

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 28, 2023

David Wilson, City Manager
City of West Hollywood
8300 Santa Monica Blvd
West Hollywood, CA 90069

Dear David Wilson:

RE: West Hollywood 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of West Hollywood housing element adopted February 21, 2023 and received for review on February 27, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code) as of April 28, 2023. The adopted element addresses the statutory requirements described in HCD's November 23, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 7 (Rent Stabilization Ordinance)
- Program 11 (Adequate Sites for RHNA and Monitoring of No Net Loss)
- Program 13 (Accessory Dwelling Units)
- Program 14 (Inclusionary Housing Ordinance)
- Program 18 (Commercial Development Impact Fee)
- Program 20 (Residential Development Standards and Process)
- Program 21 (Zoning Ordinance Amendments)
- Program 26 (Tenant Eviction Protection)

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Gov. Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted

housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication and cooperation that John Keho, Director of Planning and Development Services, Francisco Contreras, Long Range Planning Manager, and consultants Veronica Tam and Ryan Russel, provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Mashal Ayobi, of our staff, at mashal.ayobi@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief