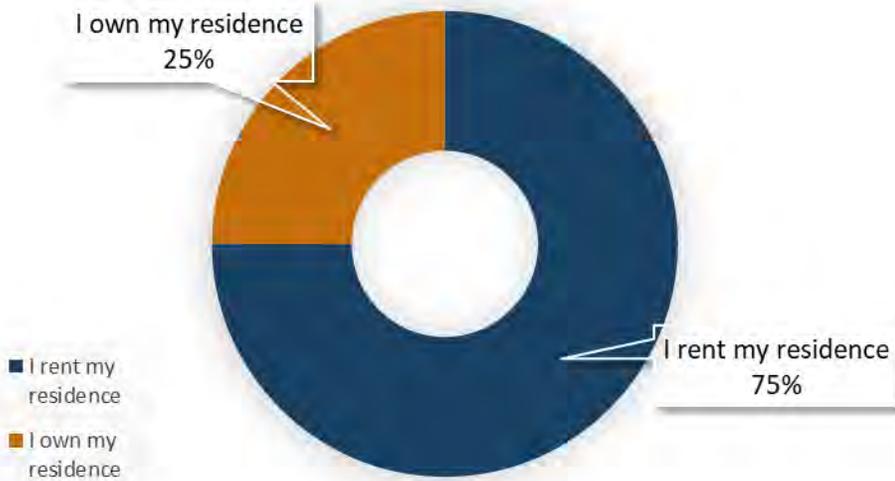
Using Zoom Webinar’s polling tools, a series of questions would appear individually and would allow attendees to answer. Each question was available for 3-4 minutes.



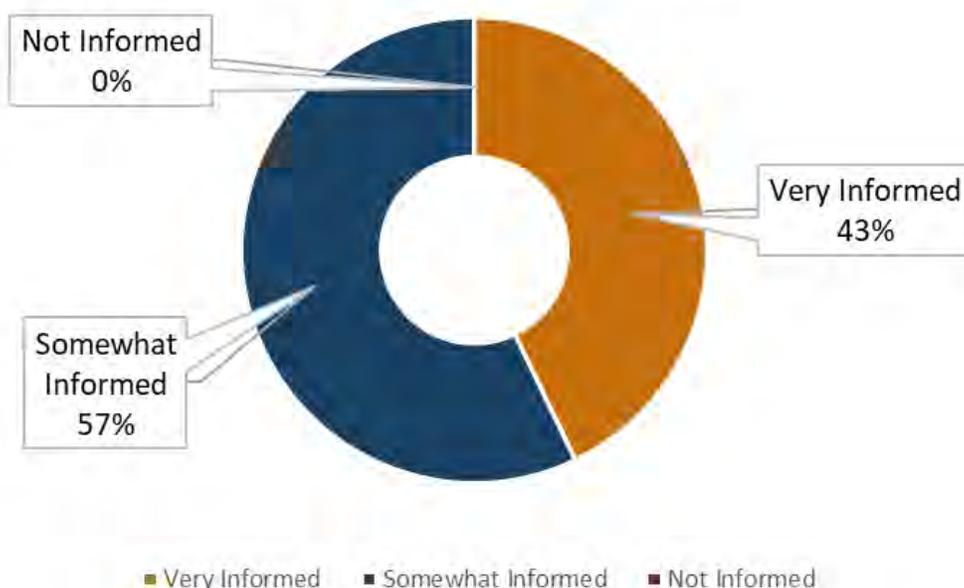
What type of housing do you live in?



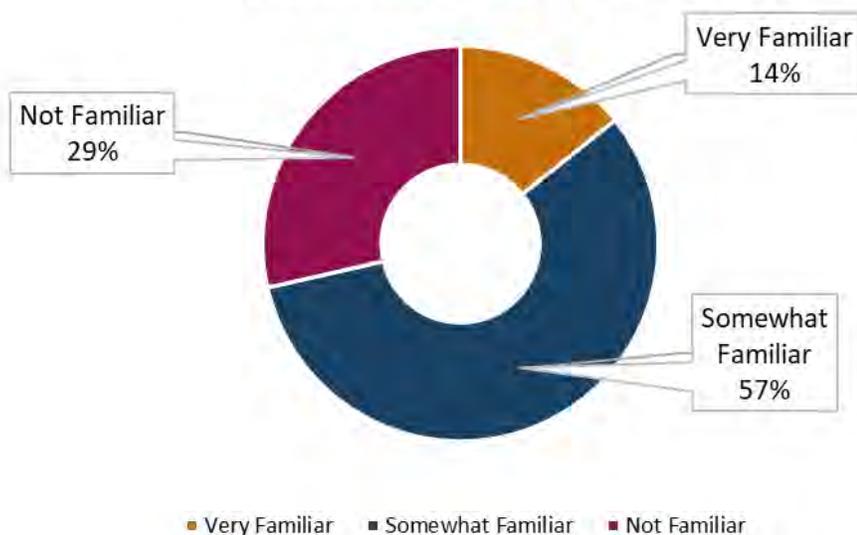
What best describes your housing situation?



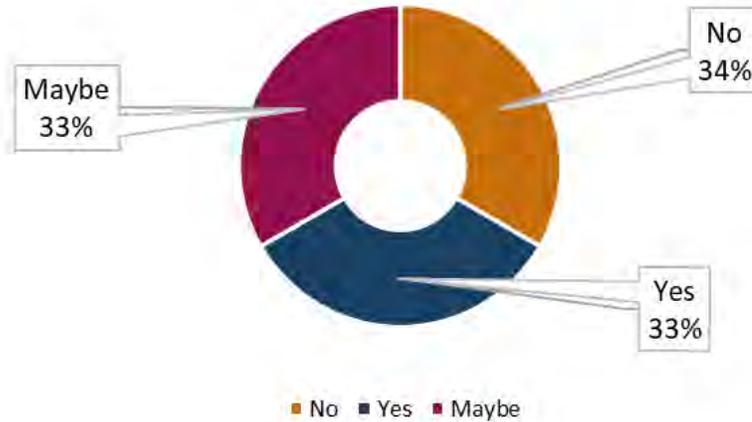
Do you feel informed and aware of your rights related to housing?



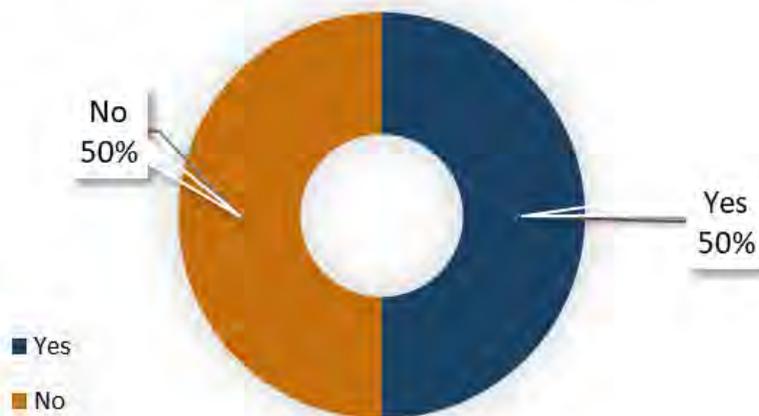
Do you feel familiar with the fair housing programs available to you in West Hollywood?



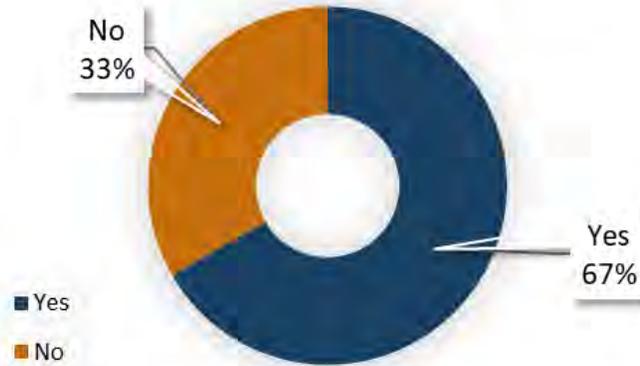
Do you feel that West Hollywood is segregated in any way, based on these categories?



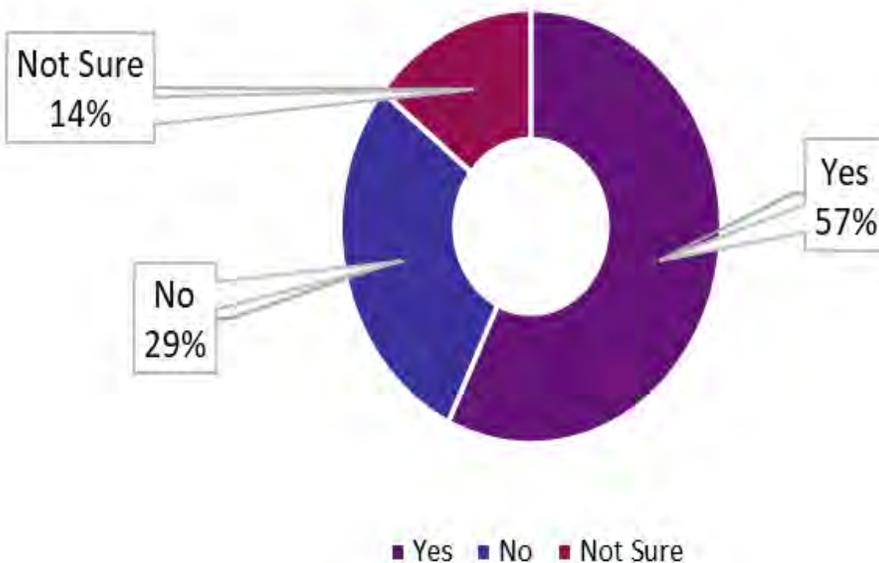
Do you believe there are concentrated areas of poverty in West Hollywood?

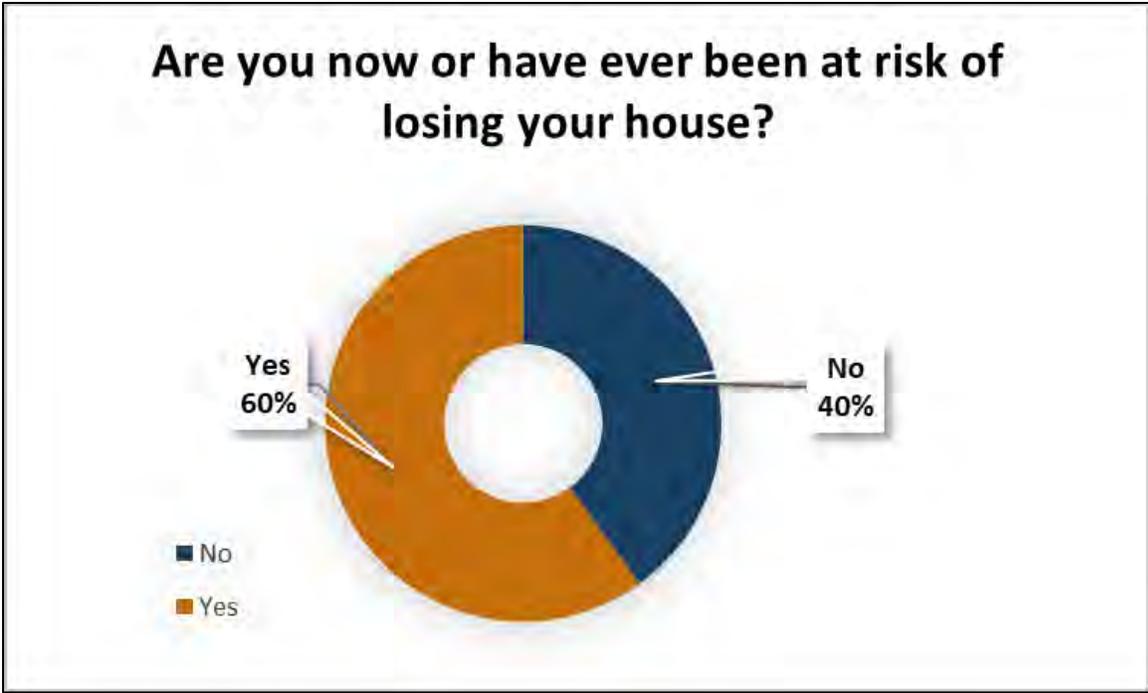


Do you believe there are concentrated areas of affluence in West Hollywood?



Due to the anticipated arrival of the northern extension of the Crenshaw Line through West Hollywood, new transit access opportunities will be expanded. The City has proposed rail integration into its housing strategies. Would you support increasing housing density near future station locations?





- Do you have any additional policy recommendations to maintain a stable rental housing supply in West Hollywood? Fill in the blank.
- See Table D-4 Public Comments and Questions

Public Comments and Questions

Attendees at the second community workshop were able to submit comments and questions via Zoom’s chat feature, throughout the presentation.

Table D-4: Public Comments and Questions

Number	Public Comment
1	What effort have you made to show that it is feasible to develop the Metro site?
2	If a site was identified before but not developed, isn’t that a sign that it isn’t likely to be developed this time?
3	The City has a history of buying land for housing and building parks after public opposition. Don’t repeat that mistake.
4	It seems the concentrations of poverty are on the east side, north and south of Santa Monica Boulevard, east of Fairfax.

As shown in Table D-4 Public Comments and Questions, community members asked a few questions about the Sites Inventory process and feasibility of residential development on the identified sites. In terms of fair housing, the community identified concentrations of poverty are on the east side, north and south of Santa Monica Boulevard, east of Fairfax.

Community Survey 1

Logistics

Dates: January 18 – February 7

Location: Available on the Project Website

Platform: Survey Monkey Pro

Participants: 38

Community Survey 2

Logistics

Dates: May 25 – June 7

Location: Available on the Project Website

Platform: Survey Monkey Pro

Participants: 121

HE Task Force Creation

HE Task Force Creation Process

The HE Task Force encompasses ten total representatives, which would include two representatives appointed by each of the five City Council members (listed below). The intent of the task force would be to gather specific feedback on current housing needs and conditions as well as preliminary goals, policies, and programs for the administrative draft of the Housing Element Update. In addition, the task force will provide opportunities for community representatives to review and contribute to defining and confirming the housing goals, policies, and programs necessary to address housing needs; and ensure the draft plan reflects the community's needs. The objective of the first meeting is to gather specific feedback on current housing needs and conditions.

- Craig Berberian, Empire, Multi-family Property Owner (Appointed by Councilmember Horvath)
- Angie Brooks, FAIA Principal, (Appointed by Councilmember Horvath)
- Chelsea Byers, Abundant Housing, CM (Appointed by Councilmember Erickson)

- Sheila Lightfoot, Former Planning Commissioner, and West Hollywood Resident (Appointed by Councilmember Meister)
- William Korchek, AECOM (Appointed by Councilmember Meister)
- Adam Kroll, Executive Recruiter and Community Activist, (Appointed by Councilmember Erickson)
- Marianne Lowenthal, Combined, Market Rate Developer (Appointed by Councilmember D’Amico)
- Mike Manville, Urban Planning Professor, UCLA, and West Hollywood Resident (Appointed by Councilmember D’Amico)
- Barry Talley, Architect/Director of Design (Appointed by Councilmember Shyne)
- Dawn Collette Williams, Land Use Consultant, (Appointed by Councilmember Shyne)

HE Task Force Pre-Work Assignment: Evaluation of Existing Policies and Programs

Prior to the first task force meeting, all task force members were required to complete a pre-work assignment in order to thoroughly examine and evaluate existing goals, policies, programs, and implementation measures from the 5th Cycle Housing Element.

HE Task Force Meeting 1

Logistics

Date: Monday, February 1, 2021

Time: 3:00 PM – 4:30 PM

Location: Virtual via Zoom Meeting20F²³

Attendance: All 10 HE Task Force Members

Recording Link: <https://www.youtube.com/watch?v=nexSKaq3P7o>

Summary

The objective of the first task force meeting was to solicit expert knowledge and advice regarding housing policies and programs, based on the task force members’ professional experiences.

²³ Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

The meeting started with introductions of task force members, an explanation of the task force's role, and introductory information on the 6th Cycle Housing Element, the Regional Housing Needs Assessment (RHNA) requirements, and emerging themes from the first public workshop. A guided discussion allowed all ten task force members to evaluate existing goals, policies, and programs from the 5th Cycle Housing Element.

Presentation Materials

Presentation outlined the following:

- Introduce the Role of the HE Task Force
- Review Summary of Feedback Heard to Date
- Discuss Previous Housing Element Goals and Policies
- Discussion of 6th Cycle Goals and Policies
- Review of Schedule and Next Steps

Task Force Discussion Period

Is a strong vision for housing preservation, production, and innovation reflected in the Goals and Objectives? What goals and objectives may need an update or to be added?

Brooks: Sometimes it is hard to connect goals to actual policies. The goals sound good, but looking at the nitty gritty policies, the policies restrict being able to meet goals. There is a perception that increased density will produce extra traffic and that is not necessarily the case. When comparing working in Los Angeles versus West Hollywood, there are codes in West Hollywood that restrict increasing density, but not necessarily increase the volume of building by height and scale. The allowable square footage per dwelling unit, which is double that of Los Angeles. The ordinance that does not allow residential over some of the commercial areas.

Also, the Santa Monica Boulevard spine presents a golden opportunity. In the 1980s it was zoned with FAR of 3:1 because it was believed to be a good density to allow for a mix of uses near transit. Then in the late 1980s it was cut in half to 1.5:1 because people were concerned about traffic. We now know that a certain amount of density is necessary for walkable communities. So, I believe we should focus on Santa Monica Boulevard as we discuss a mix of uses (residential, commercial, mixed use) and transit-oriented development. Also look at R-1 zones to not be so restrictive of only having single family homes, and allow up to four units, similar to what West Sacramento did.

Kroll: To branch off of what Angie said, but one thing I think of that is not reflected in the goals, is the idea of an even impact throughout the city. By having uneven zoning from R-1 to R-4 throughout the city we have certain neighborhoods that have a concentration of bigger buildings and

neighborhoods that do not share in this development. I would like to see a goal that reflects the idea of the city grows gradually in a well-distributed way throughout, so that all neighborhoods see some growth and gradual change, so, it is less extreme in specific neighborhoods rather than others. Obviously accounting for some areas with main thoroughfares that have more growth and development to accommodate mixed use development.

Another idea that I have is what exists in the built environment around housing. In West Hollywood, we are fortunate to have access to high frequency lines and hopefully get the North Crenshaw Extension in place. But there are other components, such as supportive housing for seniors and individuals with disabilities. How are we thinking about sidewalks and pedestrian access in the context of that development? How do we think about the built environment and determine if it is conducive to different levels of mobility? This may go beyond the role of this task force and the requirements of the Housing Element, but it is hard to extricate those things. If we want our city to be inclusive, not only of different socioeconomic levels, but we also need to consider people with different levels of mobility. We need to consider what our infrastructure accommodates and not just our housing.

Talley: When looking at the Housing Element goals, they are policy ideals, but does not include methodology to meet those goals. There is one goal to provide more space for x, y, and z, but how do we go about that? Do you propose that if a building is vacant and landlord is tearing it down, would the City try to take over rights to that building to accommodate more space? There needs to be a clearer connection from Point A to Point B.

We also need to have a mind shift about density. We are in a transition point where everyone thought they would buy and own a home, but that is not an option anymore. We will need to be a city of density, like Chicago and New York City, to accommodate. There are creative opportunities to allow opportunities for developers to develop at increased density and they contribute to a community green space. People may be more willing to accommodate increased density if they know they will also receive grandfathered-in green spaces that will always be there. I am working on a tenant bill of rights or a West Hollywood stakeholder bill of rights for things, to consider components such as natural light and green space, and I would like to see that dove tail. We are specifically talking about housing needs and housing requirements, but it would be nice to see a qualitative component to secure things that are precious to the West Hollywood stakeholder, to preserve and embellish that.

Lightfoot: To bring it back to the fundamentals. I think Santa Monica Boulevard is the spine of the community. These other discussion points are details, but the fundamentals rule us. We need to get the fundamentals right before we finesse things. Looking at what we have accomplished from the 5th Cycle and the enormous amount of housing we are asked to plan for during this cycle,

we can understand what we are dealing with. It looks like we already have the capacity to accommodate the RHNA numbers based on the maximum capacity we established during this housing cycle. Looking at our RHNA numbers, there is no way we can accomplish the low income and moderate-income units with the current strategies we have to date. We have managed to build 14% low income and moderate income compared to 86% above market. If we use that same ratio on the new numbers, we would need to build 20,435 new units, which would be an 87% increase in our density. So, the strategies we are using, including the backbone of inclusionary housing, are not going to work. Even if we included 20% inclusionary housing, we would still need to build more than 14,000 units. So, we need to need to think of new strategies to build more affordable housing. We also must protect our rent stabilized housing because that is where the bulk of our affordable housing is. 70% of our housing is older and rent stabilized housing. We need strategies to accomplish both at the same time. Even if we use by-right it would only be 20% of our RHNA numbers. We need to think outside the box. Maybe one thing we can do is explore ideas of converting office space to residential with more than 20% inclusionary if there is a market shift post-COVID-19 Pandemic. That would take the pressure off of our rent stabilized housing. We should focus incentives along commercial corridors, including density bonuses and allowing more units to be built if they are smaller units (500 feet, 600 feet).

Berberian: When discussing smaller units, when you have a minimum unit size of 1,200 square feet, average unit size and you're in residential areas where it is FAR based you won't build 20 studios because it is not the best financial option. Along commercial corridors, you could adjust minimum unit size to be smaller, but you cannot in other, lower density residential areas. There are not as many opportunities to convert office spaces to residential. The idea sounds great, but there are not as many opportunities with our housing stock. The only example is Townson on Beverly. Oftentimes it is better to bring it to a higher and better use rather than conversion. Upzoning R-2 neighborhoods is also an option.

Lowenthal: In West Hollywood, you need to do a little bit of both. We need new strategies because the numbers do not work. The City needs to be willing to be denser and consider potentially upzoning R-1 neighborhoods. The City also needs to consider economics to finance affordable housing. Are there ways to include strategies in the City's balance sheet include for the City or a nonprofit to be able to build housing at cheaper rates. There is no way to do this without being denser. The City needs to decide if building more affordable housing is more important than some of the other things that have been important to the City. The City takes too long to decide on projects and with this timeframe and these numbers, it needs to be a priority to be effective. In the past, neighborhood characteristics have taken priority to building affordable housing. The residents and City Council need to have a fundamental shift to build more affordable housing, or it will never get done.

Korchek: There is also a big physical spatial question to that. There is not currently a goal of the quality of the environment. Maybe add another goal that ties to the building code.

Berberian: Another component I have noticed when discussing affordable housing is funding is a constraint. I also see trade-offs, for example, parking requirements are tethered to the need for affordable housing. I consider the economic considerations trade-off funding more parking spaces over building more affordable housing. So maybe consider reducing or eliminating parking minimums.

Lowenthal: That is correct. The only way we were able to build eight affordable housing units in our Kings Road project was not providing parking for those units on Santa Monica Boulevard. If we had to have provided parking, we would not have been able to build all of those affordable units.

Brooks: In Los Angeles, the TOC Ordinance really has been successful, around transit nodes you can build 100% affordable housing projects without parking. Many nonprofit housing developers would be willing to do similar projects in West Hollywood if it were simple or easy. If we need to build a lot of units, we need to try everything. We need to make it easier for nonprofit developers to build 100% affordable housing. We need to make it easier for market rate developers to build inclusionary housing. We need affordable developers to be able to build their projects. Affordable housing developers always want to build along commercial corridors because they are closer to amenities and public transit. When building permanent supportive housing you want to be near those things.

Rather than a discretionary review, we allowed nonprofit developers and other developers building with 20% inclusionary, if the project meets design guidelines, they can go through more of a ministerial review process. It would be an incentive to build projects. These projects are not that big. For example, a project in Venice that has 35 units, that are two lots tied together, the units are 325 square feet each with a kitchen. These projects do not look that dense. The project is for transitional age youth who want a roof over their heads and want to step up in a livable space. We have also done some with 245 square units each that have common areas for kitchens and bathrooms. These projects can be 264 dwelling units per acre at that scale in a building with only four stories. There are strategies to get more units by targeting unit sizes.

Talley: What happens if the need is not there? Have we considered that we are going through a Pandemic and the market is shifting right now? The city has grown by about 1,500 people in the past year. What if there just is not enough demand for these units? Is the market taken into consideration for these units?

Manville: To clarify, RHNA does not require the City to produce housing. We are under an obligation to zone for housing. That is a difference that is important. The State cannot require us to physically make housing appear as a City government. The process is similar to what UCLA does every year for a new

freshman class, there is an anticipated take rate. We want 5,000 students and we let 11,000 because we know some students will not accept our offer. The zoning number is similar to that process. We zone for some units knowing the market may not produce them. With SB 35 in place, we are more obligated to produce something because we can lose discretion if we don't produce enough affordable units. So, it is important to remember that we are not required to produce units, we are required to zone for them.

In terms of the parking requirements, reducing or eliminating parking requirements helps with allocating land for housing purposes. It also makes a city more hospitable and walkable by having less parking. You need to consider the curve cuts on sidewalks for driveways, which is less hospitable for pedestrians or someone using a mobility device. When changing density, you also need to revise car orientation in order to maintain street vitality.

Lowenthal: Zoning is completely within the City's power, so why is it so difficult to zone for those many units?

Kroll: I want to also go back to say how important it is to preserve rent stabilized housing in West Hollywood. One of the ways we do that is to change zoning in other areas of the city to be able to take the pressure off of sites that have rent stabilized housing. When looking at the City's zoning map we have a significant percentage that is zoned for single family housing. We are underutilizing large portions of the city. If we also consider R-2 districts, there are even more housing units. When thinking of the need for housing, we need to look at ourselves as part of a region as well as a community. West Hollywood has a high ratio of jobs to housing ratio, we can accommodate more housing and take traffic off the road. Fountain, for example, is a simple street that is basically used as a freeway. It seems like there is consistency to develop mixed use on commercial corridors and increase density throughout in order to protect rent-stabilized units. That would allow for more gradual development throughout.

Lightfoot: One of the lessons learned from watching this last cycle and our last General Plan, the community was assured that all mixed use and everything going to boulevards would relieve the pressure off rent-stabilized neighborhoods. But we learned that housing will go where it is zoned for and it will be built for areas cheaper to buy lands, in residential neighborhoods. We need to be aware of that. SB 330 we can upzone to the equivalent to protect rent stabilized unit. If we zone for it, developers will decide where to go. I hope they go to the boulevards rather than residential neighborhoods so we can protect rent stabilized units.

Bartle: There are two main sentiments of West Hollywood. One perspective is West Hollywood is a fairly small town with the densest development along the main thoroughfares, and everything else can be the same. The other sentiment is that West Hollywood should be a more walkable with density throughout the city. The City Council also seems to have these two different perspectives. So now we need to consider how we frame density. Many people may consider density and development as bad. We have multiple developers on this call, and

we have of pro-development approach in West Hollywood, so how do these two tensions be aligned in this next housing element.

Brooks: Not all developers are big or bad. A lot of areas of West Hollywood will be smaller landowners and developers interested in property development. A few facts, West Hollywood's population is 36,450 people, the city only has 26,308 dwelling units, so on average there are less than two people per dwelling unit. We have areas with less density of one dwelling unit per parcel. Maintaining rent stabilized unit does not seem to oppose downzoning. You can remove a restrictive zoning requirement that says you can only have single family house on a lot. You can say the maximum allowable volume for that house, but instead you can put two units here instead of one, so two households can rent that one house, or two houses can be built there with a small lot subdivision. So, it could be single family with two houses on a unit. It would be interesting to know if unrelated people live in one house to determine if multiple households are housed by one unit, meaning you would meet RHNA numbers without new development.

Lowenthal: The concept of mansionization where huge (5,000 square foot houses) on a single-family lot. Some developers could house 20 units or 10 people in that same amount of space. This may not be as applicable to West Hollywood, but it is common in the region. One thing West Hollywood does a good job of is they require nice buildings.

Brooks: Orange Grove project in West Hollywood with five units on one lot. It is five condominiums one right after the other, so from the street view it looks like only one condominium. The parking requirements were a little over the top at the top, to include a parking garage underground. It is something that can easily be done.

Williams: One of the biases associated with density is race. A lot of arguments about degradation of neighborhoods. So, when you think of reframing density as good, you need to remember there is an underlying racial bias about a low-income renter. You need to address those underlying issues that are not always said out loud. It won't be easy, but we need to speak to this issue so people can become aware of this bias in order to move forward.

Brooks: Some of those things are embedded in the zoning code as it exists now. The R-4 zoning code allows 872 square feet for each dwelling unit. In Los Angeles it is 400 square feet. So West Hollywood requires double the land area for the same amount of dwelling units as the City of Los Angeles.

Talley: The requirements lean toward higher end and market rate units and then the lower income and low-income units. With that said, the services on Santa Monica Boulevard, employees are commuting here from other areas. Ideally, we would kill two or three birds with one stone, where we build these micro units, we cut down on commuting that contributes to greenhouse gas emissions. Can we be brave, creative, and idealistic by proposing housings

options to our service providers who currently can't afford to live in the city they work in?

Byers: The tension between two perspectives on density, when looking at the zoning map, there doesn't seem to be a city center, but an overall walking community. We have services on Santa Monica Boulevard, but I push back on this idea that we need to have a spine that we build off of and then bud up against other spines in other cities. Maybe build out from the unique L-shaped city that leads to walkability.

Lightfoot: As far as the spine is concerned, I mention Santa Monica Boulevard because of elevation. Santa Monica is one of the level streets that allows for better public transit. The other component is protecting rent stabilized units. The only difference whether it is Santa Monica Boulevard or residential neighborhoods, we need to protect the bulk of our affordable housing.

Korchek: There is also benefit in diversity of neighborhoods and diversity in the built environment. The City has tried to cultivate certain neighborhoods and I think that is okay. I do not think we need to make a vast change of zoning across the whole city.

Kroll: I agree about protecting rent stabilized units. The reason I suggest about gradually increasing zoning throughout the city is that we see neighborhoods where nothing is rent stabilized. We know that rent stabilization cannot apply to single family homes, so, that is our trove of parcels where we know if we redevelop in R-1 neighborhoods we would not get rid of rent stabilized housing. Also, we need to look that we are in the of this urban area. Melrose and Beverly are a-spine, so we are surrounded by commercial areas. We are all within one block of a commercial center. So, we could gradually increase all housing.

Talley: So, if West Hollywood currently has 26,308 dwelling units and we are being asked to develop 3,600 increase that is more than a ten percent increase, which is a huge endeavor, once every 100 years kind of change. So, we need to be brave and consider something that is not pedestrian or mundane. I do not know the approval process and required community approval. The idea of allocating this to a spine will cause controversy and slow down the process. If you isolate this to certain areas rather than the entire city you are more likely to have this approved.

Brooks: The zoning map and the Santa Monica Boulevard spine with future transit, there are proposed stops located across from commercial properties where residential development is currently not allowed to be built. I am not sure why that is, but it seems silly. We need to consider transit development and look 60 years into the future. In that timeframe there will be transit on Santa Monica Boulevard, and we will residential development there. Also, I recommend we make the process easier. If we said to 100% affordable housing developers, please come to our neighborhood, if you develop along this commercial corridor, and the project is 50 units or less, you can develop it by-right, with some design guidelines, no discretionary approval, no public

hearings, limit parking because it is near transit (following a form of TOC guidelines).

There is AB 1763 says you can increase underlying density by 80% and height by 30 feet and the stories by 3 stories if you build 100% affordable housing. We are using that on a project in Santa Monica. I am not sure why nonprofit developers are not flocking to West Hollywood with this in mind, but there must be a reason. I think we need to make it easier.

Williams: I know the reason. The reason is that land use is passive from the City's perspective. The reason these great ideas are not taking off is because the City is not initiating it. The City needs to transition from passive to taking on a more active role, release RFPs, get zoned out, see a map of zoning and green space to get in social equity. For inclusion, it is not just looking at income, but also grocery stores they go to, the gyms and amenities they use. I would love to see RFPs where the City says this is all of the available land that is owned by us. If you want to develop x, y, or z, you can meet this planner who sit in, process it, and will walk you through the process. We will help you get it done. Let's create those maps and zero in on those environmental green spaces, empty land, and dilapidated house that we should encourage the homeowner to let us buy that land. Let's be proactive instead of seeing if people would like to take advantage of new State laws. That approach is not working.

Korchek: It is surprising that the City does seem to be sitting on a few parcels they own that can be developed. We would love to know what the City is working on.

Bartle: We hear you. Generally, the City internally has an arm-wrestling match of who will get which land. Based on the shifting environment for State bills and housing legislation in the past three years, the City has pursued hiring a new person whose whole role is to acquire land, so the City owns more land and submit RFPs for those sites for essential housing. Previously if we thought certain properties would be used for certain uses one of the City departments would oversee it. This did not meet the goal of mixed used development with heavily residential with commercial components, parking components, and possible open space components. It was difficult to wrangle these different perspectives. We have not had an approach similar to HCID, the County, or Metro, where there is a clear pathway to know what you will get, the process, the timeline. Your feedback also helps the Housing Department to say this is what people want and are asking for. This is not the conversation that usually takes places at the City Council. This voice is not usually the louder voice.

Williams: You just mentioned organizational issues, so you are doing what is necessary to address the issues. With that take, you will get good feedback.

Lightfoot: Combining the idea of creating new affordable units and protecting rent stabilized units. We have not done a great job with rehab. One small idea is to have the City allocate a small amount of funds to allow seniors or a disabled person to switch apartment units to the ground floor, so they can stay

in their current housing. We have discussed it before but have never followed through. In the presentation, you said that 75% projects under review are paying in-lieu fees and the affordable housing trust fund is being used to build new affordable housing units, which are really expensive. I would like to explore the idea of putting up a certain amount of rehab funds to make them available to building owners in exchange for dedicating one of their apartments affordable. That would create new housing and generate rehab funds to help people keep their buildings revitalized.

HE Task Force Meeting 2

Logistics

Date: Thursday, June 17, 2021

Time: 10:30 AM – 12:00 PM

Location: Virtual via Zoom Meeting²⁴

Attendance: All 10 HE Task Force Members

Recording Link: <https://youtu.be/BfUOwZ7DiBs>

Summary

The objective of the second task force meeting was to solicit expert knowledge and advice regarding the Draft Housing Sites Inventory Report and State requirements for AFFH, based on the task force members' professional experiences.

A second meeting was held to update the task force members on the 6th Cycle Housing Element Update, particularly the steps completed thus far, emerging themes from community engagement, and draft findings from the Housing Sites Inventory Draft Report. The presentation also provided a description, legislative context, and State requirements for Affirmatively Furthering Fair Housing (AFFH). Two discussion periods for public comments and questions were facilitated to solicit input on the Housing Sites Inventory Draft Report and current conditions and needs related to fair housing practices in West Hollywood.

Presentation Materials

Presentation outlined the following:

- Review summary of feedback heard to-date
- Review Draft Sites Inventory

²⁴ Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

- Discuss Affirmatively Furthering Fair Housing (AFFH)
- Preview next steps

Task Force Discussion Period

Do you have suggestions or input on the Draft Sites Inventory?

Williams: Do we have information from current affordable housing developers as to their issues with developing affordable housing in WeHo? Financial? City programs?

Bartle: We have had multiple conversations with folks currently doing deals in the city. Obviously cost of land, particularly on the west side, presents a challenge. Our two most recent projects with DHS Housing have allowed them to build more, smaller units, which has facilitated the type of density that makes them competitive for tax credits and other bridge financing. For these projects we are looking at much smaller units, for one project it is around 350 square-feet, and the other is about 400 or 450 square feet. To touch on what Angie is saying about changing unit size requirements. Also, State law changes allows us to shift. We would like to look at policy changes specifically for the Housing Element Update.

Brooks: I have heard from a few that the allowable number of units allowed on a given parcel is too low and does not allow flexibility (sim to LA which allows twice as many)- this gives a lot more flexibility without changing zoning for height, area. Also heard that the discretionary process could be streamlined (design review).

Density is so important. Baseline, density bonus increases we get at the State are great. I do think communities should decide their density, decide what they want their community to look like, and provide proper zoning, rather than the State. The City of Los Angeles has great allowable square footage per unit, which is used as a baseline. When you get the density, you build more on top of that. West Hollywood's current baseline is half of what Los Angeles allows. So, for instance, you are only allowed ten units on a property where you could build twenty units in LA. So, when you get the density bonus you are starting at a lower level of density and number of units you can have on a parcel. So, it reduces the flexibility of developers to provide alternative housing models. We see a lack of opportunity to provide different housing models. The point is we need to be more aligned with LA's minimum density for homes per parcel to allow more flexibility.

Williams: Thank you for sharing. I believe state law allows for 50% density increase for all low-income dwelling unit. Affordable developers haven't been using these new state laws. I'd love to discuss how state laws can increase density and streamline the permitting process (reCode LA). Design review will always be a timing issue. Lot line adjustment/small lot subs for larger sites perhaps?

Brooks: R4 should be 400 square feet per unit rather than 872 square feet per unit, R3 should be 600 square feet per unit rather than 1210 square feet per unit for instance. Also, allow shared bathrooms, shared kitchens in various models, smaller kitchens w/o ranges, with shared large kitchens- then the home

density is higher within the same size building. I see this process as a floor, and not a ceiling.... I think the City-owned properties should be a higher density. The only way to meet Barry's comment to 'provide more opportunities for non-profits' is only to allow greater density (i.e., allowable number of units need to be higher)- we have done 500 du/acre in 3-5 stories!

Williams: Agreed Angela Brooks. Common on Melrose is a great model for long distance (30 min.) local workers.

Bartle: The City Council has requested we add Zone Text Amendments to identify those various housing types and put them in the Code, so it is easier to find and understand since the rules are already in place.

Kroll: I know we need to go through this exercise for State requirements and I know there is much debate, but it feels like we have not integrated likelihood of utilization into this assessment. For example, the underutilized parcels along commercial corridors are contingent on a property owner selling to a developer to then redevelop the lot or building. We also know that has impacts on small businesses. It is important to continue looking at how we are gradually upzoning throughout the city, particularly in single family zoning to make sure we are not reducing or losing rent stabilized units. The first slide on the community engagement, I would tweak one of the bullets slightly, we did talk about how rezoning single-family housing would prevent the loss of rent stabilized units. Big thank to City staff. I know this is a lot of work.

Talley: Are we also looking at future mass transit and TOD's, and where the proposed densification could help inform and take advantage of these possible MTA stations? I also want to clarify, one of the bullet points says to "remove in-lieu fees". Does that mean to remove the ability of the developer to not build affordable housing and make sure affordable housing is widely integrated.

Bartle: Yes, that is correct. These are general ideas collected by the community. Some folks believe that if you remove in-lieu fees and mandate building affordable units it will increase the amount of affordable housing units that are built.

For mass transit, we are taking that into account. One issue is that it is not clear at this time where the Metro is going to land. The rail-integration project is taking place about a year behind us, so, we are communicating with the folks doing the rail-integration project. We are tentatively planning, but we cannot have definitive planning when three different options are significantly different. We are keeping it in mind.

Talley: I am totally for that. Amen. We also had talked about opening up development in the city to non-profit groups. Do we want to discuss that here?

Bartle: Yes, we can. You mean create more opportunities for more nonprofit developers to come into the city to build affordable housing.

Talley: Yes, we do not have a history of really allowing nonprofit groups as part of our development. I believe some of our past discussion was to allow more nonprofits to develop.

Bartle: Yes, that would be a program idea. We received that feedback, and it is noted.

Talley: I noticed we did not include of adaptive reuse. Did I miss that information, or did we not include it because of its challenges?

Russell: Do you mean redeveloping dilapidated hotels for residential use?

Talley: Yes, that, but also redeveloping office space that has sat vacant for twenty years at Fairfax and Santa Monica. It is a big piece of land, and it would be nice to use it for something.

Russell: Yes, we can use consider including that as a policy or program, but that information would not be required to be integrated in the Sites Inventory.

Korchek: As an intent of the exercise, it would be interesting to know if the city is impeding on development at all. It would be nice to have more information on the pending projects and the approved projects. For the pending projects, I would like to know the status and how long it has been in review. For the approved projects, I would like to know how long it took to go through planning approval and also building approval. I think incorporating and knowing that information would be helpful, probably also for staff as well.

Bartle: The Annual HCD Reports now requires staff to track the phases of development. So, we do track that, and we do know that information. It is on our website, but we can also integrate that information for the specific sites in the inventory. The State is right there with you, asking the Cities to think about that and try to identify the constraints that may prevent a project from moving through the system.

Kroll: Out of curiosity, what do you think the feasibility is to develop the 3 sites (the Metro, SoCal Gas, and Sunset Plaza)?

Dimond: We have included those sites in a variety of studies in the past to determine what we could build on them with our partners. We do not have a detailed plan for them. Particularly for the Metro site we have talked with Metro to create a partnership with them to develop that site. Ultimately the goal is to get that one through the process over the next eight years. We also know these sites can handle much more than the number of units we have included in the Sites Inventory. We actually maintained the same number of sites as the previous Housing Element. Generally, for other sites we have included an average of about 80 units per acre being used as an estimate. That is the most that HCD wants to see us use, but our projects tend to be larger than that, approximately 100 units per acre. It was too high of an average for HCD, particularly compared to some of the 50 units per acre sites we include in the Sites Inventory. It does allow for increased development in the future.

Lightfoot: Generally speaking, I am pretty pleased with the sites inventory. You all have done a good job. It appears to me that the categories where you are documenting sites that are available (Opportunity and Underutilized Sites). It seems like you are trying to show developers where they can build housing without demolishing existing multi-family housing. From that point of view, I think the Sites Inventory is very good. To Adam Kroll's question, I looked at

these sites very carefully, I think the only sites I found in residential neighborhoods, they were mostly single-family homes, or potentially duplexes. I think you did a really good work there. I have a question about the opportunity and underutilized sites, particularly the 8800 Santa Monica Boulevard, which is the Metro Site, you list net projects units 477 and you mark no for feasibility for low-income units, and you list essentially the same for 8459 Sunset, you mark no for feasibility for low-income units. I would like to know why.

Russell: We marked those sites as not feasible for low-income units because of the size of the parcels. Both sites are too large for low-income units (greater than 10 acres), based on State requirements. So, in reality they may be feasible for low-income units, but not based on State requirements, which seems to consider rural jurisdictions with this requirement. These State parameters, unfortunately, do not work well for West Hollywood.

Manville: This has been great and helpful. I also wonder about the identified units coming from opportunity sites, underutilized sites, and sites previously identified from the previous Housing Element. It seems like it makes up more than half of the units. I was wondering if there was any probability applied to them actually being developed. Right now, we look at the median sales price for a home is well over a million dollars, so, if someone is sitting on a site that could be developed, but that isn't being developed. If not now, when? Should there be some sort of adjustment made to account for if not being developed now then maybe it will not be developed?

Russell: Current State law, in order to prevent continuously identifying sites for potential redevelopment that are not actually being developed, it requires that if a site is included in one previous Sites Inventory and is non-vacant and used again, it has to be by-right, so, a ministerial process if it has at least 20% affordability. If a site was included in two previous Sites Inventories and is vacant, then it has to be by-right, or a ministerial process if it has at least 20% affordability. So, we avoided these types of sites so that by-right would not apply to the sites identified in our new Sites Inventory. We do not know what State law will be like in eight years, for the next Housing Element Cycle, so there is a potential for some regulation changes that may occur to no longer be able to include these sites in a future Sites Inventory.

Manville: Thank you. That is helpful. So hopefully we want some of these sites to be redeveloped, right? So, when we think ahead of including them in future sites inventory suggests... Is the goal here to first hit our numbers to satisfy the State, and then secondarily get some housing cranked up?

Dimond: Generally, this piece is an exercise to show capacity. For these particular sites, such as the Metro site, we are actively in conversations to develop that site; so, development is fairly possible to be developed in the next eight years. It takes time for that kind of partnership and financing. We have talked to SoCalGas about their site for potential redevelopment and they are

interested in potentially doing something with that site. For Sunset Plaza, the owner of the property has contacted us about potential redevelopment of that site, so we anticipate that project to come through the pipeline in the near future. Part of the reason that it was a site for potential redevelopment from the previous Housing Element. It is the parking lot behind and just south of Sunset Plaza, that you can access from Holloway, that is a fairly large site we have been actively discussing that with the developer as well. A document like this is helpful because it pushes us to continue these things, but we also do not want to select sites that would just sit there.

Berberian: I think the Sites Inventory was a well put together document and it is nice to see. It is nice to see we do not need to change the zoning. That is a good sign. I want to reiterate what Angie Brooks said earlier about having 1,200 or 800 units per lot area is very low. Earlier you said you looked at the Sites Inventory for 80 units per acre, maybe that is just for commercial and would translate to about 544 square feet per dwelling unit, even 545 is different than 1,200 square feet per dwelling unit. So, I think even that would be a tremendous help to developers to provide more density and more affordable units. Even that would help without having to change zoning. I think that is a helpful maneuver for R3 and R4 sites. Another point is taking advantage of some of the elements State law has for 100% affordable housing. There are great incentives for 100% affordable projects. What is happening now is that other Cities are making changes based on these State law elements and to also adhere to middle income. Instead of 20% maximum, maybe that is revisited and reopened on a City-level to become 100% affordable and qualify it as 100% affordable and qualify that with moderate level housing, which I think West Hollywood could use. Try to help the missing middle. That is the point about State density law.

Where should the Mixed-Use Overlay be expanded? Do you have recommendations to incentivize and protect businesses through the development of mixed-use projects? Do you have ideas or experience with new approaches to reinvent mixed use?

Berberian: Also, the commercial zones and Mixed-Use Overlay Zone. There is probably some rhyme or reason to why they certain sites have that overlay, but if the Mixed-Use Overlay Zone could be expanded to allow more density and residential development on commercial zoned sites. Mixed Use Overlay should be applied to all of Santa Monica Boulevard and remove commercial only overlay. R4A should be 4 stories to match the other R4 zones if greater density is allowed.

Brooks: Most identified sites are commercial, and I believe we should also be holistically looking at the entire city. Most of the city is a '15-minute community' and most of the population is single or two adults but there is a lack of home-density and kind of a 'reverse' incentive for developers who will build bigger units to fit the allowable FAR. We should also be creating smaller

units, since 'households' should meet the unit size, which is tied to cost and the opportunity for non-profit developer.

I agree with Will that we should be looking at the zoning code. I believe to further Fair Housing we should eliminate R1- this does not mean you cannot build a single-family house; it does produce more social, environmental, economic and racial equity. Since almost the entire city is made of 15-minute communities, parking is a big issue and could be relaxed for the entire city. Parking maximums and no-parking. In Santa Monica, the entire downtown area has no parking requirement.

I think the mixed use and commercial boulevards would have higher density than other areas of the city. When I look at the density for the City-owned properties they still seem too low.

Bartle: To clarify, we are being conservative regarding density on the City-owned sites. We are doing the 50% density bonus, even though we think they are likely to be developed at a much higher capacity than that. For the Sites Inventory, we wanted to leave space to move up, we did not want to overpromise on what could be built on those sites, and not throw all of our chips in that basket. We recently completed Urban Land Institute (ULI) TAP Program for those sites. All of the suggestions for projects on those sites are much higher density and much larger than what is included in the Sites Inventory. Simply for the process for the Sites Inventory for HCD, we aligned with initial capacity study that the Urban Design Studio and property development group presented to the City Council in April. So, that is where those baseline numbers came from. We believe they are very conservative numbers, but the capacity is much greater.

Brooks: For site 3, which is 10,000 square feet, the Sites Inventory includes 23 total units. How did you get to the 23 total units?

Bartle: Essentially the Urban Design Studio presented these baseline numbers to City Council. These numbers were agreed upon by the City Council. Using that plus the 50% density bonus as the baseline for the City-owned parcels in the Sites Inventory.

Books: Okay. I am asking because I have done a similar project in the City of Los Angeles using a density bonus that has a similar density to what is proposed on this site, but it would not meet the City of West Hollywood's allowable square footage per unit that I see in the Zoning Code as a baseline threshold. So, I am wondering, how you achieved that density? For my example project it was five stories. I know we are saying we could get 23 total units on site 3, to build 23 residential units and it be mixed use, it would need to be a five-story building. Comparing it to the project I did, I think we are missing the allowable number of units, the amount of square footage allowed per unit on each site. I do not want us to miss that because it is important because we can design smaller units with buildings that are not as tall. We are doing a reverse incentive because if developers have the FAR to build, they will try to build that

FAR because usually the FAR is so low. But if you are not allowed to build the number of units, they then build bigger units, or family units. The population of West Hollywood is mostly single renters. The housing type needs to match the population demographics, which would be smaller units.

Lightfoot: I am pretty good with the Sites Inventory. One comment on mixed use is the more density we can push to the main arteries the better. That relieves the pressure off of the residential areas. However, when push comes to shove on these projects, is where they above the residential. We need to find ways to incentivize without further encroaching on adjacent residential areas.

Russell: The existing Zoning Code does have regulations for that.

Lightfoot: Yes, and if we can keep that it will be stepping back on the second floor, for the residential side, so you do not have a towering building above the right-abutting residential. I think we need to keep those things in place when we incentivize.

Korchek: We realize we do not need to change the Zoning Code to meet these numbers. It would be interesting to know if the City is looking to change any components of the Zoning Code to further increase housing goals and other City goals, such as improving open space or expanding Mixed Use Overlay Zone.

Dimond: It is absolutely something we are looking at. As we develop policies and programs, as part of the Housing Element Update, they may result in changes to the Zoning Ordinance. For example, amending the map for where overlays are, and ways to incentive development in various zone districts. We have also discussed changing parking requirements. There are a number of things we are considering. Comments in this group have included changes to the residential zone districts and that is something we are looking into as well. Ultimately, regardless of what is in the Sites Inventory, we translate these things into policies and programs that will also include changes to the Zoning Ordinance. We anticipate those changes to the Zoning Ordinance to start immediately after the Housing Element is adopted. So, we can adopt a plan, create a timeline for all of these programs and policies, and then immediately start moving forward with analysis and proposing changes.

After hearing the definition and required categories for AFFH, do you have feedback on current conditions in West Hollywood? Do you have policy or program recommendations to improve the following characteristics in West Hollywood?

- Fair Housing Enforcement and Outreach
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunities
- Disproportionate Housing Needs (including displacement)

Byers: Are we going to discuss what WeHo is doing regarding AFFH requirements? It sounds like other cities in SoCal have not done enough to meet these requirements - is WeHo on target?

Williams: IX. City-led housing development opportunities where the City either advertises its own property or collaborates with landowners for more informed development opportunities with focus on giving opportunities to minority development companies and/or minority business owners.

Focus on minority related issues such as housing and employment and create citizen and City resource fairs and invite local businesses that are hiring to create job opportunities.

Police, City Officials, and social service agencies and non-profit monthly community fairs with a specific focus on new housing opportunities, community concerns, and new and innovative ideas to temporarily host the homeless population through homeless "Airbnb", temporary shelters, garage units with free City processing for housing needs 6 months or less.

Partnership with libraries, hospital systems, social service agencies, and not-for-profits to identify housing population needs and added input before final development approval.

City resources, funding, and future funding opportunities including any federal grants including environmental, transportation, and social equity grants. Liaison at the state and federal level.

I thought about this question a lot. I thank Veronica Tam for using the word "meaningful". We are looking for actionable steps and not just discussions. West Hollywood is very white, it is very diverse, but it is also very white. You do not see many black people. You may see some along Melrose but that is it. I am one of very few, a handful. One of only two black people in my apartment building. I think I have counted up to being one of four black people on my street. To you that may be amazing, but to me it is very restrictive. So, I want to say that statement that I do not see a lot of black people here. To be able to have black people here, they need to be working here. They need to have jobs here. They need to have an income that is commiserate with apartment prices, which is about \$2,000 on average. Using the rule of four, that would require a job with an income of \$80,000 to \$100,000 per year. How many black people work in your companies or in your friends' companies that make \$100,000 per year who can live in West Hollywood? That is the meaningful step we need to get to. To get there to that goal, it is not A to B, it is A to Z. We need to say West Hollywood is open for business, we are open with City-owned properties for affordable developers to come in, we also need to say we are open to all minority populations of all persuasions and all incomes. This is a basic platform where we are saying to all others that your otherness is welcome. And that goes to any group including those with disabilities. Our sidewalks are horrendous. They are not straight and even and are not accessible unless you have an intense wheelchair. I feel sometimes for our disabled population, so I wanted

my comments to be able to apply to any disability group, any minority group, any majority group.

The City needs to take the lead. We need more monthly fairs and see this type of interaction. As we open up, we should meet in public spaces and community gardens. Bring the people to the public spaces we want to develop and use your large parking lots to put on fairs and speakers and monthly community meetings. We need to put the word out for ADUs. Thirteen ADUs per year is ridiculous and horrendous when there is so much land that could be used for ADUs. I would love for more people to know about it, to know that we have streamlined the process, and if they put a low-income worker or a minority worker in the ADU we will streamline the process more, waive some fees, and do whatever we can to make this happen. We are talking about focusing on housing, but we are really talking about employment. It is not our job to get people jobs. But you need to understand there is no separation between jobs, economics, and housing.

Byers: I am gravely concerned about AFFH requirements and seeing how Cities losing their ability to be their own stewards of these types of policies. HCD is decertifying Housing Elements and coming down really hard on Cities who are not taking this seriously. For me, this piece is really the reckoning of the single-family R1 zoning. We have a Biden Administration saying we need to contend, remove, and undo single-family zoning. This does not mean demolishing every single-family, but it means reckoning with what is economically prohibitive housing, and that it is the foremost barrier to accessing our communities that remains. It is not just HCD and the Biden Administration saying this, also the United Nations Environmental program is saying that we need to expand R1 zoning. I am so deeply afraid that we will not do this in this moment, and we will allow our city to move forward in the next decade because be too afraid to contend with what that means with the few and handful homeowners who live within single-family neighborhoods who are afraid to grapple with what that means. I want to say this very explicitly and plainly because we seem to keep avoiding this in different ways. The community conversations and is a challenging piece for staff. Right now, we are at crosshairs where all of these bigger administrative spaces saying that if we cannot figure this out at the local level, then they will figure it out for us. That will remove our ability to assert what a city like West Hollywood should look like, through the eyes of locals. It is just grappling with the fact that we need to remove R1 in order to keep control of our city and how we want to maintain that, otherwise, someone else is going to do that for us. It does not feel good to say that because it is one of the harder policies to grapple with, but that is all.

Brooks: To achieve Fair Housing, we need to develop strategies to create greater social and racial equity, remove overcrowding and minimize unintended consequences. This means, no-parking zones, de-linking parking from units, creating homes that use a shared-home model, create better density, eliminate R1, allow better home-density by fixing the allowable square

feet per unit. Apartment prices will go down when you do the above. Dawn is right, if WeHo is open for business, remove all parking codes, and let the developers provide the parking that is needed. If all neighborhoods are 15-minute, more bike lanes, public space, less parking and better density.

I agree with Chelsea Byers. WeHo can eliminate R1. We have had decades of R1 forcing downzoning and that is why we have homelessness. The total land area of R1 in WeHo is not as much as LA, but still substantial and I would agree that it is directly linked to fair housing and should be eliminated. I personally have been working on doing this for 3 decades.

I want to agree with what everyone has been saying. I want to let you know I am here to help, too. I get the sense in my community of Venice and all over Los Angeles, everyone really wants to give more opportunities to nonprofits, want to provide good density, and do what is right, but it is hard to understand how to get there. I feel like if we show people what it means and what it looks like, we can get there. We have done projects that vary from thirteen homes per acre to 540 homes per acre, and I have never done a high-rise building. Some buildings vary from two to three stories and others are six stories. Nothing above six stories. When we talk about density, a lot of people think density is a bad word, but I really think we can get there. I am not part of this group because we think we can meet our housing requirements and wipe our hands of it. I am involved in this group because I want to make change for the future. I do not want to just identify a few sites that can be redeveloped. I think this is the opportunity to do something really great and be an example to other parts of the city.

Manville: I also agree with Chelsea Byers.

Lowenthal: Has there been discussions about subsidies or incentives to people who provide housing that is subsidized or focused on City of West Hollywood work force - teachers, police, fire etc.?

Korchek: Allow density incentives for achieving planning goals—i.e., building public and green spaces, AND add among these taking meaningful actions to achieve racial equity. if a project adds more minority jobs (or some achieves some pre-set criteria), some economic incentive could be provided.

Berberian: Again, like other Cities currently applying AB1763 to include 100% Moderate Income instead of just 20% since we need housing for the missing middle as well!

HE Task Force Meeting 3

Logistics

Date: July 26, 2021

Time: 10:30 AM – 12:00 PM

Location: Virtual via Zoom Meeting²⁵

Attendance: All 10 HE Task Force Members

Recording Link: <https://youtu.be/CEfbrNsrpGw>

Summary

The objective of the third task force meeting was to solicit expert knowledge and advice regarding the draft 6th Cycle Housing Element, including proposed housing goals and programs, based on the task force members' professional experiences.

The meeting started with an overview of the Housing Element, focusing on planning requirements completed thus far. Then, the presentation described the Draft Housing Element chapter structure, particularly the organization of the proposed goals and programs. Finally, the presentation concluded with a brief discussion of next steps, including opportunities to provide written comments on the draft Housing Element. Three guided discussion periods allowed all ten task force members to evaluate existing conditions and proposed goals and programs included in the draft 6th Cycle Housing Element.

Presentation Materials

Presentation outlined the following:

- Planning Process: Steps Completed
- Task Force Review of Draft Housing Element
- Draft Housing Element: Chapter Structure
- Discussion Questions
- Next Steps

Task Force Discussion Period

²⁵ Due to the COVID-19 Pandemic, the presentation, polling questions, and discussions took place virtually, on the Zoom Webinar platform. Attendees were required to register in advance in order to receive the webinar password for participation.

Now that you have heard the main details of the “Context and Strategies” section, I ask you all:

- Did the descriptions accurately depict your experience in West Hollywood?
- Do the current conditions reflect West Hollywood’s most important housing needs?
- Is there anything missing?

Lightfoot: Yes, it accurately depicts. Definitely.

Manville: It seems accurate enough to me. I was just wondering if in those statistics, you also have the, and maybe you said it and it just wasn't on the bulletin I missed it. The share of the rent. The share of the rental units that are rent stabilized.

Howland: I don't have the percentage of the rent stabilized of the number which is 116,581 units that are rent stabilized.

Lowenthal: The question I had was, how many overall units are in West Hollywood?

Talley: Those numbers about the age of the housing and all that. I'm just curious if it helps at all to establish a baseline because that is not comparing us to say, Beverly Hills or other cities. So, when we throw those numbers out there, it seems really overwhelming or seems very old, but what is the California average for in a municipality about the average age of their housing stock? Because if we're not really establishing a baseline of comparison about ourselves to other cities, maybe it is just a FYI for my knowledge, but I was also curious does that help in any of our arguments or anything that we're trying to establish So does anybody know what the average housing stock age is in California?

Tam: Yeah. Again, this is something that we need to pull that information, but generally your housing stock is not unusual in terms of the fact that you're in a very urbanized community that has been developed many years ago. So, your housing age is probably quite similar to a lot of the communities. I wouldn't say that is significantly older, in other words.

Howland: I believe I always remember hearing that the reason for the 30 years is that when you can see major repairs being required, whether it be, plumbing, electrical, and there is usually a significant change in the building code, especially the green building code for the State. So, I think that is why it is a marker, not necessarily because of comparison with other communities, but because of the common trends for maintenance and rehabilitation of housing structures.

Talley: Right, it starts to become economically not viable. Great, thank you.

Brooks: Thank you. Yeah, maybe I missed it. But one of the things that I think is really great about West Hollywood is that of all the seven sort of distinct neighborhoods there. The majority of them are considered 15-minute neighborhoods; so, they are within a certain distance to amenities or within a bike ride distance. And to me that is really critical because when we start talking about density, density of homes, and other things, knowing that almost the entire city is a 15-minute neighborhood, I think it is kind of critical to run the numbers.

Bartle: Yeah, Ric Abramson is our new Urban Design Studio lead. And so, the program that he wanted in the Housing Element to address 15-minute neighborhoods was the final program talking about livability and walkability. Yes, so that was really where we were

trying to touch on the work that the studio is doing in connection with long range planning to greatly create a connection also environmentally, because if you can do all these things in a 15-minute-radius of your home, it is a positive impact.

Brooks: Yes, and it ties directly to your parking codes.

Byers: Yeah, thank you so much. I just want to make sure I'm understanding this correctly, in the last slide. So, 93% of the existing housing stock is 30 plus years old; and, and only 7% of the existing housing stock has been built or come to be in the last 30 years? And so, I think I am just challenged by this idea because I think we hear that there is just so much constant development happening. Do we have a sense of what percentage of development happening in the last 30 years has been housing versus other types of development? Just for the community to have that reference.

Tam: I think there is. You are also talking about a net increase, so you have constantly new housing, but you're also demolishing some existing housing. So, that is why the, the recycling of the housing stock seems smaller, with new units compared to what you are. Maybe psychologically, thinking about new construction is because the net increase, we are talking about the age of housing stock, where the percentage is really applying to the net increase.

Lightfoot: Yeah, I would just say that another point about that is that when West Hollywood became a city, we were pretty well built out. And, of course, most of that is rental housing. So that also makes sense when you look at the total numbers, and the new versus old, aside from replacing some of the older units. That is one of the interesting points.

Korchek: I also think about including a metric of density for how many units per area, and how that compares to surrounding cities as well. I think as this Housing Element takes cycle and as development happens, it would be interesting to know how that density is changing.

Manville: Yeah, thank you I just had a follow up to the response to Chelsea's question. So, in my understanding correctly that the 7% does not count if someone knocks over a single-family home and builds a new one? I was not sure how to interpret the response to that question.

Tam: Right, I think what you are looking at is that you obviously have a lot of new construction, but the percentage that we are talking about is the total picture of what is right now. So, it is not that you have discounted but your new construction, but the new construction has not impacted the overall age distribution of the housing stock because your net increase may not be as high as what you think they are because of the demolitions.

Manville: Okay I guess this is where I'm confused because if the figure is that 93% of the housing units are pretty old, over 30 years old. And we demolish some old units, right, and then add some new units. The demolished units no longer count, right?

Tam: Right.

Manville: So, I guess I don't see how that would change the fact that 93% of our housing units for over 30 years old.

Tam: It cannot be precise. The number cannot be precise for a couple reasons. One, there is no precise measures of data on what exactly the age of the structures in your community

is based on the American Community Survey. And which is a survey of maybe 5% of your housing stock is extrapolated. The other reason for that is the American Community Survey is delayed. We are using 2019 data right now. When you are in 2021. So, there is always a delay in the new construction and how it gets factored even into the American Community Survey. Because of that, use it as an indication of the magnitude, rather than as a precise number.

Now that you have seen the list of proposed housing goals, we ask you, is a strong vision for housing preservation, production, and innovation reflected in the proposed Goals? Which goals may need an update or to be added?

Lightfoot: Yeah, I think as general categories, the goals are fine. They cover a lot of ground. But there is also a lot of detail, under every one of them, and that is where, I think at least my efforts are concentrated.

Brooks: Yeah, I think sometimes we fall into a little bit of a danger where we talk about goals, really high level, broad, goals. Goals are great, but if we don't have actionable kind of things to do attached to the goal sometimes, we do not do them. And so, I would just my preference is to always add. When we say a goal to add something to it that would help us get to the resolution of that goal. So, like for instance provide affordable housing, which is great. Through implementation of expanded zoning opportunities or because I really think the framework within which we build is critical to be updated at this point. And when I look through all the paper paperwork and kind of plans that you guys have set which, everything is really great. I find these like little kind of tidbits. Like in 2014, it was mentioned that there should be a shared housing model, or this city should study a shared housing model or micro units. And then, we are back at We're in 2021 and we're still talking about that as a goal to consider that for the future. So, I think we really need to put teeth into what we are talking about. And I think the goals all sounds really good, but they are really broad, and I really want to see some kind of teeth into it so that we actually make actionable change.

Talley: Yeah, quickly, to provide affordable housing. This kind of dovetails into what Angela Brooks said. I was excited and pleasantly surprised to see under Goal H-1 for affordable housing, that we started to incorporate low-income and lower-income housing. I think this goes to what Angela Brooks said about having some quantitative components. Again, all of these are kind of nebulous terms are confusing for me because I guess these terms are defined by Housing and Urban Development. I don't know about that. We build affordable housing, but it is for people who make \$100,000 a year here in West Hollywood. I was pleasantly surprised to see low and lower started to be included. And I think this goes what Angela saying about actually having some quantitative elements. Could we actually break down H-1 and put some sub-bullet points under there to include affordable, low, and lower? Because that is what excited me most about the current arena plan is that, and this is the real touchstone in our city is the affordable housing issue.

Bartle: We are going to kind of get into the policies next, but the goals are the bigger picture and then the policies are the points in each one. There are six goals and within each one we see some specifics and we are looking at affordable housing, and the full

range of lower and moderate income. And then, we get into the programs, which are implementation ideas there you see emphasis on moderate or even workforce, which is where you are talking about, the people who make \$100,000 a year, but still cannot afford to live in West Hollywood. That is also what we are trying to find and to create programs that will achieve that missing middle housing type.

Based on this initial review of the Draft Housing Element:

- Did you find helpful new additions?**
- Is there anything missing?**
- Do you have other general comments from this review?**

Lowenthal: So, on the units to be constructed, did you say that, within these 2,000 units, some of those are already in the pipeline, or is this in addition to what is in the pipeline?

Tam: Some of that is already in the pipeline.

Lowenthal: So, what, when you say "pipeline," is that something that has applied for development permits or something like that?

Tam: It includes some that are in discussions, but not necessarily approved or proposed yet.

Lowenthal: So, and how many of the 2,000 units are in the pipeline?

Tam: I have to go back and look at the Housing Element, but this is a general estimate. I think we can certainly adjust it. But we can go in and look at the Housing Element.

Lowenthal: Then my other question on the units to be preserved, so, some of those units are coming up, like the deed restrictions or something or coming back Section 8 or expiring or whatever that is, what is happening with those thousand units? And do we know what the timeline of those are?

Tam: You actually only have one project that is at risk of conversion, but it is at very low risk, but I think this goal is to make sure that if circumstances change that your goal is to preserve all of them. The only project that that are like subject to some kind of a restriction that may aspire to the next 10 years are owned and operated by the Housing Authority of Los Angeles County Housing Authority so that is why at very low.

Bartle: Yes, it is the project on 800 Kings that is owned by Los Angeles County. do not actually have any money in the deal, but we work with them, and we are not concerned given counting priorities, about that building.

Brooks: I have not been able to read everything in depth, but I took a quick review, and I think the community land trust idea, and to implement that or consider in 2024 is kind of a new edition that I think would be really helpful. And I have read into it a little bit in community land trusts, and you could actually do a community land trust for one parcel, or you can do it in a land trust for a much bigger sort of area. And that is a way to kind of control land costs to promote affordability for both rental and ownership. So, I think that is a really good thing that was added.

I don't know where this kind of fits in maybe you guys can tell me, but I think that there's a couple critical things that I thought were really important to include, and one is reduced parking near transit because the cost of parking is so much. I think we really need to look

at people and not cars and really figure out how to reduce parking because West Hollywood is kind of surrounded by transit.

And then this allowable square footage per unit which is the density that is on the books right now in the City of West Hollywood. I really think that we need to be specific about improving that because I think it is one of the hindrances to meeting our goals. So, if we really want to provide affordable housing and we really want to have a diverse housing stock, we cannot do that if we have really large allowable square footage per unit on parcels. And so, we should be able to say, "okay, on this parcel, you can build the maximum number of units is 60 rather than 30", which is what we have right now, so that it gives developers and homeowners are flexibility.

And then I think for land use we really need to talk about R-1 district and the exclusionary R-1 zone and updating land us to meet our goals.

Howland: Yeah, I'm great points I know that you have mentioned some of those before also I believe when looking at the draft housing element information for parking is included in the exclusionary housing ordinance, as well as the residential development standards and process there's one that specifically if like change reduce or eliminate certain parking requirements to allow for shared parking and unbundling of parking lot parking to be sold separately and evaluate potential modifications to parking size requirements.

Brooks: Yeah, that sounds good. I don't know and maybe this is just me, but as I'm reading it, I read that you say "consider," like it would be a good idea to consider this. And to me, I would rewrite it and say it is critical that we do this. If we really want to meet these goals, it is critical that we do this for the bargain, we do this for the density, because I really think that that is the truth, that we have to do that.

Lowenthal: I have a question on the rehabilitation of the existing housing I don't quite understand in reading this, and I didn't read the technical report, so I don't know if there's anything in there. What programs are really going to help rehabilitate the existing stock? So, if I'm a private owner of an apartment building in West Hollywood and I have 6 or 7 tenants that have been living there for 15 years under rent stabilization and my apartment buildings falling down, and I have no incentive, other than whatever code requires to enhance the building. What programs are we talking about that is going to incentivize me to make improvements to my project to either some area?

Bartle: Those are mostly under Program 2, and it is the issue in Santa Monica, it is an issue in many cities. We cannot use the trust fund, because your building, if it is rent stabilized, likely isn't a fully occupied by low and moderate-income household, which is requirement of this fund. So, we have to look at other sources. What other cities are doing, and what Santa Monica does, is you can use your CDBG funds. So, we get \$200,000 a year, we use that. It goes to engineering for sidewalk improvements. So, that is a potential conversation. There's also new funding that we're going to start getting annually from the SB 2 planning grants and I think we qualify for \$137,000 or so a year, and that could potentially be a source of rehabilitation grants. I think also in talking to HCD, there needs to be other larger state pools of money because locally there are limits on how much we can really shift over

to rehabilitation when we also know that we need new units and so that is the real position we are in.

Lowenthal: Yeah, because those numbers. I mean, given the statistics that we mentioned earlier right those numbers are not going to do it right that is not going to help take some stock.

Bartle: Right, exactly.

Lowenthal: Unfortunately, there are not any really identifiable ways to improve that issue, right? I do not know through property tax breaks or something that can be done so that they are the private owner is incentivize to utilize money to make improvements. Because it is just, I just think it is a big hole it is a big issue, right? I mean, you guys know it, and I guess I just don't see anywhere on this plan that there's anything that can really address that.

So anyway, so that was one thing. The other thing is on the production. There was mention of home ownership on moderate or affordable basis for moderate people homeownership. From my perspective, in West Hollywood, that would probably have to mean more condo development because home development just is not going to happen with market rate housing. And I think a couple of the real issues there, and why you don't see more condos being developed are really insurance issues around liability issues. I don't know if there's been any discussion at the state level or city levels to somehow help developers with from an insurance perspective creating some sort of earthquake insurance in California. Because I think that is a real issue for developers and why they don't develop condos. And then, of course, there's all the other things like parking requirements and maybe allowing more density for certain condos if they're for moderate income levels, allowing higher density which differs, some of the cost of the land, which, from that perspective.

Talley: And first of all, I just wanted to give you all a non-gender-specific Attaboy attagirl or whatever. I think y'all did a great job on this. I know that everybody comes to the table with specific interest, and I think y'all did a great job in capturing and trying to make everybody's voice be heard. Thank you for adding the nonprofit, the potential level course, I think that is something we need to start including in our bag of tricks in West Hollywood that we typically have not allowed to be part of the discussion in West Hollywood.

Two big topics. I guess the route, Goal H-5, Alicen Bartle as you were talking before. At some point I guess policy and strategy implementation, will require the Planning Department and the City Council to become really instrumental in the implementation of what we're discussing here today, right? So, at some point, it kind of has to move over, while we create this great 30,000-foot game plan of how we are going to accomplish these goals at some, at some point? Doesn't it kind of fall into the lap of Planning and the City Council to actually to actually try to implement this, to make it, and to give a real world, quantifiable results? So, it has to become either a strategy or some type of policy measure, so that we make sure that we have a metric for meeting these goals that we're establishing, right? A sliding scale density or rezoning that is absolutely. Yep. Okay.

Then my last point, and I promise I'm done, unless somebody says something provocative. Tangential to this, I was kind of shocked by that housing stock number in the age of that housing stock, and how that starts to relate to efficient buildings. So, I'm curious, in our climate action plan for the City of West Hollywood. Does this start to impact any of the

numbers of the projections that we put in their mind to acquire a certain amount of our old housing stock needs to be updated in order to meet our numbers and our climate action plan.

Bartle: I'm not the expert on the Climate Action Plan, but certainly it is all connected. And I don't know the specifics about how it is updated. That is Robin Eason and her team, but absolutely this all, they all play into each other.

Talley: Yeah, it is like a tail that wags the dog, right? Yeah, yeah. Okay. Perfect, thank you, Again, thank you all for doing such a great job.

Byers: Yeah, thank you so much. I was also really moved and excited by the Community Land Trust, but concerned about the timeline, and then also concerned about the word "consider". So, I was wondering why we would wait until 2024 to explore the feasibility of a program that is proven viability since like the 1960s? So, if you could speak to that timeline and why it would take three years to consider that.

Bartle: Yeah. In May, we were approved by City Council to explore a Community Land Trust. We are actively in conversation to try to find a Westside partner, that is doing this work. All of you are housing experts, many of you on the west side. Our biggest issue right now is finding a viable partner that wants to work on the west side and specifically, for our City Council, if we are going to be providing any dollars want the land banking to be in West Hollywood. So, we are actively also working with the west side cities. We want HCD REAP23F26 funds, and so part of that exploration is to try to activate a community partner that could take on this work. So, by 2024, it is when we are trying to have something. Perhaps we need to look at the language there because we are already actively doing it. It just might take some capacity to find. We have had a lot of community partners that are not doing Community Land Trust work but are active in West Hollywood in sort of housing rights issues. It is just finding the right partnership, that you also have somebody that can do the real estate, and the property development piece. We have talked to all of the active land trust organizations, including the six active in the larger groups in the LA area, but if you have any leads, that is something that we would love to hear more from and if any of you have connections.

Byers: Thank you for explaining it that way it is really awesome to hear it. I just want to say, on one hand of this conversation about preservation, it almost takes priority over the new development, and it is clearly a great success if 93% of our existing housing stock is more than 30 years old. It just feels like now we are at this juncture where we need massive reinvestment in that existing housing stock just to continue to maintain it, which kind of falls down to the responsibility of the government. It is working in this market that is continuing to force more expensive rents. I am really excited to see the City champion off market opportunities to actually meet the needs of our low income, most vulnerable, community members. I think community land trusts do that really well, but my concern is that we are working really hard to protect these old buildings from being targeted as sites for new development. And now the government is responsible for finding funds to rehabilitate those existing buildings, when like the private market would otherwise see

²⁶ REAP stands for regional early action planning.

these as opportunities for that type of reinvestment. And so, I just have like a tension with that. By also recognizing our goal is to ultimately support people's ability to stay in place, and I feel like we have missed out an opportunity to do that well by just providing a robust amount of housing options to continue to let the cycle do as a cycle does. But that is why I just want to say I'm excited for this sort of offshoot that is recognizing a new mechanism to provide that low, most affordable opportunity for communities who need it. And I just want to speak to that tension that is sort of existing in my mind about the failure or the absence of new development over the last 30 years which is in the course of my lifetime. And now we are at this place where we are going to reinvest in all of this old housing. It is just a little concerning to me and confusing. I want to prevent displacement and I want to really invest in people's ability to stay in place. So, I applaud or reinvestment efforts, but I am troubled by that tension and how we are at this place now.

Korchek: Do any of the programs speak to potential development on the City-owned sites that we discussed last meeting?

Bartle: Program 15 includes the ULI24F27 tap work, and then it goes to like commitment to have housing on the City-owned sites.

Korchek: All of them or a portion?

Bartle: It is a portion. If you go into the Technical Background Report and in the Sites Inventory, it goes into our discussion from our last task force meeting where we assumed a 50% density bonus on those sites, just to arrive at the numbers, but the City-owned sites having housing is critical. So that is absolutely a large piece. We actually think our numbers are conservative, since we just use a 50% density bonus, but it is very likely that some of these City-owned sites will be 100% affordable. So, you will see the density, and the actual units provided on those City-owned sites as much higher. But for the Sites Inventory and just for the housing in general, we were conservative so that you can always go up and you still want to go down in terms of overcommitting. We'd rather under-promise and overdeliver.

Korchek: And then, I believe, maybe last meeting, and maybe it was one of Dawn's points that it would be nice to target opportunity for people who work in the city to be able to live in the city. I wonder if that factored into any program, for instance, the wellness and walkability program?

Bartle: The wellness and walkability that we talked about live-work in terms of the existing live-work designations. We mentioned it in Goal 3, and we place a continued focus on that.

Dimond: I think that there is an opportunity to look at expanding upon marketing to people who live in the community and also basing some of our housing needs specifically on people who already work in the city to help close that community gap and have people live and work. It kind of reached the people that we want to live here, who already work here, so that is something we can look at weaving in a little bit further into our programs.

Korchek: Yeah, I thought that was a really good point from last time.

Lightfoot: I'm going back to something that Marianne Lowenthal really focused on, and also Barry Talley mentioned, and to some degree Chelsea Byers mentioned. My complete focus has been basically on Goal H-1 and H-2, which basically means protecting existing

²⁷ ULI stands for Urban Land Institute.

housing. Plus, providing new affordable housing, and Marianne said that well, and we keep supporting it., but we do not seem to be doing anything about it. I noticed that in the H-1 goal, you removed "avoid displacement". I think that that was because of pushback because we were not really doing anything to avoid displacement, but I would like to suggest that we replace it with "discourage displacement", because I think that that is something that we can do. I think there are ways we can strongly discourage displacement. And I think the best way that we can do that is by giving multi-family building owners reasons to keep their buildings, instead of selling their buildings to developers.

So, I would like to throw out two ideas I vaguely mentioned this at the very end of our first meeting, but I would like to throw out two ideas, and I would certainly like to hear what anybody else might have to say about them. But I think that we can incentivize as Marianne was questioning. I think we can incentivize rehab and updating of existing rent stabilized buildings. By offering landlords some help. Now on the more modest side I think that is something that we could do is offer a small refurbishment fee to do minor upgrades on 2 apartments in exchange for the landlord, allowing a senior or disabled person on an upper-level unit to move to a newly vacated ground level unit. That would not only help the landlord offset their expenses for 2 units, but it would also keep a tenant more secure and affordable housing that meets their needs. So that is a that is a twofer goal.

Then on a much bigger scale offer a significant set amount for rehabbing and upgrading a building in exchange for setting aside a unit as affordable. It would not only help the owner extend the life of their building and put them on a better financial footing. Which by the way, makes it less likely they'll sell to a developer, but it would also give us a new affordable unit. That would be a really big twofer. Now, I under my understanding is, is that the cost to construct a new affordable unit is somewhere in the neighborhood of \$450,000 to \$500,000. Can somebody confirm that I'm right on that? So, it seems feasible to me that half that amount could possibly get us an affordable unit. While extending the life of an existing rent stabilized building that might otherwise the owner might consider it is just not financially feasible for me anymore. So those are two ideas that I would just like to put out there, and also then certainly, we need to disincentivize the displacement of rent stabilized units by fully implementing as a rent stabilized jurisdiction, the one for one replacement for every unit demolished, as affordable housing which I understand is a rent-controlled jurisdiction, we can do. So, those are pretty much all of my comments and what I have to put on the table.

Dimond: I just want to add to what you said, Sheila Lightfoot, and say that on the west side and particularly in West Hollywood, our average cost per affordable unit and affordable projects, more like \$700,000.

Bartle: And in the Bay Area you're seeing that in the newsletter, million-dollar units for a tax credit project.

Lightfoot: Yeah, well, that kind of makes my point. Also, it has historically been an issue when we collect in lieu fees. Those are really a lot of people who frown upon those because people do not see how we can put those in-lieu fees to good use. And I think if we did something like this within in-lieu fees, then people would start to see that those, and not

only in lieu fees, but also the fees we get for new commercial projects, that would be something very visible and I think would be really helpful.

Bartle: Yeah. I hear you, Sheila. We kind of wrapped up in Program 2. Santa Monica has a program very similar to the one you described, where if you want rehab dollars your existing tenant has to be low income in order to qualify, and then they have to commit to either 5 or 10 years of the deed restriction on that unit to continue having it be affordable kind of looking at it as a tradeoff. But that is absolutely something that we wanted to consider, and we see the preservation versus the creation of new as they go hand in hand. So, hear you on that.

Manville: A couple comments. Just looking at the Technical Background Report, about how we are going to hit our numbers. Unless I might be reading it wrong, it seems like at least some of our category numbers assume that we are going to have some sites that use the density bonus. So, one question is, how likely do you think that is? And the other one is just to keep in mind that, although they keep changing their mind, HCD right now is basically saying they will not accept those sorts of assumptions in a development scenario, an assumption of density bonus will not count. And then my other question was just looking at that Technical Background Report it seems like three-quarters of our allocation is going to be met by 3,500 sites. So, it seems like a lot would be riding on the redevelopment of a small number of parcels, some of which although the number is not disclosed and are assumed that they are going to actually be consolidated. And so I'm wondering if the final report is going to include some sort of estimated probability of development, because again, one I'm interested in it and I think it is a good idea, but also HCD has been ambiguous about whether it will accept an assumed 100% probability for non-vacant underutilized sites for vacant sites, but the indications they have sent out thus far are, that if there is something on the site you cannot assume probability equals one that will be redeveloped.

Tam: When we are looking at the Sites Inventory, we only assume density bonus on the City-owned properties. I do not think we have assumed density bonus on other properties that are utilizing density bonus. So, that is a little bit different with the City-owned properties. And the other thing too is the probability. The State does not require jurisdictions to estimate probability in the same way that you are thinking. What they want us to do and what we have gone through the Sites Inventory review, but with HCD, very vigorously in the San Diego region because their housing cycle is preceding the SCAG region. They want us to be very meticulous and to be as realistic as possible when you are including sites in your Inventory, based on the existing conditioning system uses. But they are not actually asking us to say these are the 100 sites, and we are going to discount it by X percent because of the probability of being developed. I think that is not necessarily what they have been asking us to do. But certainly, I think one thing that we do have to answer for HCD is how unlikely, when you have mixed use, and we are relying a lot on mixed use. How likely is a mixed-use site will come in with 100% non-residential, that makes mixed use overlay sites, that would not have any housing at all. That is the percentage that they actually do want us to look at. The larger the likelihood, the more buffer that they want us to provide in the Sites Inventory and the recommended buffer of

15% to 30%, which we have met in the state's inventory. But based on our understanding is that we are not getting a lot of 100% commercial development in the mixed-use area.

Williams: Thank you. Good morning, and I want to make a two-point comment, a micro point and then one that is going to feed into a larger macro point. I don't know if any of you have tried to rent a house or an apartment in the last few years. But what I am noticing is that these rehab projects are being passed onto renters. How many of you have seen advertisements that are bring your own microwave, bring your own stove? Bring your own refrigerators is the biggest one I keep saying. What else do I need to bring to improve this apartment? Because it seems like I am the one being asked to get out a hammer and nail. There are dollars right now that these, because we're focused on these individual landowners, and there are dollars in terms of green energy, and you are not seeing them go after the right we can replace windows and doors these may be small steps for these older homes, but you get into the psychology of the landowner okay if I am making these improvements I have got construction going on. Let's keep that construction going to get this unit, looking really nice, so I want to encourage these landowners to, like Sheila was saying. Take advantage of every dollar that is out there now just to improve your unit to bring it up to code or to bring it up to what it is worth. I cannot tell you the disappointment and seeing an \$1,800 unit and it is "bring your own stove". But that common here in West Hollywood in a few places. So I want to be radical, Barry, and simply say this maybe there is a goal missing, because we have talked about this stakeholder but we haven't really put any on us on them right and that is maybe to add community engagement and education as one of the major goals to have, as we talked earlier all the onus right we're done as soon as this housing element I get to go back to normal, and you guys are going to get a bunch of phone calls, angry or happy about, through City Council what is being proposed. And so, you want to take some of that burden and place that on the stakeholders, which is the community, and by adding community engagement and education, and then programs in the city are going to try to train and teach you what is available, but you the landowner and you the community. You are the ones who actually have to enforce and uphold these values too. So, I want to be radical and say let's add the community let's make them prominent. You're not going to reach any of these goals I love affirmative fair housing, without saying, hey, there's a lot of rich people who don't look like you who are going to come try to rent your apartment. Be nice to them, you get used to this changing and diverse environment. I remember the first time I rented my mom had to get a signed letter from the bank. As my co-signer because sometimes we don't believe that certain people have money, now it has been 12 years long enough, where I can be late on rent and my landlord loves me. But that took time love and understanding. And so that is something that the community can be a part of and something that the HE Task Force, I think should put an onus on this community to say, "Where are you stepping in and what engagement, have you done to find what programs, and what money to make West Hollywood a better place?"

Howland: Yeah. Great point and also Housing Program 34, Community Engagement, kind of correlates to that, but definitely for when it comes to putting responsibility also back on the stakeholder because it is a two-way street for that.

Brooks: Yeah, Thank you. I just wanted to touch on what Dawn said, which I totally agree with, and what Barry mentioned a little while ago, when he referenced the Climate Action Plan. I just had a chance to just look it up, and the City of West Hollywood Climate Action Plan is dated 2011. And I know there was an RFP out for a consultant to update the Climate Action Plan in 2019, but I don't think it has been done yet. And I think, because we know there's just so much going on with the climate and things are changing, and this seismologist if you guys know Lucy, and I'm blanking on her last name but Lucy.

Dimond: Yes, Dr. Jones

Brooks: She came out and she said that the biggest thing we can do to meet our climate change goals is to make sure we have resiliency and resiliency means your neighbor. And I think in West Hollywood there's a great culture of knowing your neighbor and increasing density and I think that we should tie the Climate Action Plan that you guys are doing to kind of the improvements that we're talking about right now and it would really directly tie to what Dawn just said, which is community engagement and education. And what Barry was mentioning about how does this relate to our Climate Action Plan preserving older affordable housing or older housing in general because the older housing is sort of passively designed. Anyway, the much older ones because we designed them before we had air conditioning, so if you look at these beautiful buildings and less Hollywood that were designed before air conditioning. They have cross ventilation they have natural light. But the problem with them is that their bathrooms are really tiny and we have laws about accessibility that require a path of travel and bathrooms are very large and so I think sometimes land or building owners don't want to update or rehab because they get into having to make things a lot larger which then gets into losing units and it just kind of is a little bit of a can of worms, but maybe this is where Ric Abramson and his studio can kind of come in with a Climate Action Plan and actually show people what the future might look like and then help with this community engagement and kind of wrap it around climate action as well.

Dimond: Yeah, so we're actually in the process of updating our Climate Action Plan, and I think a draft is coming out this fall, and we have been doing that, a large amount of community engagement. And I think part of what was said previously, is that there are some unnecessarily conflicting goals by certainly preservation or updating buildings is a goal in one way that then conflicts with another and so we're really trying to as we develop this plan further to make sure that any conflicts really or a dress in a way that can allow those conflicts to exist but understanding how we overcome them. And so that is something that will keep looking at as we get towards the finish line of this plan, I think it is super important for us to make sure that we're not conflicting those two.

Berberian: Great, thank you. I think you did a great job laying out everything on some of this element and some of the updates, I just want to start by saying that. And one thing I wanted to raise this is the sort of the missing middle moderate-income level, housing, I see some on each one of us would provide affordable housing. But is there anything that we talked about, sort of, in the past, for sort of other elements for creation of that missing middle moderate-income housing, we it seemed we have our illusionary program. There's 100% affordable housing program where if you have 20% of moderate income as part of that affordable project, then you do not have some of the density increases that are

available for an affordable housing developer. So, I'm wondering if there is something in the in the policies that we could look at, we're exploring considering for that missing middle modern income housing. From a rental perspective, not just for forget the for sale, because I also see some things these condominiums for sale housing. Keep in mind that one can do a condominium initially economies could change they go to rental it could turn into condos, so I would not want to put too much weight on the for sale side, especially during the entitlement side of a project so I just wanted to ask about that portion.

Bartle: Yeah, it is largely covered by Program 17, and then I think from a zooming out lens, one of the items that has been brought up by some staff and also by some of you is this idea of sliding-scale density. And so, if you were committed to workforce housing it asserts your ability to build a larger, more units on that parcel could increase and so that is part of an overall exploration of a really kind of a sliding- scale density program that is in the work plan. So that is where it would fit in there and I think there's still a lot of analysis that still needs to happen internally with the staff is in terms of where that is going to roll out so the languages are specific, but that is the impetus and that the Urban Design Studio is having with housing and we're also looking at state funding mechanisms, but as everybody as many of you on this call know we are trying to find creative ways to do it with the market because the State funding is so limited.

Berberian: Correct. that is what I'm saying if you had the moderate the missing middle, you wouldn't really didn't have to rely on outside, outside funding necessarily. That is my point.

Additional Feedback from HE Task Force

HE Task Force members also had the opportunity to provide written comments, recommendations, and questions throughout the community engagement program.

Planning Commission Meeting 1 –May 6, 2021

Introduction

The Planning Commission is comprised of five members appointed by individual Councilmembers and two at-large members appointed by the Council as a whole. Each member of the Commission serves a two-year term commencing March 1st following a general municipal election. Members are residents of the City and cannot be officers or employees of the City. The Commission meets on the first and third Thursdays of each month. The Planning Commission holds public hearings, provides direction to staff, and reviews and adopts resolutions in alignment with the goals and policies of the General Plan and the Zoning Ordinance. The objective of this meeting is for staff to provide an update on the Housing Element and discuss the draft framework of housing policies, constraints to housing production, a toolkit of policy options, and an Adequate Sites Inventory.

Commissioners present:

- Stacey E. Jones (Appointed by Lindsey Horvath)
- Lynn Hoopingarner (Appointed by Lauren Meister)
- Rogerio Carvalheiro (Appointed by John Erickson)
- Katrina Vinson (Appointed by Sepi Shyne)
- Marquita Thomas (Appointed by John D'Amico)
- Michael A. Lombardi (Appointed at-large)
- Tushar R. Dutta (Appointed at-large)

Presentation Materials

Bryan Eck (Long Range Planning Division), and Veronica Tam (Veronica Tam & Associates, Inc.), provided a PowerPoint presentation to the Planning Commission. The PowerPoint introduced the Housing Element process, procedures, requirements, and review bodies. The presentation is available for viewing on the City's website under "Planning Commission Archived Videos, Audio and Agenda Packets". The PowerPoint included:

- Introduction of Project Team (City of West Hollywood, Veronica Tam & Associates, Inc., Rincon Associates, Inc.)
- Housing Element Basics
- Regional Housing Needs Assessment (RHNA)
- Potential Constraints and Policy Considerations
- Sites Inventory
- Housing Element Update Process

Public Comments and Questions

- Community Participation

- How to reconcile the need for increased height and density with the community's desires; manage expectations
- Focus on education and outreach to the community; emphasis on the process; measure community engagement through meeting and survey participation; scheduling more meetings and at more convenient times
- How to mold the housing element into something that meets the requirements and works with the community
- Request clarification on different zones and current density levels in the Sites Inventory
- Request for a model, in collaboration with Urban Design and Architecture Studio (UDAS) to see the physical effects of increased density and height; shortcomings of a model as it is only a predictor based on the information and projections fed into it; consideration of time and resource costs of modeling
- More connection to help connect the unhoused community to available inclusionary units
- Preservation of rent stabilized units and existing building through adaptive reuse
- Incentivization of the construction of ADUs
- Considering the element in the larger scheme of things, thinking about future cycles and long-term impacts
- Consideration of an Ad Hoc committee to further the public comment capabilities and to further add the Planning Commission to this process, feasibility considered with a review of the timeline and deadlines
- Clarification on how state laws affect local goals, for instance SB 330 supports the city's goals
- Understanding how urban biodiversity and forestry will be affected.
- Creative solutions to help incentivize market rate developers to build the housing stock that the city needs. They requested clarification regarding the transit overlay zones, the feasibility of eliminating parking requirements, and questioned affordable housing.
- The commission questioned and requested clarification regarding Metro's future routes throughout the city, impacts on schools, public facilities, the process for identifying existing sites, density bonuses and public perceptions.
- The commission would like to see more map details, especially regarding R3 and R4 zones, and would like to see physical modelling what this may look like. The commission had concerns with low community turnout. They would like to see more public outreach.
- The commission had concerns and discussed public outreach, education, engagement, participation, frequency of neighborhood meetings, timelines and deadlines, project density regarding RHNA, homeless numbers, incentivizing accessible dwelling units, maps and modelling, long-term implications, and adaptive reuse.
- **ACTION:** Continue the discussion to Thursday, May 20, 2021.

Planning Commission Meeting 2 – May 20, 2021

Introduction

The Planning Commission is comprised of five members appointed by individual Councilmembers and two at-large members appointed by the Council as a whole. The purpose of this meeting is to continue the discussion on the draft framework of housing policies, constraints to housing production, and a toolkit of policy options. Staff continues to seek input on these items from the Planning Commission and the public as part of the public engagement process to formulate the Housing Element Update.

Commissioners present:

- Stacey E. Jones (Appointed by Lindsey Horvath)
- Lynn Hoopingarner (Appointed by Lauren Meister)
- Rogerio Carneiro (Appointed by John Erickson)
- Katrina Vinson (Appointed by Sepi Shyne)
- Marquita Thomas (Appointed by John D'Amico)
- Michael A. Lombardi (Appointed at-large)
- Tushar R. Dutta (Appointed at-large)

Presentation Materials

Rachel Dimond (Long Range Planning Division) provided a PowerPoint presentation that gave an overview of the different steps in the update of the Housing Element. It included a comprehensive timeline of the process, the different consultants involved in preparing the various components of the element, and the public outreach efforts. The presentation is available for viewing on the City's website under "Planning Commission Archived Videos, Audio and Agenda Packets".

Background slides addressed:

- Housing Element Process Overview
- Process Timeline
- Constraints (government, market, financial, etc.)
- Evaluation of existing Housing Element Policy Framework
- Policy considerations

Public Comments and Questions

- The Housing Element is a state-required chapter in the City of West Hollywood General Plan. It provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. The Housing Element specifically plans for the ability to locate and construct the units required as part of the City's Regional

Housing Needs Assessment (RHNA) allocation. This will be the State's sixth eight-year planning cycle, with the upcoming cycle for the time period of October 2021 to October 2029. State law requires the city to update and submit its Housing Element to the State Department of Housing and Community Development (HCD) for state certification by October 15, 2021. There is, however, an opportunity to extend the deadline (SB 375), and staff is adjusting the proposed schedule to allow for final submittal in January 2022 as permitted by state law. This will allow for additional meetings with the community, HE Task Force, Planning Commission, related commissions and boards, and the City Council.

- Explanation provided of potential consequences of falling short of meeting RHNA goals and State deadlines. The commission questioned the implications if developers were not able to build the number of units required by RHNA numbers over the next eight years. They requested clarification regarding the EIR and scoping process, timelines, existing policies, traffic modelling, green space, construction, and site inventory.
- Detailed constraints to housing development: market and financial constraints, governmental constraints, policy considerations, housing element policy framework, goals and policies, and changes in language.
- Understanding how the program EIR process differs from EIRs focused on specific development projects.
- Weighing options to extend EIR Scoping Period and explanation of the difference between a Notice of Preparation, Draft EIR, and Final EIR comments periods.
- Evaluation of efficacy of existing policies and the resulting balance of housing mix
- Project alternatives taken into consideration.
- Concerns about the length of time for the process
- How does co-living count?
- Support the concept that historic sites are not a constraint.
- Concerns about retraction of appeal of RHNA numbers
- Concerns about impacts on infrastructure, age of infrastructure, water main breaks
- Request for more information on what the city has so the public can comment on it; however, with early engagement in the document preparation itself, there is no document. The outreach has begun before a draft is prepared in order to bring in as much public input from as early in the process as possible.
- Public comment: concerns about urban environment, energy conservation, construction and value, and public participation. Designing housing with nature, aesthetics, sustainable design. Requests for more explanation in layman's terms
- Public comment: questions about if there will be new standards for the housing element, timelines, public comment and public outreach, historic preservation, and traffic infrastructure.
- How to improve community outreach; reiterating upcoming community input opportunities; COVID-19's impacts on public engagement

- Discussion on asking meaningful questions of the community, i.e. What type of housing they desire, etc.
- Commission emphasized importance of continuing to protect cultural resources.
- Construction costs, price of lumber; construction constraints- 1/3 of our lumber comes from Canada- tariffs, in addition to higher costs, supply chains are stalled, wildfires are a huge impact on lumber supply.
- Would like more study on housing typology, modeling.
- If items are inserted into the Housing Element, the EIR will review anything that comes up in the Housing Element, review is not limited to what is mentioned at a scoping meeting.
- Guidance on subject matter of the Housing Element vs. the Environmental Impact Report
- Revisited possibility of ad-hoc subcommittee within the limitations of the agenda and timeline. Commissioners welcomed the additional Planning Commission hearings and stated that the extended timeline is more comprehensive and has multiple opportunities for discussion and input.
- The commission commented on changes in language, cultural resources and historic preservation, construction costs and restraints, community guidance and engagement, scoping meetings, and subject matter. Suggested language changes include changing language from “avoiding displacement” to “minimizing displacement.”

ACTION: Continue the discussion to Thursday, June 3, 2021.

Planning Commission Meeting 3 – June 3, 2021

Introduction

The Planning Commission is comprised of seven members; five appointed by individual Councilmembers and two at-large members appointed by the Council as a whole. The purpose of this meeting is to continue the discussion on the housing element process, Regional Housing Needs Assessment Allocation, and an in-depth explanation of the Sites Inventory.

Commissioners present:

- Stacey E. Jones (Appointed by Lindsey Horvath)
- Lynn Hoopingarner (Appointed by Lauren Meister)
- Rogerio Carvalheiro (Appointed by John Erickson)
- Katrina Vinson (Appointed by Sepi Shyne)
- Marquita Thomas (Appointed by John D’Amico)
- Michael A. Lombardi (Appointed at-large)
- Tushar R. Dutta (Appointed at-large)

Presentation Materials

Rachel Dimond (Long Range Planning Division), Veronica Tam (Veronica Tam & Associates, Inc.), and Ryan Russell (Rincon Consultants, Inc.) provided a PowerPoint presentation to the Planning Commission. The PowerPoint provided an overview of the Housing Element process, the Regional Housing Needs Assessment Allocation, and Sites Inventory. The presentation is available for viewing on the City’s website under “Planning Commission Archived Videos, Audio and Agenda Packets”. The PowerPoint included:

- Housing Element Process
- Regional Housing Needs Assessment Allocation
- Site Inventory Process
- Credits Towards Regional Housing Need
- Draft Underutilized Sites
- Summary of Draft Site Inventory

Public Comments and Questions

- Sites Inventory Discussion: Explanation of eligible sites that can be included in the sites inventory; questions about realistic feasibility about achieving redevelopment on occupied sites; use of programs and policies to incentivize development in privately-owned parcels and independent developers.

- Factors that determine which sites were underutilized; sites with large parking areas, sites with older structure (30+ years old), sites with additional FAR build out potential, sites with limited or no housing units.
- Explanation of specific site parameters for sites to be included as eligible to accommodate Low and Very Low units
- Using unused parcels, and the consequences of a site obtaining by-right development rights if it is listed on the sites inventory in two cycles; methods to avoid by-right status categorization in order to mitigate risk of placing large sites into ministerial approval category.
- The role of Metro line development
- Commissioner expressed concerns that the current policies have resulted in an average of 20% affordable housing, if those affordable units are built at same rate- 20% affordable, then approximately 12,000 – 14,000 new units will need to be built in order to achieve affordability requirements; how to counter this imbalanced trend? Need to change current policies to expect a different outcome.
- Overlay zone instead of changing the zone itself; including a site does not force any movement or relocation of the current site occupant, it only makes it available for redevelopment if the market creates the opportunity
- State laws have incentivized the development of 100% affordable housing projects that provide a few hundred units per site.
- Site inventory analysis is to demonstrate to the State that the policies are in place that if the property owners choose to sell, the site could accommodate housing for “x” number of units.
- Projections and unpredictability. Many other sites will be redeveloped that are not on the list. City must make a good faith effort to encourage and incentivize the development of units and affordable units, but if it happens or not is beyond the city’s control.
- Suggestions from HE Task Force member: eliminate exclusionary single-family zoning because it creates segregation. WeHo is transit-rich and development policies need to take advantage of that. This will help spread out development so that higher densities don’t have to mean larger buildings.
- Current policies incentivize larger units, which are counter-productive to building more units and affordability goals.
- Increase density to align with City of LA’s standards
- Allow mixed use along commercial boulevards where it is prohibited by height or zoning.
- Clarification requested on data tables.
- Concerns regarding low density in R1 and R2 zones
- By-right concerns- does it encourage speculative land holding until it becomes by-right? The law’s intent is to make it easier to develop parcels, concerns over whether it may produce a reverse impact. However, this is generally not the trend because of the opportunity costs associated with waiting.

- Remove sites that may become by-right; find alternative sites; prevent any possibility for by-right status.
- Question about ADU trend calculation; program to provide funding for ADU construction; provide greater clarity and streamlining for development of ADUs.
- Explanation of how density is calculated, reliance on demonstrated trends.
- Understanding existing and future transit; transit overlay zone; importance of transit corridors
- Adjust maximum average unit size requirements as it can be limiting.
- Request for clarification about overlay zones and incentives and how they affect the development potential of a site so that the public can better understand the context of individual projects that utilize those concessions, etc.
- Commission requests more information in next staff report and presentation
- **ACTION:** Continue the discussion to Thursday, July 15th, 2021.

Interviews with Commissions and Advisory Boards

The City established Commissions and Advisory Boards to make recommendations to the City Council on matters within the City’s jurisdiction. The Council, at its discretion, may establish Task Forces or Working Groups to advise the Council on specific issues. Each Commission, Advisory Board, and the Social Justice Task Force has individuals that are direct appointees; meaning they are directly appointed by an individual Councilmember.

City staff presented to the following advisory boards and commissions: –

- § Historic Preservation Committee (HPC),
- § Rent Stabilization Committee (RSC)
- § Senior Advisory Board (SAB), and
- § Transportation Committee (TC).

Summaries of comments collected during these interviews are organized by group.

Public Comments on Draft Housing Element

Logistics

Dates: July 30 – September 1

Location: Available on the Project Website

Participants: 15

The draft Housing Element and Technical Background Report were available on the project website for more than 30 days to facilitate opportunities for community members and stakeholders to provide written comments, recommendations, and questions regarding. Community feedback was incorporated into the Housing Element and Technical Background Report before adoption by the Planning Commission and City Council.