

West Hollywood **General Plan 2035**
HOUSING ELEMENT
TECHNICAL APPENDIX

September 6, 2011
City of West Hollywood

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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 2008-2014 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 (2000-2008). Specifically, 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 2008-2014 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)
- 1990 and 2000 Census

- 2006-2008 American Community Survey¹
- 2009 State Department of Finance Population and Housing Estimates
- State Economic Development Department Labor Statistics
- Real estate data from California Association of Realtors and DataQuick Services

C. Relationship to Other General Plan Elements

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

- General Plan Foundation and Introduction
- Governance
- Urban Form and Land Use
- Economic Development
- Mobility
- Human Services
- Parks, Facilities and Recreation
- Infrastructure and Public Services
- Public Health and Safety
- Housing

This Housing Element builds upon the other General Plan issues and the policies set forth are consistent with the policies and proposals set forth by the General Plan.² As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

¹ The American Community Survey (ACS) is a sample survey between censuses. However, given the small size of the City and the small sample size used, the margins of errors can reach a plus or minus of over 30 percent for certain variables. Therefore, the ACS data are used only as a reference in this report. Future ACS data may be more reliable when the 2010 Census results can be used as the baseline. According to “American Community Survey – What Researchers Need to Know”, the Census Bureau cautions the direct comparison between the ACS data and data from previous censuses, particularly as it relates to income, age, and household characteristics, as different methodologies were used or different questions were asked when collecting the sample.

² Pursuant to new State law, the General Plan Safety Element includes an analysis of and policies on flood hazards and flood management.

II. Community Outreach

The City of West Hollywood values community input in the development of the General Plan, including the Housing Element. An extensive community outreach program was implemented, utilizing a variety of avenues to solicit input from residents, the business community, and other community stakeholders. All community outreach efforts are documented and posted on the City's website (www.weho.org/generalplan).

A. Focus Groups, Stakeholder Interviews, and Visioneering

1. Focus Groups

The City conducted three focus group sessions, including two sessions with residents and one session with nonprofit providers and business stakeholders. Residents were randomly selected to be interviewed for telephone interviews, and business and community leaders were selected to represent a cross-section of organizations in West Hollywood. Overall, 26 people participated in the focus group sessions.

2. Stakeholder Interviews

The City also conducted one-on-one interviews with approximately 145 people, representing:

- Residents and Neighborhood Watch captains
- Business owners and business improvement district (BID) representatives
- Members of the City's 17 boards and commissions
- Social service providers
- GLBT service providers and representatives
- City elected officials, Department Directors, and key staff
- Artists and representatives of the arts community
- School principals and teachers
- Religious leaders
- Property owners
- Parents
- Architects and members of the development community

3. Visioneering

Visioneering was a simple process in which community members asked other community members to fill out three cards that posed questions about West Hollywood. The questions provide insight into general ideas and concerns, as well as impressions of neighborhood character. Questions on the cards are:

- Where do you live? What makes where you live unique?
- What are the two biggest issues facing West Hollywood?
- When I think of West Hollywood’s future, I am most optimistic about...; I am most pessimistic about...

Over 1,400 visioneering cards were collected from 500 residents participating in this process.

4. Telephone Survey

In March, 2009, the City completed a random telephone survey of 440 English and Russian-speaking households. Topics surveyed include quality of life issues, parking, housing, mixed-use development, and sustainability.

B. General Plan Advisory Committee

The City of West Hollywood General Plan Advisory Committee (GPAC) was established to advise staff, the City Manager, and the City Council on the General Plan Update. The GPAC consists of 42 members appointed by the City Manager. GPAC members represent different segments of the community, as well as City boards, committees, and commissions, including:

- Business License Commission
- Business owners
- Chamber of Commerce
- Disabilities Advisory Board
- Historic Preservation Commission
- Human Services Commission
- Lesbian and Gay Advisory Board
- Planning Commission
- Project Advisory Committee
- Public Facilities Commission
- Public Safety Commission
- Rent Stabilization Commission
- Residents/Neighborhood Watch
- Russian Advisory Board
- Senior Advisory Board
- Transportation Commission
- West Hollywood Community Housing Corporation (WHCHC)
- Women Advisory Board

The GPAC met nine times between September 2009 and February 2010 to review and give feedback on a variety of topics on the General Plan update. Specifically, Housing Element requirements, issues, and policies were reviewed on the January 6, 2010 GPAC meeting.

C. Community Meetings

The City conducted several community meetings throughout the update process of the General Plan. Specifically:

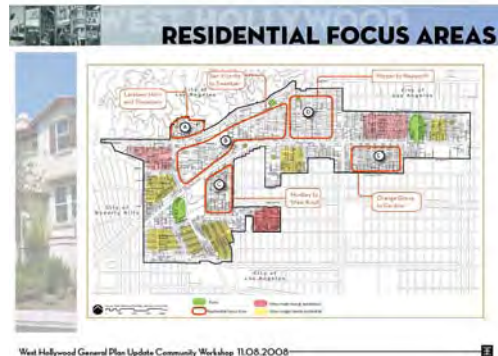
- **General Plan Community Fair - February 23, 2008:** A housing booth was included in this community fair. Information on the Housing Element requirements, current housing market conditions and issues, and demographic and housing trends was provided. Staff and consultants were available to receive comments and discuss housing-related concerns with residents.



- **General Plan Neighborhood Meetings - September 3, 9, and 10, 2008:** Three interactive community meetings were conducted to discuss various issues. One of the topics for discussion was, "How/where can West Hollywood accommodate housing for people at all income levels?"



- **General Plan Community Meeting - November 8, 2008:** One of the two topics of discussion in this meeting was Residential Focus Areas. Residents discussed the appropriate housing forms in the City (three-story, four-story, and five-story buildings, as well as live/work units)



- **General Plan Open House - January 30, 2010:** The City conducted a community meeting to discuss goals and policies, and preliminary recommendations for the General Plan. The meeting included a Housing station where presentations were made on Housing Element requirements, issues, and concerns. City staff and consultants engaged the public in interactive discussions. Participants were asked to give feedback on the preliminary housing goals and policies.

D. Study Sessions

On August 20, 2009, the City conducted a study session with the Planning Commission to review the requirements of the Housing Element and solicit initial input on issues and concerns to be addressed in the Housing Element.

On April 5, 2010, the City conducted a joint study session with the Planning Commission and City Council to review the Draft Housing Element.

E. Public Hearings

The Planning Commission and City Council conducted a series of public hearings to review the Draft General Plan, including the Housing Element. The Housing Element was one of the key topics in the City Council hearing on October 25, 2010.

F. Outreach Methods

The GPAC meeting schedule was posted in the City's General Plan Update website. The City also advertised all joint study sessions and community meetings in the newspaper. For the General Plan Community Fair (February 23, 2008) and Open House (January 30, 2010), the City sent out citywide mailers, placed a notice in the City's calendar on the website, posted agenda notices at the venues (West Hollywood Park and Plummer Park, respectively) and at the library, posted a notice on the City's Facebook account, and placed a banner at the venues.

The City also had information about the Community Fair and Open House on the City television channel, and the City Public Information Office released a media advisory on the events. All other outreach activities can be found on the City's General Plan update website (www.weho.org/generalplan). With these comprehensive efforts to outreach to the community, the General Plan events were well-attended by residents, service providers, representatives from the development community, and other community stakeholders.

G. Housing-Related Comments and Responses

Throughout the General Plan update process, the City has gathered many comments from residents and community groups regarding housing issues and concerns. These comments are summarized by theme and presented Table 1. Detailed summary of comments received during the process of updating the Housing Element are posted on the City's General Plan Update website.

Table 1: Summary of Housing-Related Comments Received

Comment Themes	City Responses
<p><u>Housing Availability:</u></p> <ul style="list-style-type: none"> ▪ Affordable housing for seniors and persons with disabilities is needed. Seniors have few options in the community. Few assisted living facilities are located in the City. ▪ Workforce and family housing options are needed. ▪ Affordable housing is lost when properties are recycled into nonresidential uses or new construction favors large condominium units ▪ There is a significant need for housing for persons with disabilities, and persons with other medical conditions such as HIV/AIDS. ▪ There is a strong support for diverse income levels in new development, including housing for workers in the arts and entertainment fields. 	<ul style="list-style-type: none"> ▪ The 2008-2014 Housing Element includes programs to promote housing for seniors and persons with disabilities. ▪ The General Plan has created opportunities for mixed use and transit-oriented development along major transportation corridors in the City. Future residential growth is expected to focus in these areas. ▪ The City continues to implement a successful Inclusionary Housing Program that creates permanently affordable housing through on-site construction or payment of in-lieu fees by the developers. The City recently amended its Inclusionary Housing Program to respond to the changing market trends and community housing needs. ▪ The City recently amended its zoning ordinance to cap the maximum average unit size for a development. This amendment is intended to moderate the unit sizes of new construction to discourage the construction of only large luxury condominiums. ▪ The City participated in a Westside Cities COG study of workforce housing (2008).
<p><u>Housing Affordability:</u></p> <ul style="list-style-type: none"> ▪ Rent stabilization is not guaranteeing housing to be affordable to lower income households. With few affordable units available, residential mobility is impaired. Many households are unable to move out of their rent-stabilized units to something more suited to their needs because affordable rent stabilized units are hard to come by. ▪ Ellis Act has resulted in many rent stabilized units being demolished to make room for new development or being removed from the rental market (for owner occupancy or left vacant). ▪ Given the home prices in West Hollywood, homeownership is beyond the reach of even moderate income households. 	<ul style="list-style-type: none"> ▪ The City continues to implement a successful Inclusionary Housing Program that creates permanently affordable housing through on-site construction or payment of in-lieu fees by the developers. ▪ The 2008-2014 Housing Element includes a number of programs to expand affordable housing opportunities in the City.
<p><u>Housing Adequacy:</u></p> <ul style="list-style-type: none"> ▪ City has an aging housing stock. Many multi-family housing units require upgrading. However, rent stabilization works as a disincentive to improving the quality of the rental housing stock. Property owners are unwilling to make the improvements when they are unable to recapture 	<ul style="list-style-type: none"> ▪ The 2008-2014 Housing Element includes a program to establish multi-family building inspection and explore mechanisms and incentives to encourage the rehabilitation of multi-family housing by property owners. ▪ The 2008-2014 Housing Element includes programs to assist in the acquisition/rehabilitation

Table 1: Summary of Housing-Related Comments Received

Comment Themes	City Responses
<p>the costs of the improvements.</p> <ul style="list-style-type: none">▪ Character of existing single-family neighborhoods should be preserved.	<p>of affordable housing by nonprofit organizations.</p> <ul style="list-style-type: none">▪ The 2008-2014 Housing Element reflects the land use policies of the General Plan update. Future residential growth will focus in mixed use and transit-oriented areas and no intensification of land use is proposed in existing residential neighborhoods.

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.³ 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:⁴

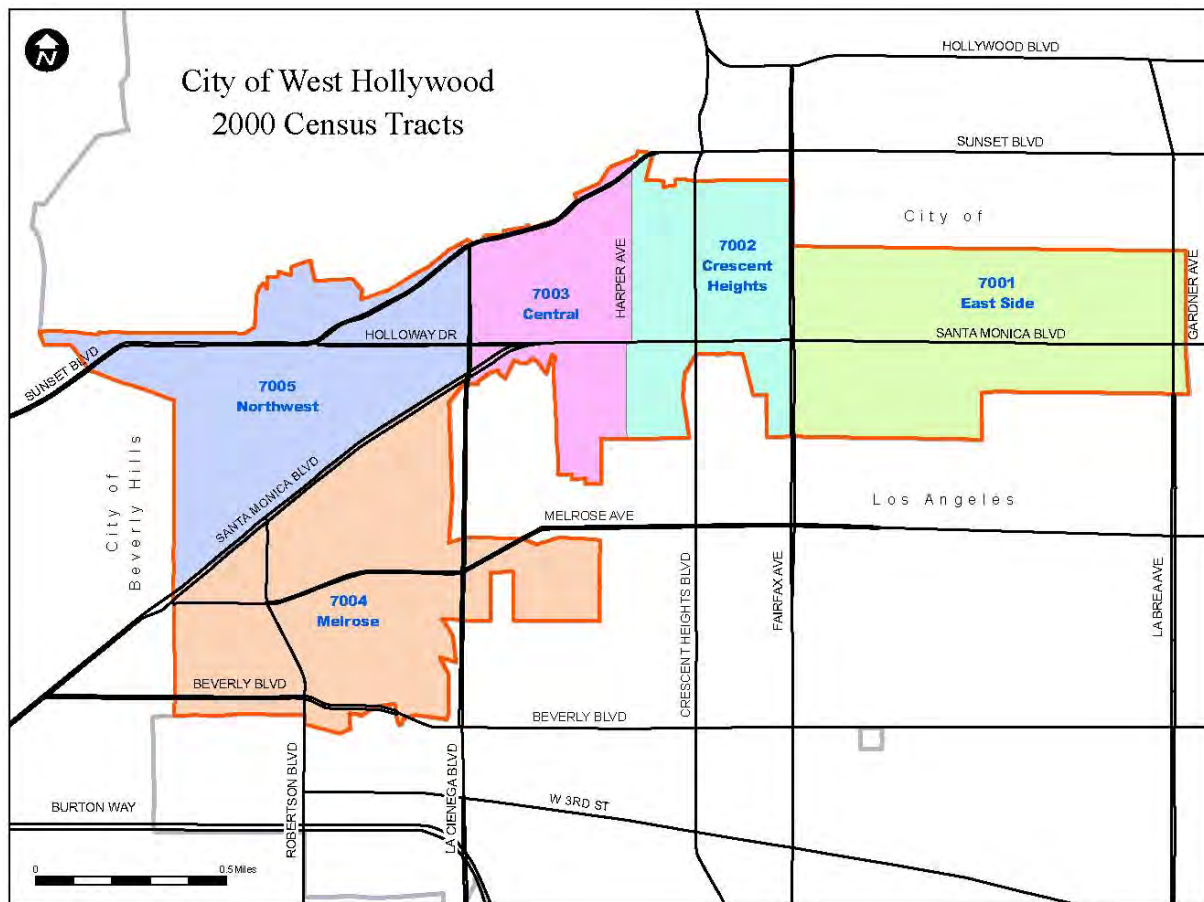
- **East Side (Tract 7001):** This census tract has 10,500 residents and extends west from La Brea to Fairfax. Between Fairfax and Gardner is a relatively dense residential and commercial neighborhood. East to La Brea are low density residential and commercial uses.
- **Crescent Heights (Tract 7002):** This census tract has 6,500 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.

³ 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.

⁴ 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.

- **Central (Tract 7003):** This tract has 6,000 residents and extends west from Harper Avenue to La Cienega. The primary land use is high density residential.
- **Melrose (Tract 7004):** Within the City limits of West Hollywood, this census tract has 5,500 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 8,000 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

The greater Los Angeles region continues to rank among the fastest growing regions in California. In the City of Los Angeles alone, the total population grew by 45 percent between 1970 and 2009, with much of the growth occurring during the 1980s (Table 2). Countywide population increased by 48 percent. During the same period, the Westside sub-region experienced a population increase of eight percent. 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 remained relatively stable between 1970 and 2000. However, a noticeable increase in population for the City was estimated by the State Department of Finance between 2000 and 2009.⁵

	1970	1980	1990	2000	2009	% Change 1970-2009
Beverly Hills	33,416	32,367	31,971	33,784	36,090	8.0%
Culver City	34,541	38,139	38,793	38,816	40,657	17.7%
Santa Monica	88,289	88,314	86,905	84,084	92,594	4.9%
West Hollywood	34,662	35,703	36,118	35,794	37,580	8.4%
Westside (subregion)	190,908	194,523	193,787	192,478	206,921	8.4%
Los Angeles City	2,811,801	2,966,850	3,485,398	3,694,742	4,065,585	44.6%
Los Angeles County	7,041,980	7,477,503	8,863,164	9,519,338	10,393,185	47.6%

Sources:

1. Bureau of the Census, 1970, 1980, 1990, and 2000 Census.
2. State Department of Finance, Population and Housing Estimates, May 1, 2007.

⁵ Department of Finance estimates on current population are based on the number of units built from building permit data submitted by local jurisdictions and multiplying that by the average household size based on the Census. These two different sources of information provide only a general estimate of the population, not intended to represent an accurate count.

2. Race and Ethnicity

Race and ethnicity of residents in a community can affect their housing needs and preferences. Different people may have different household characteristics, such as family structure or linguistic ability, which affect their housing needs and/or their 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.

According to the 1990 Census, West Hollywood had a greater proportion of White residents and smaller proportions of Asian, Black and Hispanic residents than the surrounding sub-regions. In West Hollywood, Whites comprised the majority of the population (85 percent), followed by Hispanics with nine percent, and Blacks and Asians with three percent each (Figure 2 and Table 3). The ethnic and racial mix in the City changed marginally from 1990 to 2000. The White population decreased to 81 percent while the Asian population went up to four percent (Figure 1). This ethnic distribution was similar to that of the Westside sub-region, albeit the Westside had a higher share of Hispanics. According to the 2006-2008 American Community Survey (ACS)⁶, the racial/ethnic composition of City residents is: 76 percent White; 13 percent Hispanic; 5 percent Asian; and 3 percent Black.

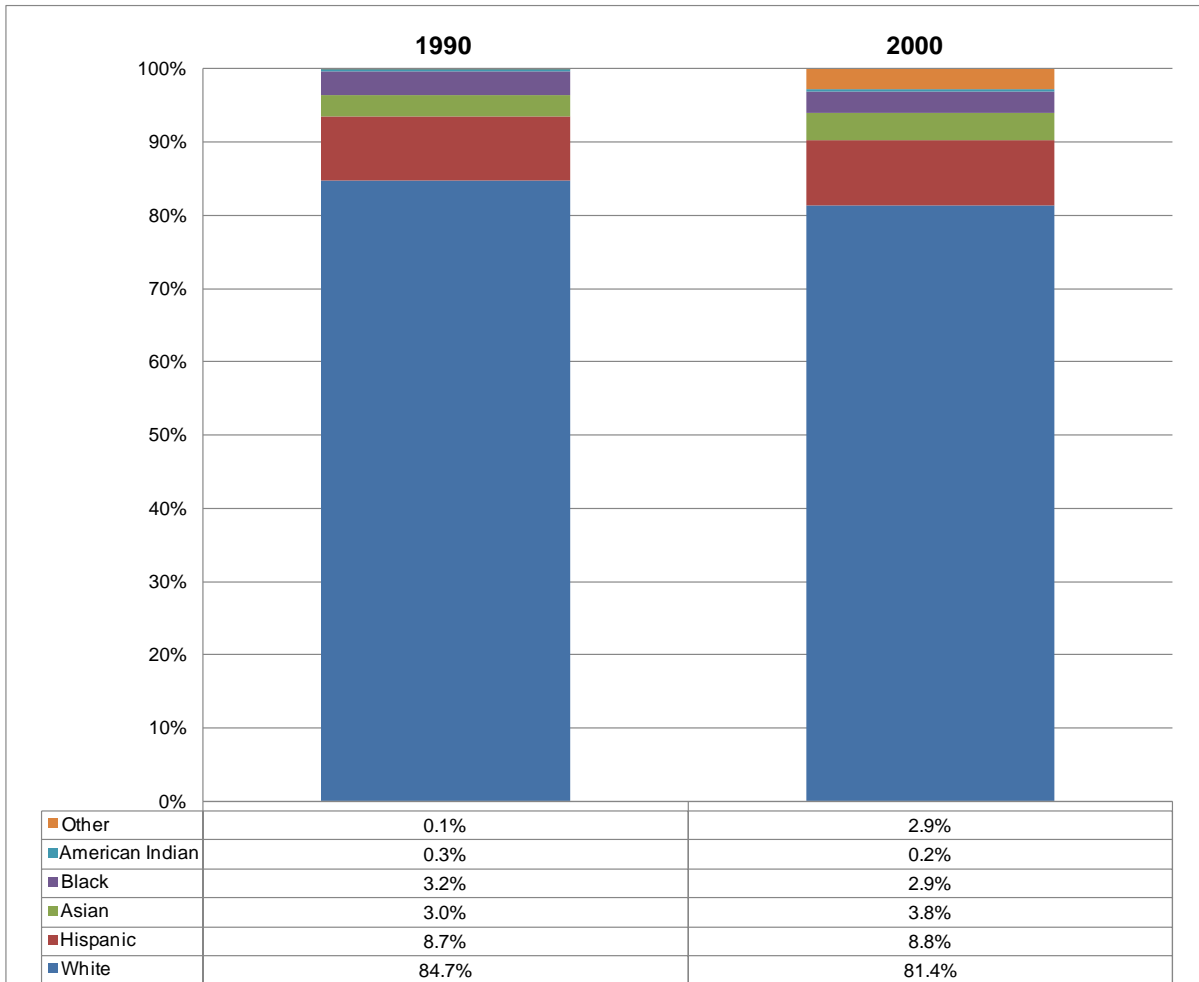
	1990				2000			
	% White	% Hispanic	% Asian/ Other	% Black	% White	% Hispanic	% Asian/ Other	% Black
Beverly Hills	87.4%	5.4%	5.6%	1.7%	82.0%	4.6%	11.6%	1.7%
Culver City	57.8%	19.8%	12.5%	10.0%	48.1%	23.7%	16.5%	11.7%
Santa Monica	75.0%	14.0%	6.6%	4.3%	71.9%	13.4%	11.0%	3.7%
West Hollywood	84.7%	8.7%	3.4%	3.2%	81.4%	8.8%	6.9%	2.9%
Westside	75.4%	12.8%	7.0%	4.8%	70.7%	13.1%	11.4%	4.8%
LA City	37.3%	39.9%	9.8%	13.0%	29.8%	46.6%	12.8%	10.9%
LA County	40.8%	37.8%	10.8%	10.5%	31.1%	44.6%	14.9%	9.5%

Sources: Bureau of the Census, 1990 and 2000 Census.

In contrast to the Westside subregion, however, the City and the County of Los Angeles had a far more diverse population. In 1990, Hispanics comprised approximately 40 percent of the residents in the City and County of Los Angeles. By 2000, the Hispanic population reached approximately 45 percent in both the City and County of Los Angeles (Table 3).

⁶ Due to the small sample size and large margins of errors, the ACS data is only used as a reference in this report.

Figure 2: Race and Ethnicity Trends – West Hollywood



Source: Bureau of the Census, 1990 and 2000 Census.

3. Foreign-Born Population

Although West Hollywood’s population is relatively homogenous with respect to race and ethnicity, a significant share of the population consisted of foreign born persons and recent immigrants. According to the 2000 Census, more than one third of City residents were foreign-born, with representation from well over 85 other countries (Table 4). The City’s high share of foreign-born population is an important factor affecting housing needs, especially with respect to linguistic isolation.

The adjacent Fairfax District in Los Angeles is home to a well-established East European community, resulting in a significant Russian and Ukrainian immigrant population in West Hollywood.⁷ According to the 1990 Census, Russians made up one-third of the City’s foreign born population and an estimated 15 percent of the total population in West Hollywood. Eastern European countries were added as a category for nativity in the 2000 Census, which makes it infeasible to compare side by side changes over time. Table 4 shows

⁷ The linguistic characteristics of residents are discussed later. This section refers to place of birth of residents.

that Russia and Ukraine are considered places of birth as a subset of the Eastern European countries, which is a subset of the total European foreign born population.

By 2000, Eastern Europeans accounted for over 50 percent of the foreign-born population and 19 percent of the total population in West Hollywood. Russian⁸ immigrants made up 15 percent of the foreign born population and five percent of the total City population. Western Europeans were the next largest group, comprising 26 percent of immigrants in 1990; however, they represented only six percent of the foreign born population in 2000. The 2000 Census reports the third largest group to be from South and Latin American countries, comprising 16 percent of the foreign born population.

Compared to the Westside subregion, West Hollywood has a significantly higher concentration of foreign born residents from Europe, Eastern Europe and Russia and the Ukraine, and lower concentrations of Asian and South and Latin American foreign born residents.

Place of Birth	Number	% of Foreign Born Population (West Hollywood)	% of Total Population	% of Foreign Born Population (Westside)
Europe	8,127	63.3%	22.8%	25.3%
Eastern Europe	6,645	51.9%	18.6%	10.5%
Russia	1,896	14.8%	5.3%	2.9%
Ukraine	2,796	21.8%	21.8%	1.5%
Asia	2,277	17.7%	6.4%	41.1%
So. & Latin America	1,618	12.6%	4.5%	25.3%
Canada	372	2.9%	1.0%	3.3%
Africa	315	2.5%	0.9%	3.8%
Oceania	100	0.8%	0.3%	1.2%
Total Foreign Born	12,809	100.0%	35.9%	44,157
City Population	35,716	---	---	156,729
% Foreign Born	35.9%	---	---	28.2%

Note:

Source: Bureau of the Census, 2000 Census.

The large share of 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 immigrants 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.

⁸ This data is from 2000 Census, after the fall of the USSR. Therefore, Russian immigrants identified in the 2000 Census are likely to have come from Russia.

Table 5: Non-English Language Spoken at Home – West Hollywood						
Language Spoken at Home	1990			2000		
	Persons	% of Foreign Language	% of Total Population	Persons	% of Foreign Language	% of Total Population
Russian	3,689	31.6%	10.2%	5,912	44.2%	16.8%
Spanish	2,430	20.8%	6.7%	2,641	19.8%	7.5%
French	853	7.3%	2.4%	859	6.4%	2.4%
Other W. European	1,643	14.1%	4.6%	n/a	n/a	n/a
Indo-European	1,003	8.6%	2.8%	2,405	18.0%	6.8%
Other	1,011	8.6%	2.8%	552	4.1%	1.6%
Yiddish	639	5.5%	1.8%	257	1.9%	0.7%
Asian	422	3.6%	1.2%	742	5.6%	2.1%
Total	11,690	100.0%	32.4%	13,368	100.0%	38.0%
Total Population	36,118	---	---	35,158	---	---
% Not English	--	32.4%	--	--	38.0%	---

Source: Bureau of the Census, 1990 and 2000 Census.

According to the 1990 Census, one third of all persons age five years and over in West Hollywood spoke a language other than English at home. As shown in Table 5, the most prevalent foreign languages were Russian (31 percent) and Spanish (21 percent) followed by other Western European languages (14 percent). The Census shows that there was an increase in the population that spoke a foreign language at home, from 32 percent in 1990 to 38 percent in 2000. The population speaking Russian at home increased from ten percent of the population to 17 percent and Spanish speakers increased from seven percent to eight percent of the total population.

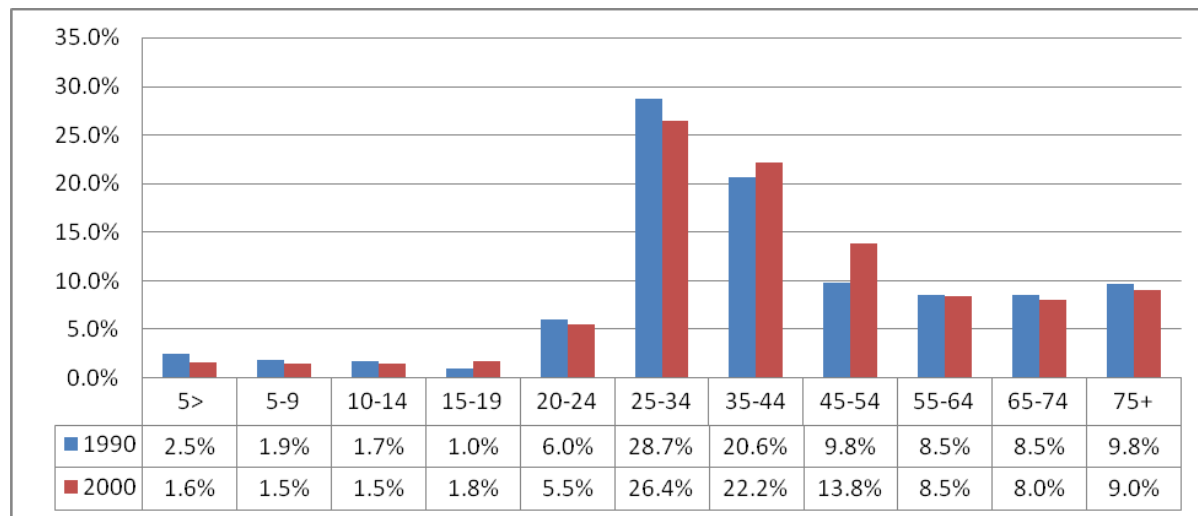
Ensuring linguistic accessibility to the large proportion of foreign speaking residents in West Hollywood is essential to meeting their housing needs. This especially applies to the Russian and Spanish speaking residents who make up large parts of the foreign speaking residents in the City. Specifically, having City materials available in these languages and making translators available at public meetings facilitate the participation of these groups in matters that influence the provision of housing in the community. 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 may prefer large dwellings and families may prefer larger dwellings with open space for their children. However, as children leave home, seniors may begin to trade in their larger dwellings for smaller and more accessible ones.

Figure 3 shows that the largest age group in West Hollywood was adults between the ages of 25 and 34 (at 26 percent). The second largest group, adults between 35 and 44 years old, made up 22 percent of the population. According to the 2000 Census residents under the age of 19 made up less than seven percent of the population. From 1990 to 2000, the age distribution remained stable in West Hollywood. The only change was a slightly smaller proportion of 25 to 34 year olds, a decrease from 29 percent in 1990 to 26 percent in 2000. The largest change was in residents ages 45 to 54 years old, increasing from ten percent to 14 percent. This shift towards older adults reflects the preference of aging in place by residents.

Figure 3: Age Distribution – West Hollywood



Source: Bureau of the Census, 1990 and 2000 Census.

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 6 shows the makeup and trends of households in West Hollywood. As shown, changes in household type were minor between 1990 and 2000, with the largest changes being a two-percentage-point increase in other non-families and a two-percentage-point decrease in families with children. The changes in the age of householder were most visible. There was a five-percentage-point increase in householders ages 35 to 64 and a three-percentage-point decrease in householders under the age of 34.

Table 6: Household Characteristics – West Hollywood					
Household	1990		2000		Percent Change
	# of Families/ Households	%	#of Families/ Households	%	
Families with Children	1,704	7.6%	1,349	5.8%	-1.7%
Families without Children	4,114	18.2%	3,862	16.7%	-1.5%
Non-Family Single	13,375	59.3%	13,990	60.5%	1.2%
Non-Family Other	3,375	15.0%	3,919	17.0%	2.0%
Householder Age					
Under 34	7,615	33.7%	7,124	30.8%	-2.9%
35 to 64 years	10,172	45.1%	11,591	50.1%	5.1%
65+	4,781	21.2%	4,395	19.0%	-2.2%
Household Size					
1 person	13,375	59.3%	13,990	60.5%	1.2%
2 person	6,714	29.8%	6,987	30.2%	0.5%
3 to 4 person	2,155	9.5%	1,934	8.4%	-1.2%
5+	324	1.4%	209	0.9%	-0.5%

Source: Bureau of the Census, 1990 and 2000 Census.

The majority of households in West Hollywood were one-person households. One-person households made up 61 percent of the households in West Hollywood in 2000, a slight increase from 1990. Family households continued to make up about 22 percent of the households and other households represent about 17 percent of the total. The household size has also remained approximately constant from 1990 to 2000.

Population in Households

Because of the large proportion of one-person households in West Hollywood, the average household size in the City was small – 1.53 persons per household in 2000. Among all West Hollywood residents in 2000, approximately 40 percent were living alone (in single households), and another 38 percent were in family households (Table 7). Residents in non-family (“other”) households made up almost 23 percent of the City’s total population.

Household Type	1990		2000	
	Number ¹	Percent	Number ¹	Percent
Families	15,040	42.1%	13,397	37.8%
Singles	13,409	37.5%	13,989	39.4%
Other Households ²	7,267	20.3%	8,100	22.8%
Total Population in Households	35,716	100.0%	35,486	100.0%
Average Household Size	1.58		1.53	

Notes:

1. Numbers represent population in each household type.
2. "Other" Households are non-family households made up of more than one person. The Census defines "Family" as two or more people who reside together and who are related by birth, marriage or adoption.

Source: Bureau of the Census, 1990 and 2000 Census.

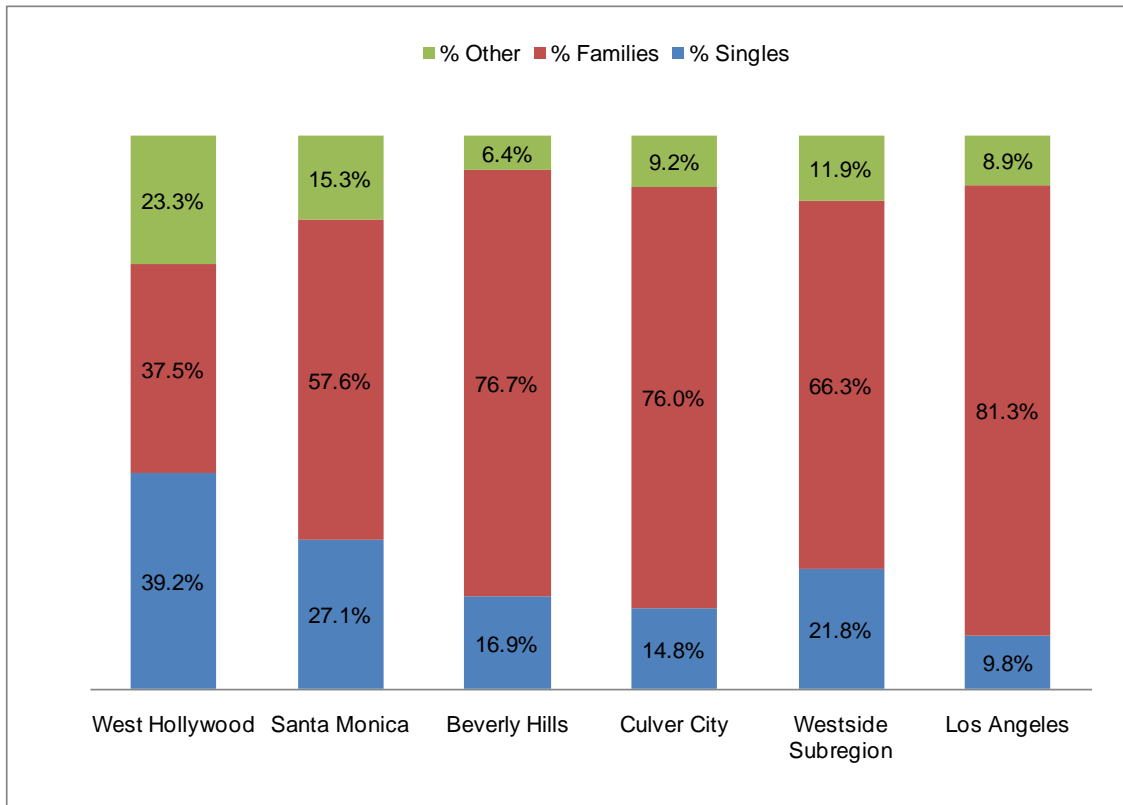
The large number of non-family households in West Hollywood was unique in Los Angeles County. According to the Census, this category typically includes unrelated persons living together, such as roommates, unmarried partners, and other housing arrangements between unrelated persons. The large share of non-family households residing in West Hollywood was attributed to the presence of the City's single households.⁹ In addition, same sex domestic partnerships comprised 4.2 percent of all households in West Hollywood in 2000.

Average household size increases along with the proportion of family households in a community. Therefore, West Hollywood had the smallest average household size compared to other Westside communities and to the City and County of Los Angeles (Figure 5).

Although the majority of households in the City are defined by the Census as non-families and generally smaller in size than the regional average, they appear to fit reasonably well with the City's housing stock. As discussed later, the "typical" home in West Hollywood is small, averages three rooms, and consists of one- or two-bedroom units with a kitchen, bathroom and living room.

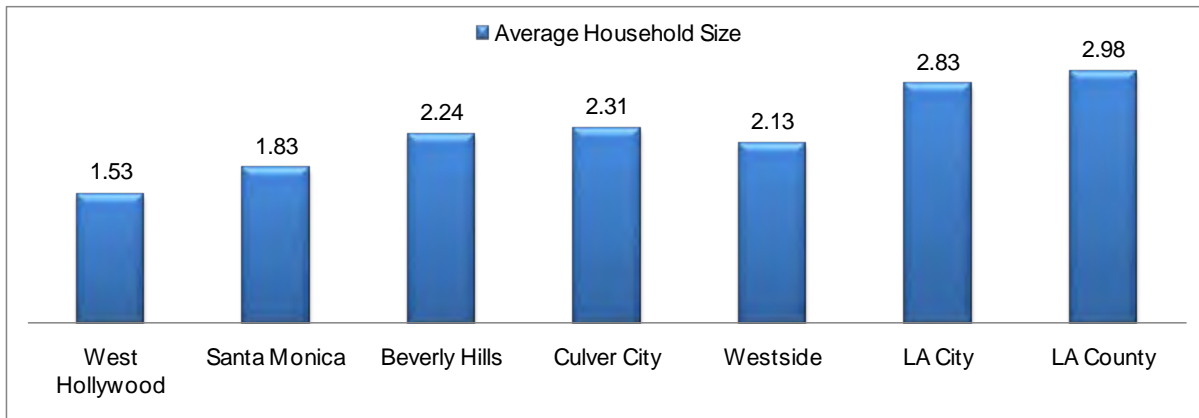
⁹ "Single households" are a subset of non-family households.

Figure 4: Population by Household Type – West Hollywood and the Region



Source: Bureau of the Census, 2000 Census.

Figure 5: Average Household Size – West Hollywood and the Region



Source: Bureau of the Census, 2000 Census.

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 8 presents the 2000 Census data on occupations by industry and the California Employment Development Department occupational wage scale in 2007 for Los Angeles County. West Hollywood has 54 percent of its residents working in the management and professional industry, followed by 26 percent in sales and office occupations. The Westside subregion has a similar pattern with even more residents in similar positions. The City and County of Los Angeles on the other hand are more evenly divided among management/professional, service, sales/office and transportation occupations. Farming occupations and construction jobs employed the least number of residents in the region in 2000. The mean wages in 2007 for the Los Angeles-Long Beach Metropolitan Area show that management and professional occupations paid the highest with an annual wage of \$104,946. Sales and office occupations, which employed the second largest group of West Hollywood residents in 2000, had a mean wage of \$37,761. The overall mean wage for the County was \$44,263. Table 8 shows that compared to the County and City of Los Angeles, a larger proportion of the employed residents in West Hollywood were engaged in higher pay management and professional occupations. However, the City also had a comparable percentage of residents employed in the lower pay service occupations. These employment figures indicate a need for a housing stock that can accommodate a wide economic spectrum.

Occupation	West Hollywood		West LA	LA City	LA County	Mean Wage 2007
	Number	Percent				
Management/Professional	11,950	54.1%	57.7%	34.3%	34.3%	\$104,946
Service	2,870	13.0%	9.6%	26.8%	14.7%	\$27,343
Sales/Office	5,746	26.0%	25.1%	15.7%	27.6%	\$37,761
Farming/Forestry/Fishing	0	0.0%	0.0%	0.2%	0.2%	\$22,887
Construction/Extraction	570	2.6%	3.5%	7.7%	7.8%	\$45,627
Transportation/Production	948	4.3%	4.1%	15.2%	15.5%	\$29,557
Total	22,084	100.0%	100.0%	100.0%	100.0%	\$44,263

Sources:

1. Bureau of the Census, 2000 Census.
2. California Employment Development Department, Occupational Employment Statistics, First Quarter 2007.

Table 9 shows the top ten employers in West Hollywood. While the three largest employers are the Transportation Authority, the Pacific Design Center, and a film studio, four out of the top ten employers are hotels. Furthermore, the Pacific Design Center is not a single employer; many companies are housed in the Design Center. Many of the hotels in West

Hollywood have undergone growth and renovations in the past years. A majority of hotel workers are classed as service workers, and are likely earning about \$27,000 annually according to Table 8, and their affordable housing options are limited by the low incomes.

Employer	Industry
Los Angeles County Metropolitan Transportation Authority	Public Transportation Agency
Pacific Design Center	Sales/Service/Design
The Lot	Film Studio
House of Blues	Concert Venue
The Vons Companies	Grocery
The London West Hollywood	Hotel
City of West Hollywood	Public Agency
Hyatt West Hollywood	Hotel
The Mondrian Hotel	Hotel
Le Parc	Hotel

Note 1: Employment figures used to compile this list include both West Hollywood and non-West Hollywood residents. Source: City of West Hollywood, 2004.

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 the 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 in Los Angeles and the Westside subregion; it is important to also compare family and non-family median incomes. The Census defines “family” as two or more people who reside together and who are related by birth, marriage or adoption; therefore, in this case non-family households includes single-person households, roommate households and unmarried couples living together. Median household and family incomes in West Hollywood were lower than in the County and in the Westside (Table 10). However, non-family income in the City was significantly higher than the countywide median.

Median Income	West Hollywood	Westside Subregion	LA City	Los Angeles County
Household	\$38,914	\$53,091	\$36,687	\$42,189
Family	\$41,463	\$70,379	\$39,942	\$46,452
Non-Family	\$37,557	\$42,221	\$29,011	\$30,917
Percent of The County of Los Angeles				
Household	92.2%	125.8%	87.0%	100.0%
Family	89.3%	151.5%	86.0%	100.0%
Non-Family	121.5%	136.6%	93.8%	100.0%

Notes:

1. The median incomes presented in this table represent the median income of all households/families, regardless of size.
2. The median income figures for the Westside are an average of the median incomes for West Hollywood, Beverly Hills, Culver City and Santa Monica.

Source: Bureau of the Census, 2000 Census.

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. Overall, almost 44 percent of the households in West Hollywood earned lower incomes in 2000, compared to 46 percent in the City of Los Angeles and 40 percent in the County of Los Angeles (Table 11).

Income Level	West Hollywood	Los Angeles City	Los Angeles County
Extremely Low Income (0-30% AMI)	15.4%	16.6%	13.3%
Very Low Income (31 and 50% AMI)	12.5%	12.9%	11.4%
Low Income (51 to 80% AMI)	15.6%	16.8%	15.7%
Moderate Income (over 80% AMI)	17.9%	16.6%	17.1%
Above Moderate Income	38.6%	37.1%	42.6%

Note: The SCAG RHNA data does not provide a breakdown for households making less than 30% AMI. This information is obtained from interpolating the CHAS data created by HUD.

Sources:

1. Southern California Association of Governments (SCAG), Regional Housing Needs Allocation (RHNA).
2. U.S. Department of Housing and Urban Development, CHAS Data

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. The Los Angeles County median is used as a reference point to compare to median incomes throughout the City.

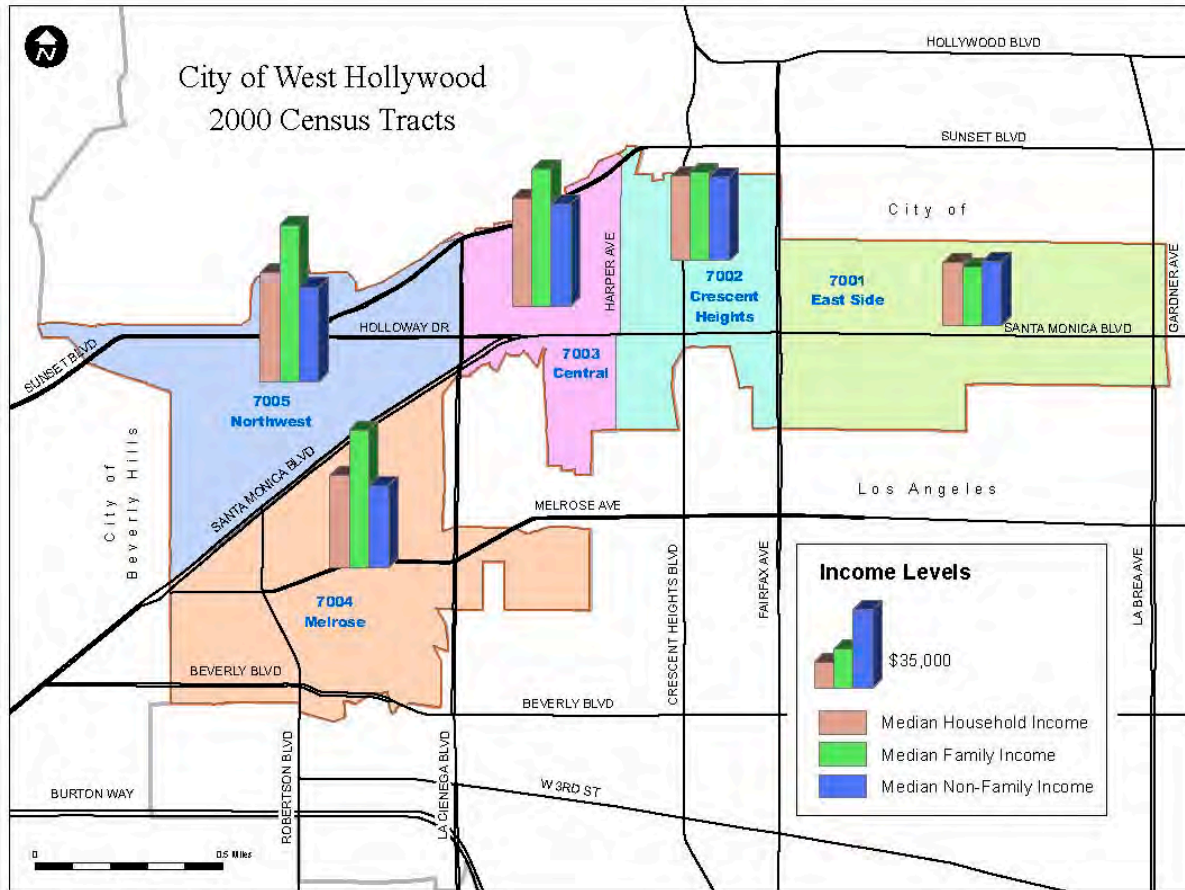
The East Side had the lowest median incomes and the largest number of persons living below the poverty level compared to other parts of the City. This is followed by the Crescent Heights area (Table 12 and Figure 6). The Central area had the highest proportion of households living below the poverty level. However, the higher median income in the Central area than in the East Side implies bigger income discrepancies between the lower income households and those with high incomes. In contrast, the Northwest area had the highest median incomes.

Income Category	East Side	Crescent Heights	Central	Melrose	North West	Total
Median Household Income	\$27,543	\$37,239	\$47,574	\$40,521	\$46,143	\$38,914
% of County Household Median	65.3%	88.3%	112.8%	96.1%	109.4%	92.2%
Median Family Income	\$25,661	\$39,053	\$60,489	\$60,691	\$69,044	\$41,463
% of County Family Median	55.2%	84.1%	130.2%	130.7%	148.6%	89.3%
Median Non-Family Income	\$28,111	\$36,735	\$45,141	\$36,008	\$41,844	\$37,557
% County Non-Family Median	90.9%	118.9%	146.0%	116.5%	135.3%	121.5%
# of Households below Poverty	834	498	301	246	583	2,462
Households Poverty Rate	14.7%	11.4%	7.7%	7.3%	10.2%	10.6%

Note: County median household income: \$42,189; County median family income: \$46,452; County median non-family income: \$30,917; and County per capita income: \$20,683.

Source: Bureau of the Census, 2000 Census.

Figure 6: 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 per capita and median household income in the various neighborhoods with the countywide figures, some general trends may be inferred. Specifically, between 1990 and 2000, the Central, Melrose, and Northwest neighborhoods all experienced significant increases in per capita and median household incomes compared to the countywide figures (Table 13 and Table 14). These increases were more likely due to influx of higher income individuals/households than regular income increases due to inflation or improvements to employment status. According to the 2000 Census, only about 40 percent of the population in the City was living in the same house in 1995.

Neighborhood	1990		2000	
	Income	% of County	Income	% of County
East Side	\$14,709	91.1%	\$22,346	108.0%
Crescent Heights	\$23,654	146.5%	\$34,877	168.6%
Central	\$29,669	183.7%	\$45,398	219.5%
Melrose	\$23,814	147.5%	\$41,456	200.4%
Northwest	\$34,612	214.3%	\$54,438	263.2%
West Hollywood	\$24,386	151.0%	\$38,302	185.2%
County	\$16,149	100.0%	\$20,683	100.0%

Source: Bureau of the Census, 2000 Census.

Neighborhood	1990		2000	
	Income	% of County	Income	% of County
East Side	\$21,501	61.5%	\$27,543	65.3%
Crescent Heights	\$28,506	81.5%	\$37,239	88.3%
Central	\$35,006	100.1%	\$47,574	112.8%
Melrose	\$29,421	84.1%	\$40,521	96.0%
Northwest	\$34,678	99.2%	\$46,143	109.4%
West Hollywood	\$29,314	83.8%	\$38,914	92.2%
County Median	\$34,965	100.0%	\$42,189	100.0%

Source: Bureau of the Census, 2000 Census.

E. Special Needs Groups

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, single-parent households, large households, persons with disabilities¹⁰, and the homeless (Table 15). 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. Agricultural workers are often considered a special needs group, but because there are none that are known of in West Hollywood their housing needs will not be discussed.

Special Needs Group	Number	% of Total Households/ Population ¹
Persons with Disabilities	8,602	24%
Senior-Headed Households (65+)	4,395	19%
Single-Parent Households	504	2%
Large Households (5 or more members)	195	1%
Homeless	59	0.2%
Farmworkers	0	0%

Sources:

1. Bureau of the Census, 2000 Census.
2. Los Angeles Housing Services Authority 2009 Homeless Count.

Note:

1. With the exception of the homeless count (2009), all data presented in this table was obtained from the 2000 Census and therefore, the “% of Total Households/Population” figures are calculated based on the 2000 Census number of persons or households.

1. Elderly Households

Elderly households may have special needs resulting from four main concerns: limited and often fixed income; poor health and associated high health care costs; and mobility limitation and transit dependency.

In 2000, elderly persons (age 65 and up) comprised 17 percent of the total West Hollywood population. Elderly-headed households made up 19 percent of the households in the City. Specifically, 21 percent of owner-households were elderly households and 19 percent of

¹⁰ HIV/AIDS are medical conditions that may or may not result in disabilities. The Census does not separately identify persons with HIV/AIDS conditions. Between 1982 and 2008, West Hollywood has 3,075 cumulative cases of AIDS. The average survival rate in Los Angeles County is 43.2 percent, i.e. an estimated 1,328 West Hollywood residents may be living with AIDS.

renter-household were elderly households. In comparison, only 9.7 percent of the County residents were seniors.

Residents with disabilities make up a separate special needs category but it also overlaps with the elderly population as 61 percent of the elderly residents in West Hollywood had some type of disability, according to the 2000 Census. The most common types of disabilities facing these elderly persons were physical and go-outside-the-home disabilities, which prevent a person from leaving their home alone and therefore from working.

During the outreach process, the need for affordable housing options for seniors was a recurring theme among residents and housing advocates. Many seniors residing in rent-stabilized units are unable to downsize because of the lack of affordable small units for seniors and moving to another unit would trigger vacancy decontrol and therefore potentially a significant rent increase.

Alternative housing options such as assisted living are limited in the community. Only two licensed residential care facilities are located in West Hollywood. These two facilities serve the elderly, and have a combined capacity of 20 beds. An adult day health care center for seniors and disabled is also located in the City.

The City offers a resource guide for elderly residents that includes seven housing agencies ranging from private developers that offer subsidized units to Section 8 rental assistance. As of January 2010, 994 households were receiving rent subsidies; of these, 84 percent were utilized by elderly households.

2. Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for convenient and affordable day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability.

Only two percent of West Hollywood households in 2000 were single-parent households. However, 86 percent of the single-parent households were female headed while only 14 percent were male headed. Nearly ten percent (49) of the 504 single-parent households were female-headed single parents living below the poverty level in 1999. Comparatively, male-headed households living below poverty made up only two percent (eight) of the single-parent households.

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. 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.

Only one percent of West Hollywood households had five or more members in 2000. In the “West Hollywood Speaks” community report, there are 390 large households in the City, about two percent of all City households. Nevertheless, large households are not a significant special needs population in the City.

4. Persons with Disabilities

A disability is defined as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. A more detailed description of each disability is provided below:

- **Sensory Disability:** Refers to blindness, deafness, or severe vision or hearing impairment.
- **Physical Disability:** Refers to a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental Disability:** Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- **Self-Care Disability:** Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- **Go-Outside-Home:** Refers to a condition that restricts ability to go outside the home alone to shop or visit a doctor’s office.
- **Employment Disability:** Refers to a condition that restricts ability to work at a job or business.

The 2000 Census reports approximately 24 percent of the West Hollywood residents had one or more disabilities (Table 16). Specifically, adults with disabilities made up 13 percent of the City’s residents and seniors with disabilities made up another 10 percent.

Age Group and Disability	Number	Percent of Total
Age 5 to 20	151	0.4%
Age 21 to 64	4,780	13.4%
Percent Employed	2,782	58.2%
Age 65+	3,671	10.3%
Total	8,602	24.1%

Source: Bureau of the Census, 2000 Census.

In general, physical disabilities have implications on housing design and accessibility. Given the older housing stock in the City, the majority of the units are not handicapped accessible because ADA was not in existence at the time they were built and is only triggered when a building is retrofit to a certain extent. Persons with mental or self-care disabilities may require housing arrangements that include a service component or medical

care. Persons with go-outside-home disabilities require supportive services such as in-home care and transportation.

Among disabled adults age 21 to 64, 38 percent had an employment disability and 20 percent had a go-outside-home disability (Table 17). Employment and go-outside-home disabilities can impact one’s ability to maintain a full-time job and therefore can lead to difficulties in securing housing.

For elderly persons, physical and go-outside-home disabilities were most prevalent, according to the 2000 Census (Table 17). Elderly disabled residents are more likely to face the compounded problems of living on a fixed income as well as managing a disability that requires additional healthcare. Elderly disabled residents may have to choose between healthcare and other necessities such as housing or food. Providing affordable housing that can meet the needs of disabled elderly residents is critical.

Table 17: Types of Disabilities – West Hollywood	
Age Group and Disability	% Tallied
Total Disabilities Tallied	19,204
Total Disability tallied, age 5 to 15	84
Sensory Disability	20.2%
Physical Disability	20.2%
Mental Disability	59.5%
Self-Care Disability	0.0%
Total Disabilities Tallied, ages 16 to 64	8,937
Sensory Disability	5.4%
Physical Disability	17.3%
Mental Disability	12.9%
Self-Care Disability	6.1%
Go-Outside-Home Disability	20.0%
Employment Disability	38.3%
Total Disabilities Tallied, ages 65 and older	10,183
Sensory Disability	14.2%
Physical Disability	27.4%
Mental Disability	19.2%
Self- Care Disability	17.3%
Go-Outside-Home Disability	21.8%

Note: A person can report more than one type of disability and therefore the total number of disabilities tallied far exceeds the number of disabled persons.

Source: Bureau of the Census, 2000 Census.

Residents living with HIV/AIDS are also considered a disabled population. According to a 2006 West Hollywood Community Satisfaction Survey, ten percent of West Hollywood households were affected by HIV/AIDS. The County of Los Angeles Public Health Department produces semi-annual reports on HIV epidemiology that provides additional data about HIV/AIDS. According to County data, the City of West Hollywood had 3,173 cumulative cases of AIDS, as of December 31, 2009, with an estimated 1,241 persons

currently living with AIDS. Almost half (49 percent) of the cumulative cases were residents between the age of 30 and 39.

5. Homeless

According to HUD, a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

According to the homeless population count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2009, 59 homeless persons are located in West Hollywood.¹¹ Among the City's homeless are 54 males over age 18, four females over age 18, and one male youth under age 18.

West Hollywood funds several programs that target both the chronic homeless and episodically homeless and provides referrals and information to homeless residents who look to City Hall for assistance. Specifically, the City funds an outreach team that operates in the City two days per week and a multi-service center and shelter in Hollywood. The City also funds outreach to youth, ages 18 to 24, and an emergency and transitional shelter for youth. Additional funding is directed to a food pantry located just outside the City. Several other programs do street outreach targeting risk reduction around HIV and sexually transmitted diseases and there is a free clinic just outside the City.

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 Census also document no residents employed in the agricultural industry.

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.

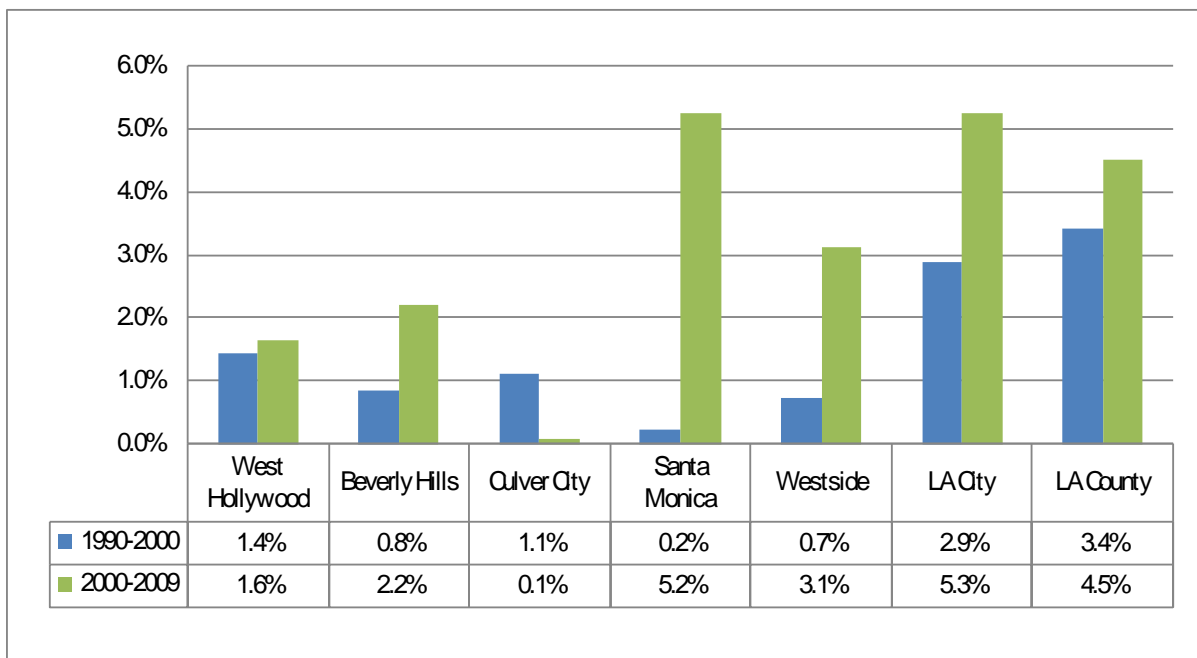
¹¹ The 2009 Homeless Population Count conducted by LAHSA is based on a street count of unsheltered homeless persons, a shelter count of sheltered homeless persons, a hidden homeless telephone survey, and a street count of homeless youth.

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 1990 and 2000, the City’s housing stock increased 1.4 percent. Between 2000 and 2009, housing growth in West Hollywood was lower than Beverly Hills and Santa Monica, and below the countywide growth (Figure 7)

Figure 7: Housing Unit Growth – West Hollywood and the Region



Source: California Department of Finance, Housing and Population Estimates, 1990, 2000 and 2009.

Note: Department of Finance utilizes Census data as the base and updates the housing estimates based on building permit data (units built and units demolished) submitted by local jurisdictions. The population increase is estimated by applying the Census average household size and vacancy rate to the net units constructed.

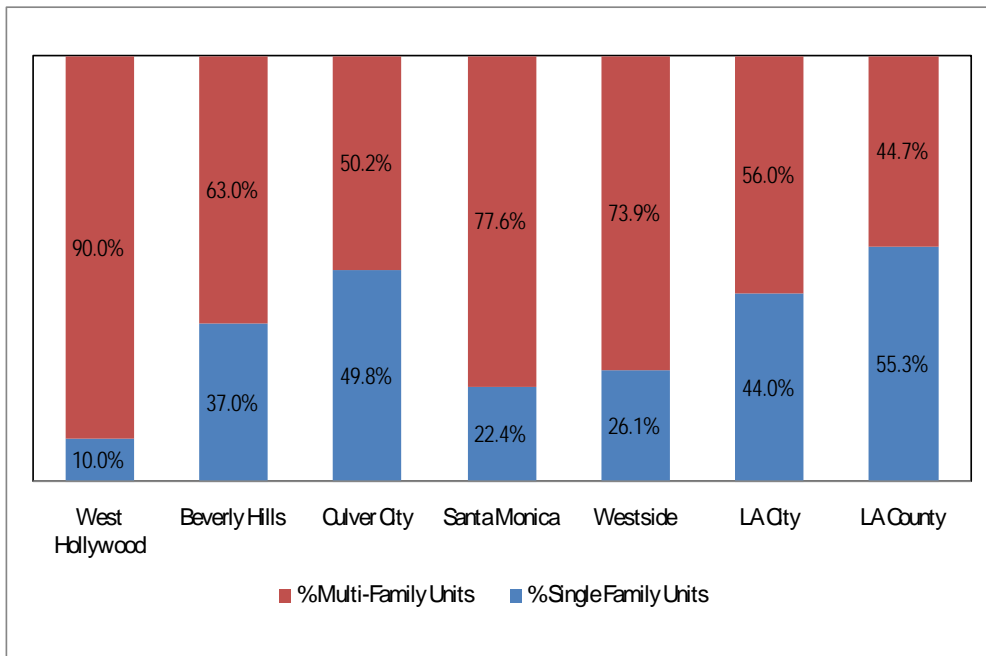
2. Housing Type

In general, communities in the Westside subregion have significantly higher proportions of multi-family housing than the countywide average. According to the State Department of Finance data, the housing stock in West Hollywood is comprised of 90 percent multi-family units with only ten percent as single-family units (Figure 8 and Table 18).

The housing stock in West Hollywood consists primarily of larger multi-family structures with more than five units, followed by smaller multi-family buildings with two to four units, and single-family homes. Because the City is nearly built out, the housing composition will likely remain stable, except for the possible demolition of older buildings and replacement with new units.

The trend away from single-family homes and toward multi-family housing is demonstrated in Table 18. From 1990 to 2000, there was a 17-percent decline in attached single-family homes but small increases in detached single-family and multi-family units.¹² From 2000 to 2009, decreases in single-family homes continued, accompanied by a small increase in multi-family units. Given the built out character of the City, recent developments have occurred primarily as the demolition of single-family homes in multi-family neighborhoods, and redeveloping the properties as multi-family uses. Preservation of single-family neighborhoods is an expressed interest among many members of the community.

Figure 8: Housing Unit Mix in 2009 – West Hollywood and the Region



Source: California Department of Finance, Housing and Population Counts, 2009.

¹² Attached single-family homes refer to townhouses or accessory units. They are single-family homes but are attached instead of on individual lots.

Unit Type	1990	2000	% Change	2009	2000-2009 % Change
Single-Family	2,571	2,554	-0.7%	2,463	-1.5%
Detached	1,753	1,871	6.7%	1,784	-1.8%
Attached	818	683	-16.5%	679	-0.6%
Multi-Family	21,244	21,662	2.0%	22,097	2.0%
2-4 Units	1,865	1,840	-1.3%	1,853	0.7%
5+ Units	19,379	19,822	2.3%	20,244	2.1%
Mobile Homes	6	0	-100.0%	0	0.0%
Total	23,821	24,162	1.4%	24,560	1.6%

Source: Department of Finance, Housing and Population Estimates, 1990, 2000 and 2009.

3. Housing Unit Size

In West Hollywood, the average home is smaller than those found in the Westside subregion. As shown in Table 19, the “typical” housing unit averages 3.1 rooms (including living and dining rooms, but excluding kitchens and bathrooms) and 47 percent of the units have only one bedroom. However, even though the average home is generally small, it fits reasonably well with the City’s households, of which almost 90 percent consist of two or fewer persons.

Number of Bedrooms/Rooms	Bedrooms		Total Rooms	
	#	%	#	%
0	3,524	14.6%	--	0.0%
1	11,440	47.4%	2,648	11.0%
2	7,972	33.1%	5,199	21.6%
3	1,032	4.3%	6,907	28.6%
4	74	0.3%	5,127	21.3%
5+	68	0.3%	4,229	17.5%
Median	N/A	N/A	3.1	--
Total Housing Units	24,110	100%	24,110	100%

Source: Bureau of the Census, 2000 Census.

Note: Bedrooms are defined as an enclosed room with a closet, while rooms counts all non bedrooms in a unit.

The numbers represent the number of housing units with that number of bedrooms and rooms.

4. Housing Age and Condition

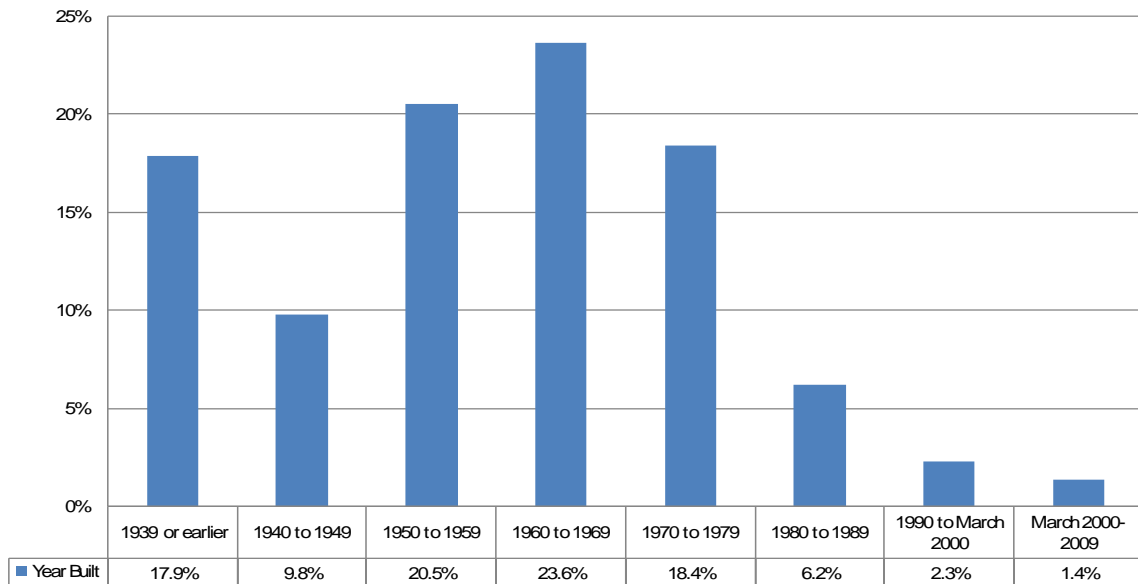
The condition of housing is an important indicator of needs within a community. This section discusses the age and condition of the City’s housing stock.

Age of Housing Stock

Figure 9 and Table 20 detail the age of West Hollywood’s housing stock. Several points are particularly noteworthy. First, West Hollywood’s housing stock is aging; the median age of housing is 40 years as of the 2000 Census. The median year a unit was built is 1960. Approximately 90 percent of the units are close to 30 years of age (built prior to 1977). 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.

The citywide median year built of 1960 indicates that half of the units in the City are at least 50 years old. However, there are variations among the different neighborhoods in the City. The newest neighborhood in the City is the Northwestern area, where 62 percent of the units were built before the 1960s and nearly four percent of the units were built after 1990. Approximately 82 percent of the units in the Crescent Heights district were built in the 1960s or earlier. Crescent Heights, while being one of the older areas, also has the second highest proportion of newer units; three percent of the units were newly constructed during the 1990s. Melrose’s housing stock has similar characteristics as Crescent Heights. The Central and Eastern areas have seen the least amount of development in recent years.

Figure 9: Age of Housing Stock in 2009 – West Hollywood



Note: Year built data is from the 2000 Census 5-percent sample data, adjusted with the net change in housing units using 2009 State Department of Finance data. As a result, the units constructed between March 2000 and 2009 represent only an estimate.

Sources:

1. Bureau of the Census, 2000 Census.
2. State Department of Finance, 2009 Population and Housing Estimates.

Census Tract	Units	Median Year Built	<1939	1940s	1950s	1960s	1970s	1980s	1990s
Eastern	5,861	1958	20.5%	11.8%	23.2%	22.0%	14.4%	6.7%	1.3%
Crescent Heights	4,541	1954	24.3%	14.6%	29.6%	15.3%	10.2%	3.3%	2.8%
Central	4,064	1962	14.7%	8.4%	21.8%	25.0%	23.8%	5.4%	0.8%
Melrose	3,541	1960	23.6%	8.9%	16.8%	24.8%	17.1%	6.1%	2.7%
Northwest	6,103	1966	10.5%	6.4%	13.5%	31.0%	26.3%	8.5%	3.7%

Sources: Bureau of the Census, 2000 Census.

Housing Conditions

In 2007-08, the City proactively inspected 33 buildings containing 537 units on the East Side. The top five violations were:

- Deteriorating and Defective Structure -- 482 violations (this is a catch-call category including damage to walls or ceilings, incomplete repairs, etc.)
- Missing or Inoperable Smoke Detectors -- 93 violations
- Inadequate or Faulty Plumbing -- 49
- Other Code Provisions -- 10
- Hazardous Electrical Supply, Lighting, or Wiring -- 8

According to Code Compliance staff, approximately 30 percent of the rental units inspected by staff require some kind of systemic rehabilitation. Given that inspections are usually complaint driven, the 30 percent estimate may over-represent the extent of rehabilitation needs in general. Therefore, staff estimates that between 20 and 25 percent of the City’s rental housing requires some kind of major work.

Furthermore, a lot of the City’s older housing units are soft-story buildings. A soft-story building is a multi-story building with openings in places where a shear wall would currently be required for stability as a matter of earthquake engineering design. A typical soft-story building in West Hollywood is an apartment building with “tuck-under” parking. In November 2006, the City conducted an inventory of the entire East Side Redevelopment Project Area for presence of soft-story buildings. The City identified 145 multi-family soft story structures in the east side. Such buildings generally contain between 10 and 20 units, indicating that soft-story structures potentially impact over 2,000 units in the east side. The Housing Element contains actions to conduct a citywide survey of soft-story buildings/units to identify the extent of rehabilitation needs in the community.

The City Code Compliance routinely conducts field surveys of unit exteriors to identify residential properties in violation of the City’s Property Maintenance Code. In 2009, a total of 427 properties citywide were observed to have one or more violations. As indicated in Table 21, among the 427 properties cited, 115 properties (27 percent) had multiple code violations. The second most common property maintenance violation was illegal construction, followed by the lack of landscape maintenance.

Table 21: Property Maintenance Violations in 2009 – West Hollywood		
Property Maintenance Violation	Number of Properties ¹	% of Properties in Violation
Multiple Code Violations (such as inoperable smoke detectors, mechanicals, faulty plumbing, leaking roof and ceilings, abandoned vehicle, other unique incidents)	115	27%
Construction (residential) that needed permits	64	15%
Dead or dying vegetation, weeds, tree issues, animal waste	60	14%
Trash Container Placement	53	12%
Leaf Blower Noise, Dog Barking, General Noise Nuisances	41	10%
Zone Change Issues (items that would require a zone clearance to remedy, such as a fence built at an improper height)	21	5%
Bulk items and junk	16	4%
Accumulation	15	4%
Public Right of Way Violations (such as objects blocking the sidewalk, trip and fall hazards, bulky items, failure to obtain an encroachment permit)	13	3%
Vacant Prop	9	2%
NPDES Violations (The National Pollutant Discharge Elimination System (NPDES) program was established by the federal government to control point-source discharges of waste water)	8	2%
Home Occupation	5	1%
Proactive Field Work	4	1%
Illegal units	3	1%
Total Violations Closed in 2009	427	100%

Source: Field Survey, Code Enforcement, Rent Stabilization Department, 2010

5. Housing Occupancy

Housing occupancy simply refers to whether the 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.

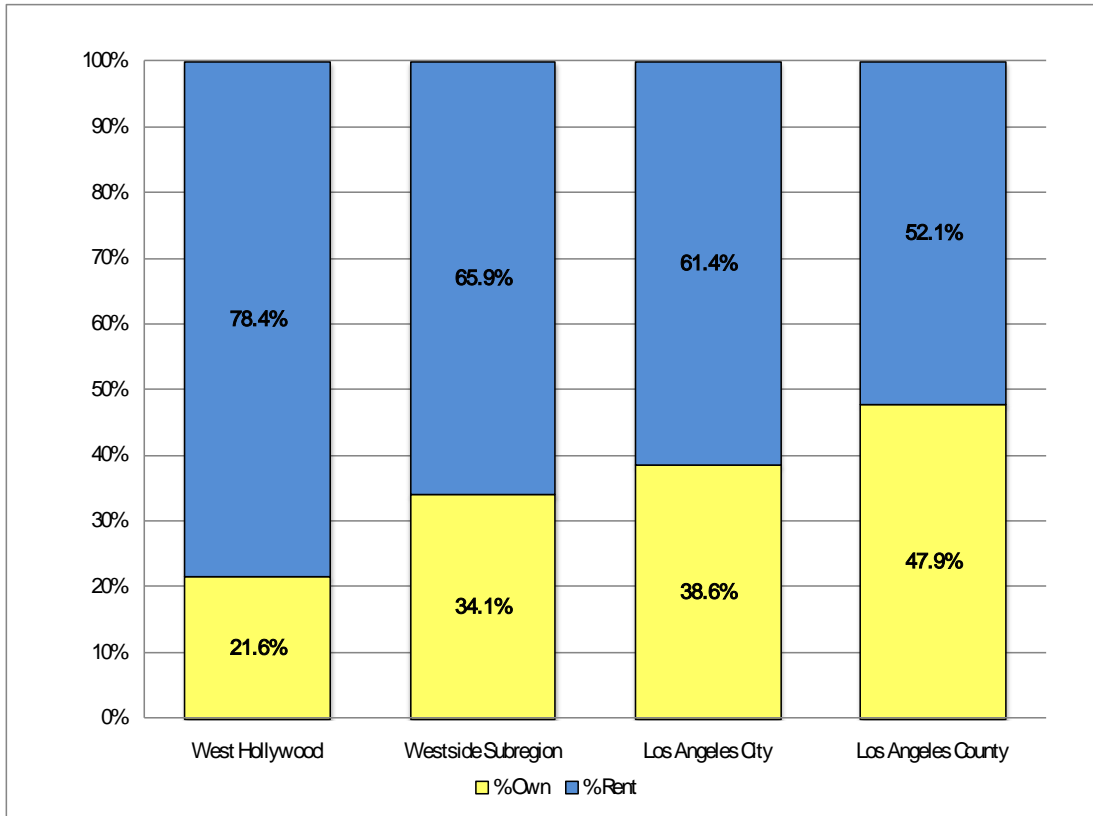
Figure 10 compares the tenure in West Hollywood with the Westside subregion and the greater Los Angeles area. According to the 2000 Census, West Hollywood had the largest proportion of renters with only 22 percent owners. While recent development in the City has been primarily condominium construction, the relatively few units added to the housing stock are not likely to have any significant impact on the tenure distribution of housing units occupied. Many community members who participated in the General Plan

community outreach meeting in 2008 commented on the high prices of homes, which are beyond the reach of most residents.

Table 22 shows the change in tenure patterns from 1990 to 2000. There was a slight (one percent) decrease in homeownership in the City, from 22.3 percent in 1990 to 21.6 percent in 2000. While the number of single-family homes decreased during that period, a larger proportion of these homes were owner-occupied in 2000 than in 1990. Conversely, while the number of multi-family housing units increased, the proportion of such units being owner-occupied decreased.

Approximately 20 percent of the City’s multi-family housing units in 1990 were condominiums, with about 22 percent of these units being used as rentals. The same information is not available from the 2000 Census. However, based on information from staff, recent development in the City has primarily been condominium developments.

Figure 10: Housing Tenure in 2000 – West Hollywood and the Region



Source: Bureau of the Census, 2000 Census.

Building Type	1990			2000		
	Rented	Owned	Total	Rented	Owned	Total
Single-Family	1,171	1,238	2,409	1,094	1,210	2,304
Multi-Family	16,368	3,807	20,175	17,038	3,778	20,816
Condominiums	894	3,268	4,162	n.a.	n.a.	n.a.
Total	17,539	5,045	22,584	18,132	4,988	23,120
Single-Family	48.6%	51.4%	100.0%	47.5%	52.5%	100.0%
Multi-Family	81.1%	18.9%	100.0%	81.9%	18.1%	100.0%
Condominiums	21.5%	78.5%	100.0%	n.a.	n.a.	n.a.
Total	77.7%	22.3%	100.0%	78.4%	21.6%	100.0%

Note: In response to Congressional guidance to minimize reporting burden, the Census Bureau included only those 1990 census subjects that had a strong legislative or judicial justification. As a result, five subjects that appeared on the 1990 census long form were dropped: Children Ever Born (fertility), Year Last Worked, Source of Water, Sewage Disposal, and Condominium Status.
Source: Bureau of the Census, 1990 and 2000 Census.

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.

At the time of the 2000 Census there were 990 vacant units in West Hollywood (Table 23). Nearly half of the vacant units were available for rent. Overall vacancy in West Hollywood was 4.1 percent, within the overall range of healthy vacancy rate. However, communities in the Westside have a large proportion of their vacant housing units being seasonally occupied. With the exception of Culver City, Westside communities had significantly higher proportions of seasonally occupied units in 2000 than the City and County of Los Angeles. When considering only those vacant units that were for rent, the vacancy rate in West Hollywood was lower than optimal, resulting in pressures for rent increases.

City	Vacant Units					% Vacant
	For Rent	For Sale	Seasonally Occupied	Other Vacant Units	Total Vacant	
West Hollywood	1.9%	0.4%	0.8%	1.1%	990	4.1%
Beverly Hills	1.8%	0.7%	0.8%	1.3%	740	4.6%
Culver City	1.0%	0.7%	0.2%	1.2%	519	3.0%
Santa Monica	2.9%	0.4%	1.6%	2.1%	3,366	7.0%
Westside	2.8%	0.6%	1.4%	2.2%	5,696	7.0%
Los Angeles City	2.1%	0.7%	0.4%	1.5%	62,294	4.7%
Los Angeles County	1.9%	0.9%	0.5%	0.9%	137,135	4.2%

Note: Other vacant units include those that were sold or rented by not occupied, occupied by migrant workers, and other vacant status such as abandoned and boarded up units.
Source: Bureau of the Census, 2000 Census.

G. Housing Costs and Affordability

West Hollywood is committed to ensuring that 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 extremely high housing values. Table 24 shows the median sale price for each month from August 2008 through August 2009 for communities in the West Los Angeles area. According to DataQuick Information Systems¹³, from 2008 to 2009 West Hollywood as well as surrounding communities saw decreases in home prices. Decreases in home prices were relatively moderate in West Hollywood when compared with other surrounding communities.

In general listing prices are higher than actual sales prices. Most for sale homes in West Hollywood have two or three bedrooms and most condominiums for sale have one or two bedrooms. Overall, few residential real estate transactions occurred in the City due to its small inventory of ownership housing.

¹³ DataQuick Information Systems is one of the largest real estate data providers in California. Data compiled by DataQuick are published in most major newspapers.

Table 24: Monthly Median Sale Prices, August 2008-August 2009

Month	West Hollywood	Beverly Hills	Culver City	Santa Monica	Los Angeles (City)
8/2008	\$675,000	--	\$567,500	\$985,000	\$475,000
9/2008	\$675,000	--	\$515,000	\$863,000	\$405,000
10/2008	--	--	\$450,000	\$744,500	\$415,000
11/2008	\$530,000	--	\$412,000	--	\$374,000
12/2008	--	--	\$502,000	\$825,000	\$334,500
1/2009	--	--	\$482,500	--	\$300,000
2/2009	\$472,500	--	--	--	\$300,000
3/2009	--	--	\$398,000	\$755,000	\$328,500
4/2009	--	--	\$407,500	\$820,000	\$290,000
5/2009	\$547,500	--	\$420,000	\$740,000	\$280,000
6/2009	\$558,000	\$1,775,000	\$444,500	\$1,022,000	\$340,000
7/2009	\$577,500	--	\$389,500	\$825,000	\$308,000
8/2009	\$539,750	--	\$377,500	\$810,000	\$335,000
% Decrease	-20.0%	n.a.	-33.5%	-17.8%	-29.5%

Note: "--" represents no data due to lack of transactions.

Source: DQNews August 2009.

Table 25 shows that single-family sales prices have decreased in all reporting ZIP Codes. ZIP Code boundaries do not align with city limits. The ZIP Codes that encompass West Hollywood also includes parts of surrounding communities such as Beverly Hills and up to Mulholland Drive. Therefore, while ZIP Code data can provide some geographical reference, the price scales tend to be skewed depending on the bordering communities.

Most residential real estate activities occurred in ZIP Codes 90046 and 90069. ZIP Code 90069 had the highest median price for single-family homes among all ZIP codes. ZIP Code 90048 experienced the largest decrease in condominium prices, although the limited number of sales might have contributed to distortions in the price ranges.

Table 25: Home Price Trends by ZIP Code in December 2009 – West Hollywood/Los Angeles

Zip Code	Single Family Homes				Condominiums		
	# Sold	Median Price	% Change in Price Since Dec. 2008	Price/Sq. Ft.	# Sold	Median Price	% Change in Price Since Dec. 2008
90038	2	\$760,000	57.5%	\$625	n/a	n/a	n/a
90046	27	\$779,000	-5.0%	\$532	11	\$430,000	-4.4%
90048	11	\$887,000	0.7%	\$517	5	\$575,000	-31.3%
90069	13	\$1,623,000	-10.2%	\$691	12	\$495,000	-19.5%

Note: Change in price based on median sales price in December 2008 and December 2009.

Source: www.dqnews.com, Accessed February 14, 2010, data from December 2009.

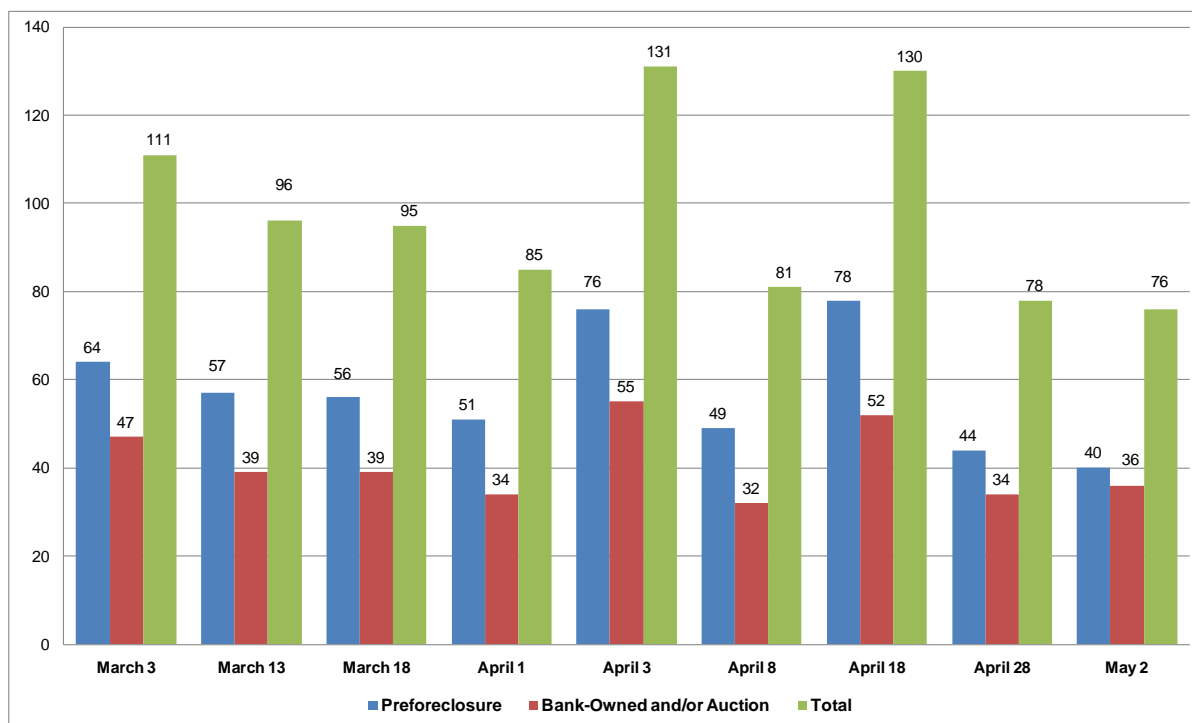
Foreclosures

The recent decreases in home prices reflect the decline of the mortgage lending market that has seriously impacted home sales in Southern California. Between 2000 and 2005, with low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households in the region purchased homes that were beyond their level of affordability. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that started in 2006. Suddenly faced with inflated mortgage payments, and mortgage loans that are larger than the current market values, many were unable to refinance to lower monthly payments and resorted to defaulting on payments and were subject to foreclosures.

In January 2008 the City Council directed staff to evaluate foreclosures in the City of West Hollywood to determine what programs would best address the issue. Data was obtained through RealtyTrac for the ten week period from March 3, 2008 through May 2, 2008 and is shown in Figure 11. Tracking foreclosure data is difficult because properties go through different stages of the foreclosure process, often leading to the same property being counted more than once. Sometimes pre-foreclosure properties are listed twice or are listed several times depending on the first or second mortgage delinquencies. There appears to be a more consistent number of properties in the bank owned/auction category.

In West Hollywood, most foreclosed properties are condominiums. On April 8, 2008, of the 32 properties in foreclosure (either bank-owned or auction), 27 were condominium units and five were single-family homes. The four rental properties identified in the ten-week study (Figure 11) were all duplexes and none of them progressed to bank-owned or auction status. Of the West Hollywood properties listed in “pre-foreclosure” most did not progress into further stages of bank-owned or auction status.

Figure 11: Foreclosures from March 3, 2008 through May 2, 2008 in West Hollywood



Source: RealtyTrac, 2008, City of West Hollywood Staff.

Note: Numbers are not cumulative; rather, each represents a snapshot on the day surveyed.

2. Rental Market

The rental market in West Hollywood is unique because over 16,000 of the approximately 22,000 rental units in the City of West Hollywood are covered by the Rent Stabilization Ordinance. 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.

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 control 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.

Over the years since Costa-Hawkins was implemented, rents rose significantly. 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 what the rent for the average one-bedroom apartment would be if Costa-Hawkins had not been implemented and what it is today. If Costa-Hawkins had not been implemented, the rent for a one-bedroom apartment would be \$1,043.¹⁴ In 2008, 12 years after Costa-Hawkins, the average rent stabilized one-bedroom apartment rented for \$1,502. Overall average rent in the City increased 36 percent since implementation of Costa-Hawkins.

Number of Bedrooms	Pre-Costa Hawkins ¹	Income Needed to Afford Pre-Costa Hawkins Rent ²	Market Rents (2008)	Income Needed to Afford 2008 Market Rent ²
0	\$1,028	\$41,117	\$1,234	\$49,360
1	\$1,044	\$41,746	\$1,502	\$60,080
2	\$1,387	\$55,479	\$1,945	\$77,800
Average	\$1,157	\$46,273	\$1,572	\$62,880

Notes:

1. Pre-Costa Hawkins with General Adjustments and two vacancy increases.
2. Based on 30% of household income as rent expense/

Source: City of West Hollywood Rent Stabilization and Housing Department, 2009.

Another piece of legislation that impacts the rental housing market in West Hollywood is the Ellis Act which permits the property owner of rent stabilized units to opt out of the rental housing business. Since 2000, 281 housing units were removed from the rental housing market or “Ellised” for development of new housing projects. Another 134 units were Ellised for owner occupancy or other purposes. These numbers reflect rent stabilized units which had received a certificate of occupancy before July 1, 1979, not newly constructed market rate units for which the rents are even higher. Since 2000, development proposals for all new construction have provided an estimated 474 new units, mostly condominiums. While there may be a gain in number of units, the new units are not affordable to most West Hollywood residents.

¹⁴ This assumes that a property owner took every Annual General Adjustment and a vacancy increase every time it was available.

3. Housing Affordability

Housing affordability can be estimated by comparing the affordable housing 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 27 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.

Table 27: Affordable Housing Cost Guidelines

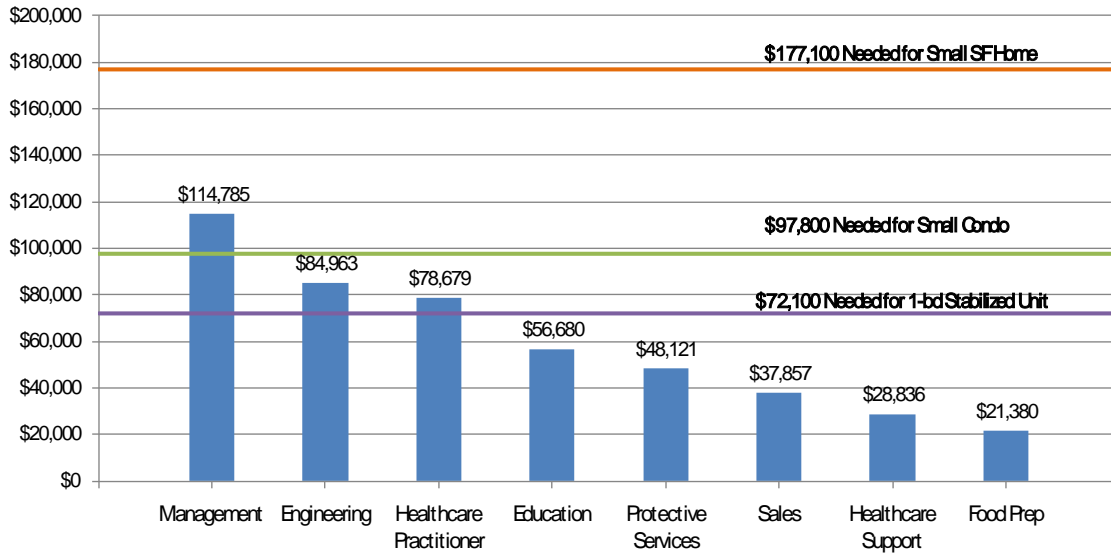
Income Level	For Sale	Rental
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	35% of 120% of AMI	35% of 120% of AMI

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.

Extremely low, very low, and low income (collectively lower income) households have limited housing options in West Hollywood unless they are long-time tenants of rent-stabilized units or they reside in affordable housing units created through the City's inclusionary housing program and developed by other nonprofit developers. Based on the wage scales for various occupations, housing in West Hollywood is not affordable to those in the service industries. Even professionals have difficulty procuring adequate housing. Homeownership generally requires at least two wage-earners in each household, with both in professional fields and making higher incomes (Figure 12).

Figure 12: Housing Affordability by Occupation – West Hollywood



Assumptions:

1. Affordable housing costs are based on Health and Safety Code standards; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 5% interest rate for a 30-year fixed rate mortgage loan.
2. Median price of two-bedroom single-family home = \$779,000 (December 2009)
3. Median price of one-bedroom condominium = \$430,000 (December 2009)
4. Average stabilized rent for one-bedroom unit = \$1,502 (2008)

Sources:

1. State Employment Development Department, Labor Market Statistic, Occupational Wages for First Quarter 2009.
2. Veronica Tam and Associates.

H. Housing Problems

The most common housing problems facing jurisdictions in Southern California are overcrowding and the cost burden. These problems are common when the cost of living is high and there is a shortage in affordable housing.

1. Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹⁵ 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, resulting in deterioration of housing.

¹⁵ The Census Bureau’s definition of a “room” excludes bathroom, porch, balcony, foyer, hall, or half-room. See 2000 Census Long Form, Question #37.

Given the small average household size in West Hollywood, overcrowding is not a major issue. As of 2000, only six percent of West Hollywood households were living in overcrowded housing conditions, compared to 23 percent in Los Angeles County. By tenure, six percent of the renter-households and three percent of the owner-households were affected by overcrowding in the City. Countywide, 32 percent of the renter-households and 14 percent of the owner-households were living in overcrowded conditions.

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.

Table 28 presents the extent of housing cost burden by income group and household type in West Hollywood. Housing cost burden was prevalent among lower income households in the City. Potentially because more extremely low income households in the City were residing in rent stabilized units, the proportion of households in this income group with a housing cost burden was lower than in the very low and low income households. Housing cost burden also disproportionately impacted small households. At least three-quarters of the small households in the lower income groups had a cost burden. Because few households in the City were large households, cost burden was not an issue among large households regardless of income.

Table 28: Housing Cost Burden in 2000 – West Hollywood								
Household Type	Percent Households with Cost Burden							
	Extremely Low Income (30% AMI)		Very Low Income (50% AMI)		Low Income (80% AMI)		Moderate/ Above Moderate Income (80%+ AMI)	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
Elderly	1,225	172	1,149	139	543	152	824	788
% with Cost Burden	72.2	72.1	81.3	82.0	65.2	87.5	11.4	25.9
Small Families	234	43	257	4	429	40	1,868	605
% with Cost Burden	76.9	90.7	91.1	100.0	67.6	100.0	7.4	23.1
Large Families	0	0	15	0	73	0	50	54
% with Cost Burden	n.a.	n.a.	100.0	n.a.	65.8	n.a.	n.a.	44.4
All Other	1,270	140	845	79	1,560	165	7,780	2,594
% with Cost Burden	62.2	50.0	92.9	100.0	84.9	81.8	137	35.9
Total	2,729	355	2,266	222	2,605	357	10,522	4,041
% with Cost Burden	68.0	65.6	86.8	88.7	87.5	86.3	12.3	32.1

Elderly = Elderly headed households

Small Families = Families with two to four members

Large Families = Families with five or more members

Note: CHAS data is developed with sample Census data and therefore, the numbers indicate in this table may deviate slightly from data from the 100 percent Census counts.

Source: Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2000 Census.

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 July 1, 2008 through June 30, 2018. 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 Rental Housing

Housing that received governmental assistance is a significant source of affordable housing. This section identifies publicly assisted rental housing in the City, evaluates the potential of such housing to convert to market rate during the ten-year planning period (2008-2018) as defined by State law and analyzes the options and associated costs to preserving these 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.

Most of the publically assisted rental units in West Hollywood are rent restricted in perpetuity. There are a total of 959 publicly assisted rental units located in the City. Most are owned by the West Hollywood Community Housing Corporation and a few are owned by other non-profit agencies or Los Angeles County.

Currently, three projects totaling 295 units are assisted with project-based Section 8 contracts under agreements with HUD. These Section 8 contracts are expiring during the ten-year timeframe of this Housing Element. Both Fairfax Towers and 800 Kings Road have already submitted applications to renew the Section 8 contracts. Menorah Housing has also affirmed its intension to renew the Section 8 contract for 1123 Fuller. Conversion of these projects to market-rate housing is highly unlikely. However, for purposes of the Housing Element, State law treats these projects as potentially at risk of losing their subsidies.

Table 29: Publicly Assisted Multi-Unit Developments					
Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
800 Kings Rd.	Senior	106 of 106	LA County	Section 8; LA County Housing Authority	8/23/2010 (Extension Pending)
1123 Fuller	Senior	39 of 39	Menorah Housing	Section 8; Section 202	1/24/2013 (Extension Anticipated)
Fairfax Tower 1222 N. Fairfax	Senior	150 of 151	G & K	Section 8	12/21/2011 (Extension Pending)
1212 Detroit Street	Family	10 of 10	WHCHC	LIHTC	2050
1155 Detroit Street	Senior	10 of 10	WHCHC	LIHTC	2/25/2090
901 Genesee Avenue	General	12 of 12	WHCHC	City Subsidy	3/7/2091
7719 Willoughby	General	12 of 12	WHCCC	City Subsidy	3/7/2091
937 Fairfax Ave.	Senior	19 of 19	Alternative Living for the ALA	LIHTC; City Subsidy	Perpetuity
Fountain Avenue Apartments 7292 Fountain Ave.	Family	28 of 28	WHCHC	LIHTC; City Subsidy; Density bonus	Perpetuity
Detroit Bungalows 1123 N. Detroit St.	Senior	8 of 8	WHCHC	AHTF; City Subsidy; Density Bonus	Perpetuity
Harper Avenue Apartments 1276 N. Harper Ave.	Senior	17 of 17	WHCHC	LIHTC; City Subsidy; Density Bonus	Perpetuity
Harper Community Apartments 1260 N. Harper Ave.	Persons w/ HIV/AIDS	22 of 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 of 41	WHCHC	LIHTC; City Subsidy, Century Freeway Housing Program; Density Bonus	Perpetuity
The Palm View 980 Palm Ave.	Persons w/ HIV/AIDS	40 of 40	WHCHC	The Actor's Fund; LIHTC; City Subsidy; Density Bonus	Perpetuity

Project Name & Address	Tenant Type	Affordable Units	Owner	Public Assistance	Earliest Expiration of Affordability
Scattered Sites Inclusionary Units	Family/Senior	98	---	Inclusionary Housing Agreement	Perpetuity
959 Palm Ave.	Senior	126 of 126	LA County	LA County Housing Authority	Perpetuity
838 West Knoll	Senior	133 of 133	LA County	LA County Housing Authority	Perpetuity
1435 Havenhurst Drive	Disabled	24 of 24	WHCHC	City Subsidy	Perpetuity
7530 Santa Monica	Disabled	42 of 42	WHCHC	CDBG; City Subsidy	Perpetuity
954 Hancock Avenue	General	3 of 3	LA Housing Partnership	City Subsidy	Perpetuity
916 Gardner Street	Senior	18 of 18	Alternative Living for the Aging		Perpetuity
Total		959			

Source: Housing Department, City of West Hollywood, 2009.

2. Preservation and Replacement Options

The majority of the City’s affordable housing units are deed restricted as permanent or long-term affordable housing. Only a small portion of the units are subject to renewals of subsidy contracts and therefore considered to be at risk under the Housing Element law. To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of projects to non-profit ownership; 2) provision of rental assistance to tenants; and 3) extension of affordability covenants. However, among the three at-risk projects in West Hollywood, the affordability covenants are not at risk, only the rent subsidy contracts (Section 8) are subject to renewal. Therefore, the extension of affordability covenants, while a typical option explored by other communities, is not an appropriate option in the City. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. Given the cost of land, the replacement option is the most expensive option. These options are described below.

Transfer of Ownership

Typically, transferring ownership of an at-risk project to non-profit housing providers is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become available for a greater range of governmental assistance.

The two of the at-risk projects in West Hollywood are already owned by a nonprofit entity (Los Angeles County Housing Authority). Therefore, transferring ownership to a nonprofit organization in this situation is not an applicable option. The Fairfax Tower is owned by Goldrich & Kest, a for-profit management company that has a portfolio of 7,500 subsidized units in California. Discussions with Goldrich & Kest indicate that the company has no plan to dispose the property and has continued to seek Section 8 contract renewal.

Rental Assistance

Rental subsidies can be used to maintain affordability of the 295 at-risk affordable units. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. In the Los Angeles-Long Beach Metropolitan Area, the 2009 FMR was \$1,090 for a one-bedroom unit and \$1,361 for a two-bedroom unit. As indicated in Table 30, the total cost of subsidizing the rents of all 295 at-risk units is estimated at around \$129,895 per month or \$1,558,740 annually. Providing this level of subsidies for at least 55 years would require approximately \$180,000,000.¹⁶

Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Very Low Median Income ²	Affordable Housing Cost ³	Monthly per Unit Subsidy ⁴	Total Monthly Subsidy
1 Bedroom/2 person household	290	\$1,090	\$31,700	\$653	\$437	\$126,730
2 Bedroom/3 person household	5	\$1,361	\$35,700	\$728	\$633	\$3,165
Total Monthly						\$129,895
Total Annual Subsidy	295					\$1,558,740

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2009 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Source: Veronica Tam and Associates, 2009

Construction of Replacement Units

The construction of new low income housing units is a means to replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors including density and size of the units (i.e. square footage and number of bedrooms), location, land costs and type of construction. Assuming an average construction cost of \$192,600 per one-bedroom unit (assuming a 900-square-foot unit at \$214 a square foot¹⁷) and \$256,800 per two-bedroom unit (assuming a 1,200-square-foot unit at \$214 per square foot), it would cost approximately \$57,138,000 to construct all 295 assisted

¹⁶ The future value of the subsidies is estimated at an annual inflation rate of 2.5 percent over 55 years.

¹⁷ See discussions on construction costs on page 54.

units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

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. About 70 percent of the City's residential areas are zoned for high density, allowing for up to 50 housing units per acre. This density is much higher than surrounding cities. Moreover, West Hollywood is almost completely built out, with only a limited number of vacant sites still available for development.

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. Between 2000 and 2006, the housing market in California was spurred by the "cheap" financing, driving the demand for ownership housing. During that time, West Hollywood experienced a trend of recycling existing properties into higher density development. However, the resultant developments were usually luxury condominiums that are not affordable to existing City residents.

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.

According to a study prepared for the City by Keyser Marston, the actual cost of developing a typical ten-unit project in West Hollywood in 2007 would involve an above-grade construction cost of \$154 per square foot, \$29 per square foot of site work, and \$31 per square foot of below-grade parking, for a total construction cost of \$214 per square foot of gross building area. These costs do not include land acquisition, architecture, 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 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. Construction Financing

The current economic turmoil has made construction financing difficult to secure. Lenders are requiring even higher cash contributions, a larger percentage of pre-leased rentals or pre-sold homes and are scrutinizing the books of construction companies to make sure they are not over-leveraged (i.e. have too many debt-financed construction projects underway). All of these factors make it more difficult to obtain financing and constrain development of housing.

The financing of a residential project, particularly affordable housing is quite complex. No firm threshold determines an acceptable “return” on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. The upfront cash commitment is not always a significant problem for developers as long as the project can generate an acceptable net cash flow to provide an adequate return on investment. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not unique constraints to housing production in West Hollywood.

4. Mortgage and Rehabilitation Financing

Between 2000 and 2009, home prices and interest rates escalated and fell, 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, as well as returning to a situation where high financing costs substantially constrain the housing market.

The availability of financing largely affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are

required to disclose information on the disposition of loan applications by income, gender and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

Table 31 summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance and home improvement loans in West Hollywood in 2007, the most recent data available at the writing of this report.¹⁸ Included is information on loan applications that were approved and originated¹⁹, approved but not accepted by the applicant, denied, withdrawn by the applicant or incomplete.

Disposition	Home Purchase				Refinances		Home Improvement	
	Government-Backed		Conventional					
	#	%	#	%	#	%	#	%
Approved, Originated	0	0%	485	60%	482	48%	684	23%
Approved, Not Accepted	0	0%	96	12%	140	14%	715	24%
Denied	0	0%	135	17%	257	26%	570	19%
Withdrawn	0	0%	79	10%	96	10%	1067	35%
Incomplete	0	0%	19	2%	31	3%	3	0.1%
Total	0	0%	814	100%	1006	100%	3039	100%

Source: Home Mortgage Disclosure Act (HMDA), 2007

Home Purchase Loans

In 2007, a total of 814 households applied for conventional loans to purchase homes in West Hollywood. The overall loan approval rate was 72 percent and 17 percent of applications were denied. No applications were submitted for the purchase of a home West Hollywood through government-backed loan programs (e.g. FHA, VA). To be eligible for such loans, residents must not exceed the income limits established for the program and home value must be below a capped value. During 2007, the housing market was starting to decline but prices were still high. Few lower and moderate income households would be able to purchase a home in West Hollywood and few homes available on the market would be below the capped price.

Refinance Loans

Relatively low interest rates and a high prevalence of interest-only adjustable rate and balloon payment mortgages led West Hollywood residents to file 1,006 applications for home refinance in 2007. Approximately 62 percent of these applications were approved while another 26 percent were denied.

¹⁸ HMDA data is not available by political boundaries. The Census tracts that generally approximate the City boundaries are used to provide data for West Hollywood.

¹⁹ An originated loan is one that is approved by the lender and accepted by the applicant.

Home Improvement Loans

Nearly half of the home improvement loan applications in West Hollywood were approved (47 percent) and 19 percent were denied. Home improvement loans had the most applications of all loan types, with more than three times the number of home purchase and refinance applications. This could be explained by the fact that most people were planning on staying in their homes because of the unstable housing market. More people tried to improve the homes they were currently living in rather than purchase a new one.

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

Like all communities, West Hollywood regulates the type, location, density, and scale of residential development through a range of land use/zoning codes. These ordinances are designed to balance the need to provide housing opportunities for all economic segments of the community, while still protecting the general health and safety of residents and preserving the character and integrity of existing neighborhoods.

Residential development is provided for within four residential districts as well as in most commercial districts as part of a mixed-use development:

- R1: Single-family or Two-Unit Low Density Residential
- R2: Low Density Residential
- R3: Multi-Family, Medium Density Residential
- R4: High Density Multiple Family Residential
- CN1: Commercial, Neighborhood, mixed use with residential
- CC: Commercial, Community, mixed use with residential

Ground floor commercial with residential units on top is encouraged in the CC zoning district and portions of the CN district. Most CC development is along Santa Monica Boulevard and most CN development is along Robertson Boulevard (CN1) and Melrose Avenue (CN2). The Sunset Specific Plan also includes CN, R2 and R4 development along Sunset Boulevard. The General Plan Update introduced the Transit Overlay, which is applied to areas where transit-oriented developments are encouraged.

The General Plan Land Use Element is implemented by the West Hollywood Zoning Ordinance. Table 32 summarizes the land use designations and zoning districts that either allows residential development as a permitted use or through consideration of a discretionary process.

Table 32: Land Use Designations		
General Plan Land Use Designations	Corresponding Zone District(s)	Primary Residential Types
Residential Zoning Districts		
Residential Single-Family or Two Unit Low Density	R1A R1B R1C	Detached single-family or duplex units, one- or two-story
Residential Low Density	R2	2-story duplex, triplex or quadruplex
Residential Multi-Family Medium District	R3A R3B R3C	2- to 4-story, 1 dwelling unit per 1,210 of square feet of lot area
Residential Multi-Family High Density	R4A R4B	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		
Commercial Neighborhood	CN	2 stories, 1.0 FAR (Mixed use is allowable only within the CN1 district)
Commercial Community	CC	3 stories, 1.5 FAR

Source: City of West Hollywood Zoning Map, 2002.

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 the major traffic artery connecting Downtown Los Angeles to the Westside, and proves 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. 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.

2. Residential Development Standards

The City's residential development standards contain provisions that affect housing costs and affordability, including lot coverage limits, building height limitations, densities, parking requirements, open space, and other similar requirements. Summarized in Table 34, these requirements affect new development, because they regulate the number and size of housing units per acre.

West Hollywood encourages development with design guidelines in mind. The City's development standards are not restrictive but detailed. 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 majority of CN1, CC1 and CC2 designations and is encouraged within the Mixed-Use Incentive Overlay Zone, which covers portions of Santa Monica Boulevard, Beverly Boulevard, La Brea Avenue, and La Cienega Boulevard. Table 33 presents the City's density standards and Table 34 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.

Zoning District	Maximum Number of Units Allowed ¹
R1-A	1 unit per lot, and 1 second dwelling unit
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	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	1 unit per 1,210 sq. ft. of lot area ²
R4	1 unit per 872 sq. ft. of lot area ²

Source: City of West Hollywood, Zoning Ordinance,

Notes:

1. Density limits may be exceeded to permit legalization of illegal dwelling units in accordance with Section 19.36.270
2. All new residential projects must be built to minimum of 90% of the density allowed by the zoning district. Inclusionary units do not count toward density.

Development Feature	R-1 and R-2 Low density	R-3 Medium density	R-4 High density	CN Mixed-use	CC Mixed-use
Maximum Height	25 ft., 2 stories	R3-A: 25 ft., 2 stories R3-B: 35 ft., 3 stories R3-C: 45 ft., 4 stories	R4-A: 35 ft., 3 stories R4-B: 45 ft., 4 stories	CN1 – 25 ft	CC1 – 35 ft CC2 – 45 ft
Min. Lot Size	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Setbacks					
First Story, front yard	Average of front setbacks of the 2 structures closest to the front property lines on the 2 adjacent parcels, with the following minimums/maximums.			The lesser of 1/3 of the parcel depth or 60 ft. from the street property line	
	10 ft. in Norma Triangle, 15 ft. elsewhere; 30 ft. max	15 ft., 30 ft. max.	7.5 ft., no max.		
Front yard, upper stories	An additional 6 ft. for 2nd story and upper stories in addition to the 1st story setback.			Design features to differentiate upper stories from ground floor.	

Table 34: Residential Development Standards					
Development Feature	R-1 and R-2 Low density	R-3 Medium density	R-4 High density	CN Mixed-use	CC Mixed-use
Side yard					
Interior lots	5 ft., for lots less than 50 ft. wide, 10% average of lot width with 3 ft. min.	5 ft. for 2 story structures. For lots 50 ft. or less in width, 10% of average lot width, with a 3 ft. min. for structures up to 2 stories. For all lots: An additional 1 ft. setback is required for each story above the 2nd story.		If adjacent to residential district, 15 ft. between commercial and residential structures is required.	
Street side, corner lots	5 ft., 10 ft. for reversed corner lots	5 ft., 7.5 ft. for reversed corner lots.		25 ft. max.	
Rear	15 ft. for lots with a depth less than 75 ft., 20 % of the average lot depth, but not less than 10 ft.			If adjacent to residential district, 10 ft. between commercial and residential structures is required.	
FAR	R1 – 0.5, R2 – n/a	n/a	n/a	1.0	CC1 – 1.5 CC2 – 2.0

City of West Hollywood, Zoning Ordinance.

Lot Standards

The minimum lot size for residential lots in West Hollywood is set at 5,000 square feet. There are no minimum lot widths or other restrictions on lot size, aside from setbacks. Minimum lot area is assigned to parcels proposed in 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 other lot area requirements of the Zoning Ordinance.

Yard Setbacks

The Zoning Ordinance provides various setbacks throughout the residential zones. Front yard setbacks range from 7.5 feet to 30 feet. The R1, R2, and R3 zones have a ten- to 15-foot minimum coupled with a 30-foot maximum setback and the R4 zone has a 7.5-foot minimum and no maximum. Interior side lots and street side corner lots are required to have a five-foot setback. Street side reverse corner lots must have a ten-foot side yard setback in the R1 and R2 zones and 7.5-foot setback in other residential zones. There is a 15-foot minimum for rear setbacks, for all lots that are less than 75 feet deep.

Maximum Average Unit Size

In recent years, the City experienced a development trend whereby existing properties were being redeveloped with fewer units than permitted by the Zoning Ordinance. This trend was a result of the housing market boom and availability of “cheap” mortgage financing. Large, luxury condominiums that would generate the greatest profit margin were being favored by the development community. However, this type of housing did not necessarily

match the demographics and income profiles in the community, which is comprised primarily of small, renter-households.

In order to address the mismatch between the housing supply and demand in the community, the City amended the Zoning Ordinance in 2009 to establish a maximum average unit size requirement for projects located in the R3 and R4 zones. This requirement is intended to:

- Encourage a greater mix and balance of unit types (studios, one-bedroom units, two-bedroom units, etc.) within any individual new project;
- Limit projects containing a smaller number of larger units than is otherwise permitted on a multi-family zoned property (for example two very large townhouse units on a site that could hold multiple units); and
- Increase the amount of building articulation because the maximum average unit size requirement will encourage a greater mix of unit types and sizes.

In general, applying a maximum average unit size standard for new multi-family projects will encourage over time a balanced increase in dwelling units that will meet the City's housing goals and objectives.

Height Limits

Height limits in the R1 and R2 zones range from 25 feet or two stories in the R1-A, R1-B and R-2 zones and then go down to 15 feet or one story in the R1-C zone. The R3 zone is also divided into three subcategories that allow for consecutively greater height limits. The R3-A zone permits up to two stories, the R3-B zone allows up to three stories and the R3-C zone goes up to four stories. The R4 zone is divided into R4-A and R4-B which allow three and four stories, respectively.

As part of the Zoning Ordinance amendment in 2009, the City also reduced the height limits in a few specific areas within the R3 and R4 zones. The specific areas for reduction included most of the R3C zone and two areas of the R4 zone, one north of Sunset Boulevard and the other in the central portion of the City on both sides of Crescent Heights Boulevard. These areas were reduced from four stories/45 feet, to three stories/35 feet. The reduction in height in these targeted areas is intended to address compatibility issues in these specific locations, and to work with the maximum average unit size to encourage smaller units by allowing the same density in a smaller building envelope.

Targeted areas were selected for height reduction based on the predominant height of existing structures in these areas. Locations where heights were mainly two to three stories were targeted for height reductions. Areas of predominantly three and four stories were left with four story height limits.

In order to ensure that new residential projects in areas with reduced heights could still maximize development opportunities and build to existing densities, the City commissioned

a number of studies to evaluate the feasibility of these standards using typical sites in the R3C and R4 zones. The studies found that it was still possible to build the maximum number of units allowed under current density standards even with reduced heights.

Open Space

Open space requirements can also constrain housing development, because it reduces the total amount of livable space that can be constructed per acre and therefore lowers the possible amount of revenue available from the property. Additional open space, aside from the required yard setbacks, is not required in single-family zones. Multi-family developments with three or more units are required to provide open space. The specifications are provided in Table 35 below. Large multi-family developments are required to offer more open space for the benefit of all residents.

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.

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. Like most communities, West Hollywood’s parking standards vary according to the type and size of the housing unit, as indicated in Table 36. Single-family homes require two spaces per unit and multi-family homes as well as condominiums and townhouses have requirements based on unit size. Guest parking requirements are also included in multi-family dwellings. The City also allows shared use of parking facilities and permit only street parking in some cases. The City’s parking standards are the lowest among most surrounding communities, reflecting the City’s compact development character.

For affordable housing projects utilizing a density bonus pursuant to State law, the developer is entitled to use the State-established parking standards as shown in Table 44 later. These State-established standards are slightly lower than City standards.

Table 36: Parking Requirements	
Residential Land Use	Required Parking Spaces
Single-family detached dwellings, mobile homes	2 spaces per unit.
Duplexes, multi-family dwellings, condominiums, townhouses	Studio units up to 500 sq. ft.: 1 space; One-bedroom units and studios larger than 500 sq. ft.: 1.5 spaces for each 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 bedrooms: 2 spaces; 4 or more bedrooms: 3 spaces.
	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.
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.
Second residential units	1 space in addition to that required for the primary single-family dwelling.
Senior housing and congregate care projects	0.5 space for each unit, plus 1 guest parking space for each 10 units.
Child Care Centers	1 space for each 10 children that the facility is licensed to accommodate, plus adequate drop-off area as approved by the Director.

Source: City of West Hollywood Zoning Ordinance

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, second units, factory-built housing, mobile homes, emergency shelters and transitional housing. Table 37 summarizes residential uses or types permitted in each of West Hollywood’s residential districts as well as commercial zones.

Table 37: Provisions for a Variety of Housing Types					
Development Type	R1	R2	R3	R4	Commercial
Single Family	P	P	P	P	-
Multi-Family	-	P	P	P	-
Mobile Home Park	CUP	CUP	CUP	CUP	-
Second Dwelling Unit	P	-	-	-	-
Emergency Shelter	CUP	CUP	CUP	CUP	-
Transitional Houses	Permitted under Residential Care Facility				
Supportive Housing	-	-	-	-	-
Single-Room Occupancy	-	-	-	-	-
Mixed Use and Live/Work	-	-	-	-	P
Caretaker and Employee Housing	-	-	-	-	P
<i>Residential Care Facility</i>					
Fewer than 6 clients	P	P	P	P	P
7 to 12 clients	MCUP	MCUP	MCUP	MCUP	MCUP
13 or more clients	CUP	CUP	CUP	CUP	CUP

Notes: P = Permitted, CUP = Conditional Use Permit, MCUP = Minor Conditional Use Permit, "-" = Not permitted.
Source: City of West Hollywood, Zoning Ordinance.

Single Family Housing

Single-family homes are permitted in all residential zones. 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 32).

The West Hollywood Zoning Ordinance defines a single-family dwelling as a building designed for and/or occupied exclusively by one family. This also includes 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

Multi-family dwellings are permitted by right in the R2, R3, and R4 zones. 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”).

Mobile Homes/Manufactured Housing

There are currently no mobile home units in West Hollywood. The City permits mobile home parks in all residential zones, subject to a CUP. 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 stick-built housing as set forth by the zoning district.

Second Dwelling Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits by right the development of second residential units in the R1 zone. One parking space is required for a second unit. Second dwelling units typically accompany single-family homes and are not permitted in any other zoning district.

Residential Care/Community Care Homes/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; transitional houses; orphanages; rehabilitation centers; self-help group homes, convalescent homes, nursing homes and similar facilities.

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 more than 13 or more clients are permitted subjected to a CUP. Residential care homes face the same restrictions based on size in commercial zones.

There are three State-licensed residential care facilities in West Hollywood. These include:

- Residential Care for the Elderly – two facilities with a total of 20 beds
- Adult Residential Facility – one facility with the capacity of 15 beds

Emergency Shelters

The City of West Hollywood defines emergency shelters as “facilities for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency” and permits them with CUP in all residential zones.

Pursuant to recent changes to State law (SB 2), the current emergency shelter/transitional housing ordinance must be amended to remove the CUP procedure. SB 2 requires that local jurisdictions make provisions in the Zoning Ordinance to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one shelter. Local jurisdictions may, however, establish standards for the following to regulate the development of emergency shelters:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;

- Lighting; and
- Security during hours that the emergency shelter is in operation.

The City will amend the Zoning Ordinance to create an overlay zone over the City's Community Commercial district along Santa Monica Boulevard. Santa Monica Boulevard is one of the City's major thoroughfares and is lined primarily with older commercial structures on both sides. This location offers easy access to public transportation and social/supportive service agencies available in the City or in nearby communities.

The overlay zone will encompass at least 100 underutilized properties with older one- and two-story structures that can easily be converted through expansion or reconstruction to accommodate emergency shelter facilities. In addition, approximately one-third of the structures in the potential area for the overlay zone are over 50 years old (built before 1960), making renovation feasible and desirable. According to a 2010 report, the Santa Monica Boulevard commercial property market had an overall vacancy rate of seven percent, with a number of properties directly along Santa Monica Boulevard currently listed as vacant and for sale.

Transitional Housing

The West Hollywood Zoning Ordinance does not specify or define transitional housing but includes "transitional houses" as a type of residential care facility. Recent changes to State law (SB 2) mandates the provision of transitional housing as defined in the California Health and Safety Code as a residential use. Specifically, the California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Pursuant to SB 2, transitional housing that is configured as rental housing developments should be permitted by right where rental housing is permitted.

However, this State definition of transitional housing does not encompass the various types of such housing facilities. Transitional housing can be regular rental housing developments but may also be configured as group quarters. The West Hollywood Zoning Ordinance encompasses transitional housing configured as group quarters under its definition of residential care facilities but does not provide for transitional housing as regular rental housing. Therefore, the Zoning Ordinance will be amended to provide a definition of transitional housing that covers both group quarters and regular rental housing.

Transitional housing that functions as group quarters serving six or fewer persons will be permitted by right in all zones that permit residential care facilities. Larger transitional facilities (serving seven or more residents) in a group quarters setting will be subject to the same restrictions as large residential care facilities. Transitional housing functioning like regular rental housing will be permitted by right wherever regular housing is permitted.

Supportive Housing

The California Health and Safety Code (50675.14 [b]) defines supportive housing as housing with no limit on length of stay that is occupied by a target population as defined in subdivision (d) of Section 53260 and that is linked to onsite or offsite services that assist the supportive housing resident 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. Target population includes low income adults having one or more disabilities, including mental illness, HIV/AIDS, substance abuse or other chronic health conditions or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care systems, individuals exiting from institutional settings, veterans or homeless people. Supportive housing is similar to transitional housing in that it can take several forms including group quarters with beds, single-family homes, and multi-family apartments.

The West Hollywood Zoning Ordinance does not currently address supportive housing. The Zoning Ordinance will be amended to differentiate supportive housing in the form of group quarters versus as regular housing developments. Supportive housing operating as regular housing will be permitted by right where housing is permitted. Supportive housing operating as group quarters will be permitted as residential care facilities. Potential conditions for approval of group-quarter supportive housing for more than six persons may include hours of operation, security, loading requirements, and noise regulations. Conditions would be similar to those with other similar uses and would not serve to constrain the development of such facilities.

Single Room Occupancy Units

Traditionally, single Room Occupancy (SRO) unit is usually a small (between 80 and 250 square feet) one room unit with shared bathrooms and kitchen spaces. Today, SRO units often include either a small kitchenette and/or a bathroom. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

AB 2634 mandates local jurisdictions address the provision of housing options for extremely low income households, including SRO units. The West Hollywood Zoning Ordinance does not contain specific provisions for SRO units but will be amended to specifically address and provide for SRO units. SROs will be conditionally permitted in the R3 and R4 zones. Criteria that would be used to review CUP applications for SROs pertain to performance standards and will be specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

Mixed Use Development

A mixed-use project combines both commercial and residential uses, with the residential component typically being located above the commercial. Mixed-use developments are permitted in the majority of CN1, CC1 and CC2 designations..

As part of the General Plan update, the City created a Mixed-Use Incentive Overlay Zone, which identifies certain locations where a mix of residential and commercial uses is encouraged. The Overlay zone covers portions of Santa Monica Boulevard, Beverly Boulevard, and a few other nodes. The Mixed-Use Incentive Overlay zone is intended to focus residential mixed-use projects in high priority nodes, focused on commercial corridors and including locations with high transit levels of service and major intersections. New development with a mix of residential and commercial uses in this overlay zone may receive an additional 0.5 FAR and ten (10) 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.

Live/Work Unit

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 a nonresidential building or commercial zoning district, or in a building specifically designed and constructed to provide live/work units. They are permitted by right in commercial zones throughout the City. There are currently no live/work developments in the City.

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. ADA does not cover single-family homes. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. With limited multi-family construction between 1990 and 2009, 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 ones are permitted by CUP or MCUP. According to the State Department of Social Services, there are three residential care facilities located in West Hollywood. The City complies with all land use regulations regarding residential care facilities and housing for the disabled. However, the Zoning Ordinance will be amended to provide for transitional housing, supportive housing, and SRO housing. All these are 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.²⁰ The West Hollywood zoning ordinance has an extensive glossary but does not define family.

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.

Administrative Regulation No. 418 was passed on April 1, 1993 and revised on March 5, 1996 to provide a framework for ADA accommodation requirements. It provided that the ADA prohibits failure to make reasonable modifications in policies, practices or procedures necessary to avoid discrimination on the basis of disability, unless such modification would fundamentally alter the nature of the service, program or activity. City programs strive to provide equal or better degrees of services to disabled persons in comparison to members of the City on the whole.

Programs and services designed to provide reasonable accommodations for a disability category must provide equitable service levels for the entire category or sub-category of disabilities (i.e. mobility impaired-wheelchair; mobility impaired-ambulatory; vision impaired; hearing impaired; etc.). Nothing in this regulation prohibits the City from developing programs to target service needs of non-disabled special populations. The City is not required to provide an accommodation that imposes an “undue hardship” to the City. Undue hardship includes: a significant difficulty or expense, financial difficulty, or a practice that is extensive, substantial or disruptive to the organization.

The City of West Hollywood does not have a formal procedure for a reasonable accommodation request. A formal procedure would include a specified process that would be determined based on the following factors:

- Special need created by the disability;
- Potential benefit received by the modification;
- Potential impact on surrounding uses;

²⁰ 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.

- Physical attributes of the property and structures;
- Alternative accommodations that may provide equivalent benefits;
- Whether the targeted accommodation would place an undue financial or administrative burden on the City; and
- Whether the requested accommodation would require a fundamental alteration in law, policy or procedure of the City.

The City will amend the Zoning Ordinance to include a formal procedure that utilizes administrative procedures to provide for reasonable accommodation requests.

Building Codes

West Hollywood enforces the requirements of Title 24 of the California Code of Regulations that 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 Community Development Department as part of the building permit submittal.

Conclusion

The Zoning Ordinance will be amended to address emergency shelters, transitional housing, supportive housing and SRO housing. The City will also amend the Zoning Ordinance to process reasonable accommodation requests via an administrative procedure. With these revisions, 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 evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by the developers are ultimately manifested in the unit's selling price.

The West Hollywood Zoning Ordinance has established the threshold for administrative review of residential projects in R1, R2 and R3 zones at 4 units, and at 8 units plus one inclusionary/density bonus unit in R4 zones. All condominium projects continue to require Planning Commission review. In addition, the City has developed the "Development Permit Application and Instructions" to guide the applicant through the development approval process.

Table 38 summarizes the approval requirements and processing times for various permits and planning services offered by the City's Community Development Department. Most items require either the Director or Planning Commission approval.

Table 38: 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: <ul style="list-style-type: none"> 5 or more units in R1, R2 and R3 zones (or more units (10 or more if at least 1 is inclusionary) in R4 zones Residential Condominiums 	PC	Yes	Yes	Yes	12 months
Residential Project: <ul style="list-style-type: none"> 4 or fewer units in R1, R2 and R3 zones, except condominiums 8 or fewer units in R4 zones (or 9 units where one is inclusionary), except condominiums 	Director	No	No	Yes	3-4 weeks
Demolitions Permit					
Class A	PC	Yes	Yes	Yes	12 months
Class B-C	Director	No	No	Yes	3 weeks
Zone Clearance					
Major	Director	No	No	No	1 Week

Table 38: Approval Requirements and Processing Times					
Permit Type	Approving Body	Neighborhood Meeting Required?	Public Hearing Required?	Sign Posting on Site Required?	Average Approval Time*
Minor	Director	No	No	No	1 day
Conditional Use Permit (CUP)					
Major	PC	No	Yes	Yes	2-3 months
Minor	Director	No	Yes	Yes	2 months
Variance	PC	No	Yes	Yes	2-3 months
Environmental Review					
Minor Categorical Exemption	Director	No	No	No	Approved with project
Categorical Exemption with Filing	Director	No	No	No	
Negative Declaration	PC	No	No	Yes	
Environmental Impact Report	PC	No	Yes	Yes	
Subdivision Parcel or Tract Map	PC	No	Yes	Yes	2-3 months
Lot Line Adjustment	Director	No	No	No	1 week

Notes:

Class A = Projects over 10,000 square feet

Class B = New projects under 10,000 square feet

Class C = Major remodels, intensification of use with additional square footage

Source: Community Development Department, City of West Hollywood, 2010.

Development Permit

A development permit is required for the following:

- An addition of 1,001 square feet or more;
- An addition to a single-family dwelling or duplex that expands the gross floor area by more than 50 percent;
- Any new non-residential parking facility in a PK Overlay zone or any alterations to an existing non-residential parking lot including intensification of hours of operation;
- Any substantial remodel (removal of 50 percent or more of the exterior wall area, supporting members of structure)
- A common interest development created through the conversion of existing residential units that does not comply with Section 19.36.100(C);
- An intensification of use; or
- A new structure except as follows:
 - A new garage or carport or other residential accessory structure of 500 square feet or less;
 - Fences and other yard improvements or equipment
 - Structures specified as allowed residential and commercial and public uses

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 districts, 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 of 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.

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 Director or Planning Commission based on what other discretionary permits are being processed concurrently. The Director can always approve a demolition permit when the demolition of the structure is compelled by public safety and only the Commission can approve a demolition permit for a remodel of a designated historical, cultural or architectural landmark.

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 CUP and MCUPs 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. The difference between a MCUP and CUP is only that the Director reviews the

MCUP and the Planning Commission reviews CUP. The uses requiring each one are listed in Table 37.

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.

When approved a CUP or MCUP the reviewing authority can require reasonable and necessary specific design, locational and operational conditions relating to both on- and 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.

A neighborhood meeting consists of the applicant conducting a meeting with property owners and tenants located within a 500-foot radius of the subject site to present the project and discuss identified concerns prior to action by the reviewing body. The meeting must be held within 60 days of the application date and not less than 28 days before the public hearing date.

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. There are no formal

committees that preside over the neighborhood meetings to make any formal recommendation or decision. Comments from the meetings are for consultation only. Neighborhood meetings help developers tailor their projects to gain community support and ultimately enhancing certainty of project approval by the Planning Commission.

Discussions with affordable housing developers (WHCHC and Los Angeles Housing Partnership) indicate that the neighborhood meeting is an essential process of affordable housing development in any jurisdiction. The cost impacts on the project are minimal and the time spent on the meetings ultimately helps expedite the approval process. As these meetings are required to take place within 60 days of application submittal and before the public hearing is held, they usually do not lengthen the timeframe of the review/approval process, with the occasional exception of scheduling difficulties.

The results of the neighborhood meeting are summarized in the Planning Commission staff report, which contains information such as the number of attendees, concerns raised, etc. While the neighborhood meeting is one aspect of project review by the Planning Commission, and is a mandatory part of the entitlement process of the Community Development Department, 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 how the project is modified to address neighborhood concerns.

Typical Processing Time

West Hollywood's development approval process is designed to further housing development. The Planning Department has established a time table for processing applications. 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 hearing requirement for EIR comments.

Given the City built out character and market conditions, new single-family subdivisions are rare in the community. 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. As evidenced by the large number of approved projects and pending projects in the City that have already received Planning Commission approval (shown in Appendix A), the City review and approval process is not onerous and does not constrain housing development.

6. Planning and Development Fees

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as costs of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community's infrastructure, facilities, parks and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a municipality in California receives. Similar to most communities, West Hollywood charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed (Table 39).

Table 39: Planning and Subdivision Fees		
Action	City Fee	Additional Information / Fees
Environmental Review		
Categorical Exemption with Filing	\$64	
Initial Study w/ Negative Declaration	\$2,334	
Initial Study w/ Mitigated Negative Declaration	\$2,957	
Seismic Study Review	\$1,500*	Deposit plus additional fees
EIR Processing	Negotiated	
Construction Development Permits		
Class A	\$10,764	Projects over 10,000 square feet
Class A Large	\$11,082	Deposit plus \$121/hour for hours in excess of 92 Projects over 10,000 square feet, subject to this classification by the planning manager
Class B	\$6,251	New projects under 10,000 square feet
Class C	\$4,150	Major remodels, intensification of use w/ additional square footage
Class D	\$2,984	Intensification of use w/o additional square footage
Subdivisions		
Subdivision (Parcel Maps of Tract Maps)	\$2,783	
Lot Line Adjustments	\$703	
Use Permits		
Major Conditional Use Permit	\$6,243	Planning Commission Approval Required
Major Conditional Use Permit	\$4,933	Tall Walls only
Minor Conditional Use Permit	\$4,701	Director Approval (Hearing) Required
Variances		
Major Variance	\$3,046	Planning Commission Approval Required
Modification	\$641	
Legislative and Policy Actions		
Zoning Text or Map Amendment	\$2,239	
General Plan Amendment	\$2,284	
Specific Plan Amendment	\$2,818	
Development Agreement	\$1,604	
Miscellaneous		
General Plan	\$36.50	
Zoning Ordinance	\$50	
Sunset Specific Plan	\$20	
Zoning Map	\$5	
Mills Act Application	\$727	

Source: West Hollywood, Community Development Department Fees 2009.

Planning fees for the City of West Hollywood and neighboring jurisdictions are summarized in Table 40. Culver City and Beverly Hills charge significantly higher fees than West Hollywood for all planning actions and Santa Monica charges more for most actions. The City of Los Angeles charges fees similar to West Hollywood but are also higher than many West Hollywood fees.

Action	West Hollywood	Santa Monica	Beverly Hills	Culver City	Los Angeles*
Tract/Parcel Map	\$2,783	\$1,887.00	\$14,007.10	\$12,885.44**	\$992 - \$1,115**
Conditional Use Permit	\$6,243	\$10,998.08	\$16,035.00	\$18,288.40	\$4,490
Variance	\$3,046	\$3,060	\$11,046.40	\$16,810.56	\$3,678 - \$5,879
Zone Change	\$2,239	\$9,978.08	\$16,721.70	\$26,985.92	\$5,296 - \$6,688
General Plan Amendment	\$2,284	\$10,590.08	\$12,115.30	\$26,985.92	N/A

Source: City of West Hollywood, Community Development Department Fees (2009); City of Santa Monica, City Planning Application Fees (2009); City of Beverly Hills, Planning Division Fee Schedule (2009); Culver City, Planning Division Fees (2009); and City of Los Angeles, Zoning Ordinance 180191 (2008).

Notes:

*The City of Los Angeles has starting fees that go up with additional units, lots, blocks, and housing type. The presented fees in the table are the starting fees.

**Parcel Map only

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, sanitation, and inclusionary housing among others.

Cumulative impact fees tend to be higher in West Hollywood than in surrounding cities largely because the City levies art and transportation fees that are not charged by nearby cities (with the exception of Culver City, which levies an art fee, and Santa Monica, which levies inclusionary housing and art fees). The art fee is required for projects that do not provide some form of on-site public art. Many residential projects have opted to provide the art, including items such as stained glass, decorative fencing and tiling. The transportation fee is needed to provide/upgrade streets, curbs, gutters, signal coordination, and to fund buses and dial-a-ride programs. To address its severe park shortage and meet the recreation needs of residents, the City also levies a park fee. Park fees collected are used for the improvement of existing parks and acquisition of new parkland. Park fees apply only to residential projects requiring tract/parcel maps and do not apply to apartment developments. 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.

Table 41 is an example of a recent condominium in West Hollywood. This is a demolition of a single-family home and construction of six new units in the R4 zone. There was a total of \$259,802 paid in fees, including the \$31,757 paid to the Los Angeles Unified School District. Therefore, the City of West Hollywood received \$228,045 in development impact fees from this development. This breaks down to a fee of \$38,007.50 per condominium unit. For a typical new single-family unit (1,200 square feet), development impact fees total approximately \$5,200.

To ensure that impact fees do not constrain affordable housing development, the City exempts non-profit affordable housing projects and residential developments with more than 25 percent affordable housing units from the art, park, and transportation fees (per Section 9594.f of the Zoning Ordinance).

Table 41: Recent Condominium Development		
Project Description		
Total proposed number of dwelling units	6 units	
Total existing number of dwelling units to be demolished	1 unit	
Net new dwelling units	5 units	
Gross square feet (proposed)	9,952 sq. ft.	
Gross square feet (existing)	1,746 sq. ft.	
Proposed gross livable floor area (including private open space)	11,133 sq. ft.	
Existing gross livable floor area (including private open space)	1,746 sq. ft.	
Estimated construction value	\$1,333,744	
Net sewage units	5 units	
Fees for Residential Development Projects	Fee	Total
Inclusionary Housing (sq. ft. based on # of units constructed, Table 45)	\$17.26	\$192,155.58
Public Open Space/Quimby Fees (based on number of units and type of unit)	Variable	\$19,937.23
Transportation (based on number of net dwelling units)	\$447.92	\$2,239.60
Waste Water Mitigation Fee (based on net new sewage units)	\$75.00	\$375.00
School (Collected by LA Unified School District, based on net gross square feet residential floor space)	\$3.87	\$31,757.22
Art Requirement (may be paid in-lieu, 1% of construction value)	1%	\$13,337.44
Total Fees Collected		\$259,802.07

Note: This table does not include the Sherman sewer fee or the County Sanitation fee.
Source: City of West Hollywood, 2009.

Conclusion

Based on a sample of recent projects, total planning and development impact fees average approximately \$51,332 for a single-family unit and \$33,751 per unit for a multi-family unit. These fees have minimal cost impacts to the overall development costs, given the high land costs in West Hollywood. Typically, these fees constitute only two percent of the overall development costs. 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

Like many communities in California, the City of West Hollywood has implemented an Inclusionary Housing Ordinance. The City utilizes the Ordinance as a tool to provide affordable housing to all economic sectors, and to meet its regional fair-share requirements for construction and rehabilitation of affordable housing to low and moderate income households. Adopted in April 1986, the Ordinance requires developers to set aside a portion of units in each new residential development for low and moderate income households, or pay an in-lieu fee.

Beginning in December 2006 the City Council and Planning Commission began to explore methods to enhance the effectiveness of the Ordinance and to better respond to the housing need in the community by requiring more units to be built on-site rather than allowing in-lieu fee payments and by encouraging smaller units. Additionally SB1818 was passed, requiring the City to permit additional market-rate units (a density bonus), allow reduced requirements in the form of “concessions” or modifications to development standards (height, setbacks, open space), and permit lower minimum parking requirements for projects that include affordable housing. On July 18, 2007 the Council adopted changes to the Inclusionary Housing and Density Bonus Ordinance in order to comply with new requirements as well as encourage new affordable housing development. Additional changes to the Ordinance will also be made to ensure compliance with SB1818. The 2007 changes to the Ordinance include:

- Created new tiers for projects of 21-40 units and 41+ units to allow requirements to change as project scale changes, and opportunities and constraints change.
- For projects between 11 and 20 units, removed the option to pay in-lieu fee instead of building units on site, but added the option to meet requirements with smaller units. However, the review authority may permit payment of an in-lieu fee if a hardship is shown, demonstrating that there are mitigating circumstances or conditions applicable to the property involved.
- Allowed projects between 21 and 40 units to satisfy requirements with smaller units, if a higher percentage of affordable units is provided.
- Allowed projects with 41+ units to meet requirements by providing a percentage of market-rate floor area that is divided into smaller units, as long as it results in more affordable units.
- Removed the requirement that affordable units must be comparable in size and finish quality for some tiers. All inclusionary units must be at least 650 square feet, which allows for a one-bedroom unit with a standard size kitchen, living room, and bathroom. Interior material and finishes must be of good, durable and lasting quality, and exterior materials and finishes must be consistent throughout the building.

As amended, the Inclusionary Housing Program applies to construction of all residential units except single-family dwellings and projects developed, owned and operated by a nonprofit housing developer, where all of the units are exclusively for low and moderate income persons. The City requires units created within the Program to be available to low and moderate income households. Table 42 summarizes the City’s inclusionary requirements.

The income restricted units can either be comparable in size, 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 have to provide units on site; however, under certain circumstances, they may apply for an exception to provide required inclusionary units off site.

The City offers a density bonus for those developers who provide these units. For every inclusionary unit provided, the developer receives bonus units. The Ordinance also provides the following regulatory incentives to ensure that residential construction is not constrained by the inclusionary requirement: reduction in site development standards; modification of architectural design requirements; approval of a mixed-use project in conjunction with the residential project if commercial, office, or other land use will reduce the cost of the residential development; and other regulatory incentives proposed by the applicant or City which results in identifiable cost reductions.

This inclusionary housing requirement also applies to projects where apartments are being converted to condominiums. The replacement of a single-family unit with another such unit is exempt from this requirement.

Table 42: Inclusionary Housing Requirements	
Number of Market-Rate Units	Inclusionary Housing Requirement
2-10	One unit, comparable size, or Pay the in-lieu fee, or One unit, alternate*
11 to 20 units ¹	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 floor count, alternate*
40+	20% of market-rate unit count, comparable size, or 20% of market-rate floor area, minimum alternate* unit

Notes:

1. The review authority may permit payment of an in-lieu fee if the property size, shape, topography or other factors make it impossible to construct the project without providing two or more levels of subterranean parking, notwithstanding reduced parking incentives.

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

Source: Community Development Department, City of West Hollywood, 2009

With these changes the City has an opportunity to create more affordable units, better suited to the needs of the inclusionary housing waiting list, at no cost to the City. West Hollywood's affordable housing need is high and is primarily for smaller units. The changes mitigate a tendency of the market to produce larger, luxury units, and paying the in-lieu fee. The amended Ordinance gives options for how inclusionary units are built and to tailor regulations to project size in response to opportunities and constraints.

The City undertook extensive outreach efforts to consult with the development community before making these changes to the Inclusionary Housing Program. The specific changes were made in response to comments from both for-profit and non-profit housing developers. A feasibility study was conducted to ensure that the changes to the Inclusionary Housing Ordinance do not unduly constrain housing development, and the flexibility offered by the Ordinance facilitates and encourages new residential development. As evidenced by the number of development applications that occurred since amendment of the Inclusionary Housing Program, the amendment has not constrained development applications. Despite a dampened housing market in the region since 2007, development activities in the City have not been affected significantly. Since amendment of the Inclusionary Housing Ordinance, the City received 33 development applications, compared to 47 applications received during the prior three years. However, the 33 applications received since 2007 totaled to 976 units compared to only 875 units from the 47 applications received prior to the Ordinance amendment. The increased number of housing units is a direct result of the amended Ordinance which encourages a mixture of unit sizes in a development. Specifically, the amended Ordinance encourages the inclusion of smaller units, increasing development densities and enhancing affordability. 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.

Flexibility with Inclusionary Housing Ordinance

In order to provide greater flexibility within the Inclusionary Housing Ordinance, the City offers a number of concessions including an on-site affordable unit option, coordination with the State Density Bonus Law, parking concessions, and an in-lieu fee option.

On-Site Affordable Unit Option

To encourage the construction of housing affordable to low and moderate income persons and the replacement of residential rental units lost through new construction²¹, density bonuses are allowed. 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. The amount of density bonus permitted in coordination with the Inclusionary Housing Program is shown in Table 43, which also shows the levels of flexibility the City offers with the Inclusionary Housing Program. However, the density bonus provisions in the Inclusionary Housing Ordinance still contain some inconsistencies with State law. The City will amend the Ordinance to ensure complete consistency.

²¹ 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.

Table 43: Density Bonus and Inclusionary Housing Coordination				
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%	
Allowable Bonus	Criteria for Bonus by Applicable Zoning District			
	R1	R2	R3	R4
Standard Bonus	Required low- or moderate-income units may be taken as bonus units. Allowed bonus must be 1 unit for projects of 10 or fewer units and 20% for projects of 11 or more units.			
25% Bonus	<p>Project must comply with one or more of the following criteria:</p> <ul style="list-style-type: none"> ▪ At least 20% of the total units, excluding the density bonus, are restricted to rental or purchase by lower-income households ▪ At least 10% of the total units, excluding the density bonus, are restricted to rental or purchase by very low-income households ▪ At least 50% of the total units, excluding the density bonus, are restricted to persons 62 years of age or older, or 55 years of age or older in a senior citizen housing development ▪ At least 33% of the total units excluding the density bonus of a condominium project which is a conversion from existing apartments, are restricted to purchase by low- or moderate-income households ▪ At least 15% of the total units, excluding the density bonus of a condominium project, which is a conversion from existing apartments, are restricted to purchase by lower-income households. 			
40% Bonus	Not Applicable		<p>May be granted if project:</p> <ol style="list-style-type: none"> a. Is designed to be compatible with scale and character of adjoining uses; b. Mitigates all traffic impacts from the bonus units; and c. Permanently dedicates all bonus units to low and moderate income persons or seniors. 	Not Applicable

Allowable Bonus	Criteria for Bonus by Applicable Zoning District			
	R1	R2	R3	R4
50% Bonus	Not Applicable		May be granted if: <ol style="list-style-type: none"> 50% of all projects units are permanently dedicated to low- and moderate-income person; The project is designed to be compatible with scale and character of adjoining land uses; and Less than 20% of the parcels on the block have bonus units.¹ 	
100% Bonus	Not Applicable		May be granted if: <ol style="list-style-type: none"> 100% of all project units are permanently dedicated to low- and moderate-income person; The project is designed to be compatible with scale and character of adjoining land uses; and Less than 20% of parcels on the block have bonus units.¹ 	

Source: City of West Hollywood, Inclusionary Housing Developer Fact Sheet, 2009

Notes:

- The Planning Commission may waive this requirement if it determines that there is not an undue concentration of high density units in the neighborhood.

Parking Incentives

Density bonus housing developments are granted additional flexibility through parking concessions as demonstrated in Table 44. The parking spaces are inclusive of handicapped and guest parking, which are granted to all units in the development.

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

Source: City of West Hollywood, Inclusionary Housing Developer Fact Sheet, 2009

Notes:

- If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number.

Off-Site Affordable Unit Option:

Developers can apply, under certain conditions, to provide inclusionary housing off-site at one or more approved locations. Application materials for the off-site project should be filed concurrently with application materials for the main project. The Planning Commission grants exceptions allowing off-site inclusionary units only after first finding that:

- The number of units 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;
- 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 district);
- 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 may choose to pay a fee, or provide a combination of fee and units, 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. The funds are used exclusively 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 gross livable area, including private balconies, decks and patios of the entire project. The amount of the in-lieu fee is calculated in compliance with the City Council's Fee Schedule. The fee schedule is presented in Table 45. These fees are adjusted annually for inflation. Since adoption of the Ordinance, the City has collected \$11 million in in-lieu fees.

Table 45: Inclusionary Housing In-Lieu Fee Schedule	
Number of Units Constructed	Fee per Square Foot
2	\$11.45
3	\$13.09
4	\$14.73
5	\$16.36
6	\$18.00
7	\$19.64
8	\$21.28
9	\$22.91
10	\$24.54

Source: Community Development Department, City of West Hollywood, 2009.

For example, a project which involves the construction of 8 new units with a total gross livable floor area of 20,000 square feet would result in a fee of \$425,600 (\$21.28 multiplied by 20,000 square feet). Affordable housing developments are unaffected by the housing in-lieu fees because they already provide affordable units on-site.

8. Rent Stabilization Ordinance

The City Council enacted the Rent Stabilization Ordinance in June 1985 to maintain the affordability of rental housing in West Hollywood. 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. The landlord can demand any monthly rental amount they wish to set. However, when a tenant moves in, the unit becomes rent stabilized again and the rent charged to the tenant then becomes the MAR. Full implementation of Costa-Hawkins began in 1999. Since then, 1,841 units were vacated and re-occupied, representing 12 percent of West Hollywood’s 15,000 rent-controlled units. As shown in Table 26, the overall average rent in the City increased 36 percent from \$1,157 prior to Costa-Hawkins to \$1,572 in 2008.

The Rent Stabilization Ordinance limits the grounds on which a tenant may be evicted for 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. Tenants may also be evicted when the owner seeks to withdraw the entire property from the rental housing market pursuant to the Ellis Act. Certain of these evictions entitle the tenant to receive relocation assistance from the tenant’s landlord.

9. 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.

These provisions comprise specific purchasing rights for the tenants as well as eviction clauses to which they must adhere. Tenants must be given at least 120 days notice of eviction through first-class mail, record it through the Los Angeles County Registrar-Recorder and provide written notice of termination to all tenants. If the tenant is over 62 years of age or older or disabled or has lived in the unit for at least one year before they are given notice of conversion, they may have up to one year to vacate, provided they give written notice to the landlord within 60 days of receiving notice. There are a number of provisions in place to ensure that the tenant is treated fairly and the landlord has adequate control over the property.

The conversion can be exempt from the 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.

10. On- and Off-Site Improvements

Another factor adding to the cost of new 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/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
- All landscaping to be served by a permanent irrigation system
- A minimum of one tree per 1,200 square feet of paved area that accommodates vehicular traffic in surface parking lots

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

11. Building Codes and Enforcement

Building and safety codes, while adopted to preserve public health and safety ensures 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:

- 2007 California Building Code (based on the 2006 International Building Code) with Los Angeles County Amendments
- 2007 California Mechanical Code (based on the 2006 Uniform Mechanical Code) with Los Angeles County Amendments
- 2007 California Electrical Code (based on the 2005 National Electrical Code) with Los Angeles County Amendments
- 2007 California Plumbing Code (based on 2006 Uniform Plumbing Code) with Los Angeles County Amendments
- 2007 California Energy Code and the 2005 Building Energy Efficiency Standards

Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The California Building Standards Code prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

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. The Housing Element includes a program for the City to implement a Reasonable Accommodations Ordinance to facilitate the development of housing for persons with disabilities.

Code Compliance

The City's Residential Code Compliance 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. The Unit augments community-oriented code compliance programs with its Proactive Code Compliance Program. This program provides greater outreach, particularly to the Russian and Spanish speaking communities, to increase their involvement in code compliance. The Proactive Code Compliance Program also includes a program for building-wide inspections in the East Side Redevelopment Area. 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.

C. State Tax Policies and Regulations

1. Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except where there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development (e.g., construction of infrastructure and community facilities) to developers who use Mello Roos as a way to offset facilities and improvement costs.

2. Federal and State Environmental Protection Regulations

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by mandated public review period, also add to the cost of housing. However, the presence of these regulations helps preserve the environment and ensure environmental quality for West Hollywood residents.

D. Environmental and Infrastructure Constraints

Overcoming environmental and infrastructure constraints can add significantly to the cost of developing housing. In West Hollywood, the primary environmental constraints are:

1. Environmental Hazards

Geological Hazards

The Hollywood Fault (active) and Santa Monica Fault (potentially active) are located near the Newport-Inglewood Fault is the closest regional fault to the project area. Development sites that are located in the Hollywood Fault area require either site-specific fault rupture evaluation by a California Certified Engineering Geologist or strengthening of foundations to provide for estimates ground displacement, depending on their location. Southern California is a seismically active area and all construction is applicable to building standards and codes to ensure safety.

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. There is no hazard of flooding in West Hollywood.

2. Infrastructure

Wastewater

The City of West Hollywood Public Works Division (WHPWD) provides wastewater service to the project area through the City of Los Angeles Bureau of Sanitation (LABS). The City is currently served by sanitary sewers conveying effluent to the Hyperion Treatment Plant (HTP). HTP (operated by the City of Los Angeles) conforms to all wastewater treatment requirements of the Regional Water Quality Control Board and treats approximately 340 million gallons per day (mgd) of influent). The plant has a dry weather capacity of 450 mgd for full secondary treatment and 850 mgd wet weather capacity.²² Although there are no existing or foreseeable deficiencies in the capacity of this treatment facility, LABS, in conjunction with the Los Angeles Department of Water and Power (DWP), has begun preparation of an Integrated Resources Plan (IRP), which identifies alternatives that will meet the wastewater infrastructure needs of the Los Angeles area population. The population is expected to increase by over 20 percent by 2020 resulting in almost 100 mgd in additional influent.²³ Implementation of the IRP will ensure that adequate wastewater

²² City of Los Angeles, <http://www.lastormwater.org/WPD/general/hypern1.htm>, June 14, 2005.

²³ The City of West Hollywood has been included in growth projections in the IRP since it is within the service area of LABS.

treatment capacity is provided for increased future flow. Therefore, future growth levels would not exceed wastewater treatment capacity projections for the Los Angeles area through 2025.

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.²⁴ In addition, the County Sanitation Districts are empowered by the California Health and Safety Code to charge a fee for connecting to the District's Sewer System.²⁵ This connection fee is required prior to obtaining a permit to connect to the sewer system. Moreover, if deficiencies exist, developers will be required to pay the cost of improvements to create additional capacities to serve their project.

²⁴ City of West Hollywood, <http://weho.org/index.cfm?fuseaction=nav&navid=24>, accessed June 20, 2005.

²⁵ City of West Hollywood, *West Hollywood Gateway Project Final Environmental Impact Report*, State Clearinghouse #1999061034, September 2000.

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.

RHNA Penalty from Previous Housing Element

The 2000-2005 West Hollywood Housing Element (extended by State law to cover through June 30, 2008) was adopted by the City in May 2002. This previous Housing Element was found by HCD to be in substantial compliance with State law. For the 2000-2005 Housing Element, the City was allocated a RHNA of 410 units, divided into the four income groups as follows:

- Very Low Income: 75 units (18.3%)
- Low Income: 107 units (26.1%)
- Moderate Income: 81 units (19.8%)
- Above Moderate Income: 147 units (35.9%)

The City has 10.5 years (January 1, 1998 to June 30, 2008) to fulfill the RHNA obligation.²⁶ As of the adoption of the 2000-2005 Housing Element, the City had already fulfilled a portion of the 410-unit RHNA with units built, with a remaining RHNA of 250 units (Table

²⁶ The RHNA for the 2000-2005 Housing Element originally covered from January 1, 1998 through June 30, 2005 (7.5 years). The Housing Element planning period was extended by legislation to June 30, 2008 and so did the RHNA (10.5 years). The RHNA for the 2008-2014 Housing Element covers from January 1, 2006 through June 30, 2014 (8.5 years). The two RHNA periods do overlap and HCD staff has indicated that units constructed or sites made available during the overlapped period (January 1, 2006 through June 30, 2008) can be credited toward both RHNA periods.

46). The vacant sites inventory at the time could accommodate 210 units, primarily in the R3 (36 units per acre) and R4 (50 units per acre) zones. Surplus sites in these zones are able to accommodate the RHNA requirement for moderate income units and a portion of the above moderate income units, with a shortfall of 40 above moderate income units for the remaining RHNA. The 2000-2005 Housing Element identified a shortfall of sites for 40 units and proposed the creation of a Housing Overlay Zone and Mixed Use Districts to provide additional opportunities for residential development. However, because the Housing Overlay zone and mixed use districts were not implemented, the City incurred a penalty of sites for 40 above moderate income units under AB 1233.

Table 46: 2000-2005 Housing Element Strategy for Meeting RHNA at Time of Adoption

Income Level	RHNA Obligations			Site Capacity		
	RHNA	Units Built	Remaining RHNA	Zoning	Vacant	Status
Very Low	75	60	15	R3 (36 dua) R4 (50 dua)	193	+71
Low	107	4	107			
Moderate	81	0	81	R2 ¹	17	-64
Above Moderate	147	100	47	--	--	-47
Total	410	160	250		210	-40

dua = dwelling units per acre

Note:

1. The City's R2 permits a range of densities but may reach 22 units per acre.

RHNA for Current 2008-2014 Planning Period

For the new Housing Element cycle, the City of West Hollywood has been allocated a RHNA of 584 units, divided into four income levels as follows:

- Very Low Income: 142 units (24.4%)²⁷
- Low Income: 91 units (15.5%)
- Moderate Income: 99 units (16.9%)
- Above Moderate Income: 252 units (43.2%)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

²⁷ The City has a RHNA allocation of 142 very low income units (inclusive of extremely low income units). Pursuant to new 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. As shown in Table 11, the City had 15.4 percent extremely low income (0-30 percent AMI) households and 12.5 percent very low income (31-50 percent AMI) households. Therefore, the City's 142 very low income (0-50 percent AMI) RHNA units can be split proportionally as 78 extremely low income units and 64 very low income units. However, for the purpose of identifying sites for the RHNA, the City is not required to separately account for extremely low income households.

Progress toward RHNA

Because the RHNA was developed with baseline data from 2006, housing units constructed, under construction, permitted, or approved since January 1, 2006 can be counted towards the RHNA for this planning period. Any remaining RHNA must be accommodated with available sites at appropriate densities and development standards. Appendix A contains details of the approved and under construction projects, as well as sites with residential development potential.

Units Constructed

As of December 31, 2009, 352 housing units have been finished in West Hollywood since January 1, 2006. Among these 352 units, seven are inclusionary units (four low income and three moderate income units, based on the City's Inclusionary Housing Ordinance). These affordable units are deed-restricted as long-term affordable housing via development agreements pursuant to the City's Inclusionary Housing Ordinance.

In addition to the affordable units discussed above, the 42-unit Sierra Bonita project celebrated its grand opening in April 2010. This affordable housing project by WHCHC provides 13 extremely low income units and 29 very low income units. The Sierra Bonita project was financed with a variety of funding sources, including County of Los Angeles HOME funds, Tax Credits, State HCD Multi-family Housing Program fund (Proposition 1C), Federal Home Loan Bank Affordable Housing Program, State Affordable Housing Trust Fund Grant (Proposition 46), City Commercial Loan, and City Residential Gap Loan and Grant. These units are deed-restricted as long-term affordable housing based according to the requirements of funding programs.

Units Legalized

Since January 1, 2006, the City legalized 25 illegal units that would have been required to be removed under the City's Municipal Code. Without specific market data on these units, these legalized units are assumed as above moderate income units.

Units under Construction

As of August 2010, three projects were under construction in the City with a total of 64 units. Among these 64 units, four low income units and four moderate income units are provided as inclusionary units for a 40-unit condominium development. The inclusionary units are deed-restricted as long-term affordable housing pursuant to the City's Inclusionary Housing Ordinance.

Units Approved

Several projects have been approved by the City to be developed on underutilized sites. These approved projects provide 828 condominium units and 160 apartment units. The largest of these projects is Movietown, a mixed use project 371 units, including 38 very low income and 38 low income inclusionary units. Overall, the approved projects include 165 affordable units are provided (38 very low income units, 83 low income units and 44 moderate income units). The number of affordable units is based on the development agreements and all affordable units will be deed-restricted as long-term affordable housing according to the development agreements.

Units at Review and Plan Check Stages

Seven projects are undergoing planning review and plan check. These projects total 52 condominium units.

Pending Projects

Seventeen projects are pending, with several of these pending projects having already received Planning approval. These projects total 790 units, including 370 condominium units and 420 apartment units. A total of 70 low income units and 75 moderate income units are provided. The number of affordable units from pending projects is based on the requirements of the City's Inclusionary Housing Ordinance or as negotiated with the developers; all affordable units will be deed-restricted for the life of the project via development agreements.

Acquisition/Rehabilitation

Pursuant to AB 438, the City may fulfill up to 25 percent of its very low and low income RHNA using existing units either through acquisition/rehabilitation, conversion from market-rate housing, or preservation of housing at risk of converting to market-rate. The City is partnering with WHCHC to acquire and substantially rehabilitate a 48-unit existing building located at 1234 Hayworth Avenue. This building has been vacated and abandoned for six years, during which time trash and materials accumulated on the property and neighbors began reporting the presence of rats. The City was ready to declare the property a public nuisance due to unsafe and unsanitary conditions, including the presence of hazardous materials (used needles and human feces). The building would have been demolished if not rehabilitated. Serious defects in the building included broken windows, inoperable doors, missing fixtures and appliances, and inoperable water heating and plumbing systems. All utilities and garbage collection were terminated in 2004 when the structure was abandoned. Fixtures in common areas were removed. There were 13 unique code compliance activities between 2005 and 2006, as property continued to deteriorate due to abandonment and lack of maintenance. The site required hazardous materials cleanup in 2006 due to presence of hazardous materials and extremely unsanitary conditions in multiple units as well as common areas.

Because the building has already been vacated, no relocation assistance is necessary. However, eligible former residents will have priority re-occupation rights consistent with the regulatory agreement and funding requirements. The City has committed \$10.3 million in Affordable Housing Trust Funds (AHTF) and \$1.5 million in HOME funds from the County is available for this project. The City has also approved converting this commitment into permanent financing for the project in exchange for an extension of the affordability covenant to 55 years. Funding from the AHTF and HOME program has already been provided to WHCHC in 2009 via a Disposition and Development Agreement for the acquisition and rehabilitation of 1234 Hayworth. WHCHC has owned the property since 2009 and will commence rehabilitation in the fall of 2010. In addition, WHCHC is pursuing Section 202 funds and LIHTC as additional leverage. The project is recommended for \$7 million under the TCAC 9 percent tax credits. Furthermore, the City will work with WHCHC to identify other funding sources to implement the project if necessary. When completed, 47 units at this 48-unit project will be deed-restricted for at least 55 years as affordable housing per development agreements and/or funding restrictions (5 extremely

low, 38 very low, and 4 low income units, with an additional unit being reserved as the manager’s unit). Appendix C details the project’s eligibility for RHNA credits pursuant to State law.

Remaining RHNA

With units constructed, under construction, approved, in review or pending, the City of West Hollywood has already met the majority of its RHNA obligations for the 2008-2014 planning period, with surplus units in the low, moderate, and above moderate income categories. Overall, the City has a remaining RHNA of only 19 very low income units.

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
2008-2014 RHNA	142	91	99	252	584
Units Constructed	42	4	3	303	352
Units Legalized	0	0	0	25	25
Units Under Construction	0	4	4	56	64
Units Approved	38	83	44	823	988
Units at Review/ Plan Check	0	0	0	52	52
Pending Projects	0	70	75	645	790
Acquisition/Rehab (1234 Hayworth)	43	4	0	0	47
Remaining RHNA	19	(74)	(27)	(1,652)	19
2000-2008 RHNA Penalty	0	0	0	40	40
Overall RHNA Obligation	19	(74)	(27)	(1,612)	19

Note: Where there is a surplus of above moderate income units, these units cannot be used to fulfill the RHNA for lower or moderate income units.

B. Residential Development Potential

1. Sites Inventory

The City of West Hollywood is nearly built out. As demonstrated in Table A-1 (Approved Projects), Table A-2 (Projects under Construction), Table A-3 (Projects with Application Complete or at Plan Check Stage), and Table A-4 (Pending Projects) in Appendix A, residential development in the City occurs primarily on infill properties in multi-family neighborhoods and commercial areas. These projects demonstrate the feasibility of recycling existing properties for higher intensity uses. Reflective of the City’s compact character, most projects occur on small parcels but are able to realize significant densities as permitted by the City’s development standards.

As part of the General Plan update, the City identified a list of properties with potential residential and mixed use developments in the near term. The majority of the sites identified are located in the R3, R4, and commercial zones, with a handful of developments proposed in the R2 zone and in the Sunset Specific Plan area.

Based on the City’s Zoning Ordinance, a development must achieve at least 90 percent of the maximum density permitted in that zone. Mixed use developments in commercial zones are not subject to density limits but are regulated by the FAR. Based on past projects, the majority of the mixed use projects achieved densities of at least 40 units per acre, with larger projects achieving densities that well exceed 50 units per acre, particularly in the Sunset Specific Plan area. Therefore, in estimating the capacity on these properties with near-term development potential, the following potential densities are used.

- R2 – 22 units per acre (2 units per lot for lots less than 4,000 square feet)
- R3 zones – 32.4 units per acre
- R4 zone – 45 units per acre
- Commercial zones (CC and CN1) – 45 units per acre

Most of the sites identified are vacant properties or are used as surface parking. Redevelopment of the surface parking lots with underground parking/parking structure with mixed use or residential development above is a typical development trend in the City. In addition, a large property that is currently used as a Metro bus station and Sherriff’s station is a targeted site for mixed-use/transit oriented development in the future. These opportunity sites offer additional capacity for residential/mixed use developments that well exceeds the City’s remaining RHNA of 19 units for this Housing Element planning period.

	Very Low	Low	Moderate	Above Moderate	Total
R2		0	14	0	14
R3		36	0	0	36
R4		29	0	0	29
CA, CN, CC, SSP		966	0	0	966
Total Units		1,031	14	0	1,045

2. 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.

C. 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, redevelopment set-aside funds, Community Development Block Grants (CDBG), HOME funds, and Low Income Housing Tax Credits (LIHTC).

1. Affordable Housing Trust Fund

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 2009, in-lieu fees range from \$11.45 per square foot for a two-unit project to \$21.54 for projects with ten units. The in-lieu fee amount is adjusted annually for inflation. In addition, the City charges a commercial development of 10,000 square feet or more an impact fee which is set at \$2.85 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 for affordable housing activities, including new housing construction and rehabilitation of existing units. Since its inception in 1986, the City's Inclusionary Housing Ordinance has resulted in the contribution of approximately \$11 million to the Affordable Housing Trust Fund.

2. Redevelopment Set-Aside Funds

State law requires the Community Development Commission (Redevelopment Agency) to set aside 20 percent of all tax increment revenue generated from the East Side Redevelopment Project Area for affordable housing. The Commission's 20 percent set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing in West Hollywood.

As of June 30, 2009, the Commission had a balance of \$3,278,019 in the set-aside funds. For the remaining years of the Housing Element planning period (July 1, 2009 through June 30, 2014), the Commission anticipates receiving \$8,353,865 in set-aside funds. The Commission will use the funding to assist in the acquisition/rehabilitation and new construction of affordable rental housing.

As a result of the economic downturn, revenues for the federal government and State of California continued to decline. The California Legislature enacted a number of budget bills to augment the State's declining revenue. One of which was aimed at shifting revenue from the State's redevelopment agencies – AB 26, enacted Chapter 21 to amend Health and Safety Code 33000, California Redevelopment Law.

The purpose of Chapter 21 is to allow the State to take \$2.05 billion in redevelopment revenues from the State's redevelopment agencies. The redevelopment funds would be deposited into the Supplemental Educational Revenue Augmentation Funds (SERAF) which is to be distributed to schools to meet the State's Proposition 98 obligations to education. The State would take the redevelopment revenues from FY 2009-2010 and FY 2010-2011. The West Hollywood Redevelopment Commission would be required to pay the \$2,215,036 for these two fiscal years. Impact to the Agency would result in a payment of \$1,837,160 for 2009-2010 by May 10, 2010 and a payment of \$377,876 for 2010-2011 by May 10, 2011. On October 20, 2009, the California Redevelopment Association and two member agencies filed a lawsuit to challenge the constitutionality of State raids of redevelopment funds.

The Agency will need to make a decision on which funding source to pay the State SERAF charge if the California Redevelopment Association does not prevail in its legal challenge. The Agency can use its tax increment funds from the project area or from its 20 percent housing set-aside funds. Should the Agency select using its set-aside funds, they must be paid back within five years to the fund.

3. 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 Community Development Commission (LACDC).

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 \$300,000 in CDBG funds annually during the 2008-2014 period. The City currently allocates its CDBG funds for the following housing programs: the Residential Rehabilitation Program, Code Enforcement, the Home Secure Program, and Homeless Services.

4. 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 redevelopment funds). As a non-entitlement jurisdiction, the City does not receive HOME funds directly. However, the WHCHC has received HOME funds through LACDC for a number of its projects.

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, including Fountain Avenue Apartments, Harper Avenue Apartments, Laurel/Norton Inter-Generational Community Apartments, the Palm View Apartments, the Havenhurst Apartments, and the Sierra Bonita apartments.

D. 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 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.

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 286 affordable units in West Hollywood, including units for lower-income families, seniors, persons living with HIV/AIDS and the disabled. WHCHC has been recognized by various organizations for its attractive developments and high standard of property management.

2. West Hollywood Community Development Commission (Redevelopment Agency)

The Community Development Commission is responsible for coordinating housing and economic development activities within the East Side Redevelopment Project Area. A major function of the Agency is to assist in the rehabilitation and development of housing for lower and moderate income households in West Hollywood. Twenty percent of all tax increment must be dedicated to low and moderate income housing.

3. Alternative Living for the Aging (ALA)

ALA is a non-profit, non-sectarian organization that assists older people in housing alternatives. 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 operates five buildings in the Los Angeles area, including 18 units in West Hollywood. ALA also offers a roommate-matching program for seniors.

4. Menorah Housing

Menorah Housing uses loans from the federal Department of Housing and Urban Development (HUD) to build and then manage affordable housing buildings (i.e. Section 8 buildings) for elderly persons in Los Angeles County. Each location has a separate waiting list and application. Menorah currently owns 12 properties throughout the County, including 39 units in West Hollywood.

5. Being Alive

Being Alive is a local non-profit organization that offers peer counseling, roommate referrals, and peer education materials to persons living with HIV/AIDS. The organization also publishes a monthly newsletter with announcements about medical updates and social events directed to HIV-infected individuals.

6. AID for AIDS

Also based in West Hollywood, AID for AIDS is a non-profit agency that provides financial counseling and short-term financial assistance for rent, utilities, and medications for persons with HIV/AIDS.

7. Housing Authority of the County of Los Angeles

The Housing Authority of the County of Los Angeles (HACLA) 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. HACLA also administers the Housing Choice Voucher program for the City.

8. AIDS Project Los Angeles

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 offers short-term rental assistance and subsidized housing units for persons living with HIV/AIDS. APLA also provides dental care and psychotherapy, along with counseling on public benefits, in West Hollywood.

9. Jewish Family Services

Jewish Family Services operates the Comprehensive Services Center at Plummer Park in the City. The Center provides a range of senior services, including counseling and case management, emergency check-in, recreation and education 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.

E. 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. The 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.

Green Building Ordinance: West Hollywood adopted one of the nation's first mandatory Green Building Ordinance and it 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 Requirements and Incentives for Private Development Ordinance focus on the following:

- Establishes new development standards that apply to all development, including all new residential and commercial projects, as well as remodels and tenant improvements;
- Develops a point system for new construction with incentives for projects that achieve "exemplary" status; and
- Implements "green building" education and outreach program.

The "green" development standards are green building requirements for remodels, tenant improvements, additions and new construction. These standards were incorporated into the Zoning Ordinance so that all projects incorporate elements such as drought-tolerant landscaping, low-flow plumbing fixtures, and energy efficient appliances.

The green building point system is applied to all new structures, with incentives for projects that go above and beyond minimum requirements. The requirements are structured as a point system to allow for maximum flexibility and the points allowed reflect West Hollywood's unique opportunities and constraints. Specifically, the point system was designed to emphasize locally-available materials, encourage green elements to be incorporated early into project design and provide flexibility to alter green elements as the project evolves.

Appendix A: Detailed Residential Sites Inventory

Table A-1 lists projects that have been approved and Table A-2 lists projects that are under construction. These approved projects and projects under construction demonstrate the development trends in the City whereby older uses in multi-family and commercial areas are recycled into high density residential or mixed use developments. Table A-3 lists properties that have proposals pending or development approved by Planning that have not yet received Building and Safety approval. Table A-4 represents potential projects in the future. Table A-5 lists opportunity sites for future development.

Figure A-1 at the end illustrates all pipeline projects, including nonresidential projects and renovation projects. However, the specific properties in Tables A-1 through A-4 represent only those with new construction of residential units.

Table A-1: Approved Projects														
No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
612	Croft Ave	612-616 Croft Ave demolish 2 single family houses; construct 11 new condos over parking. (Jonathan & Shelah Lehrer-Graiwer & Renee Talbot Trust/Owners & Lehrer Architects - Michael Lehrer-Graiwer/Applicant)	0	11	9	11	0	5528-016-036 5528-016-035	0.15 <u>0.17</u> 0.32	R3B	R3B	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8875	Cynthia	Demolish existing single family and construction of a 3 story 2 unit condominium above subterranean parking. (Will Wright/Owner & Bruno Bondanelli - AAI/Applicant)	0	2	1	2	0	4339-018-023	0.05	R4B	R4B	0	0	0
1257	Detroit St	Construction of a 7 unit condo with on site inclusionary and 90+ green building points. (1257 Detroit LLC/Owner & Melcer, Enrique/ Applicant)	0	7	6	7	0	5531-008-010	0.13	R3B	R3C	0	1	0
1050	Genesee Ave	Demolish a single-family house and construct a 5-unit condominium (Vahdat, Shahram & Marie/Owner & Vahdat, Shahram/Applicant)	0	5	4	5	0	5530-015-010	0.14	R3B	R3B	0	0	0
1342	Hayworth Ave	Demo 6 apt. units; construct a 16-unit condominium w/ subT pkg. and tentative tract map(Rodney Kahn) (Groveswood Properties, LLC; Dubelko, Mike/Owner & Pugh & Scarpa Architects, Inc./Applicant)	0	16	10	16	0	5554-002-017	0.34	R4A	R4A	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
913	Hilldale Ave	Demolish two dwelling units and construct a three unit multi-family structure. (Michael Davidov/Owner & Dan Miclea - Progetti/Applicant)	0	3	1	0	3	4340-005-015	0.15	R2	R2	0	0	0
1217	Horn	New condos - 8 units	0	8	6	8	0	5560-022-028	0.16	R4A	R4A	0	0	0
656	Huntley Dr	Demolition of SFR to construct a new 3 unit condominium; rear setback modification; height modification; modification for slope of driveway to exceed code requirement; parcel map for three condos (Clive Wilkinson/Owner & Jerome Chang/Applicant)	0	3	2	3	0	4337-011-131 4337-011-034	0.12	R2	R2	0	0	0
9008	Keith Ave	Demolish existing sfd and construct a three-unit condominium (Gerstner, Dan And Sylvia Trs Gerstner/Owner & Randall/Baylon Architects; Don Randall/Applicant)	0	3	2	3	0	4340-011-003	0.16	R2	R2	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1125	Kings Rd	Demolish single family home and construct a 10-unit condominium building. (Nahideh Akhavansadr/Owner & Hamlet Zohrabians/Applicant)	0	10	9	10	0	5554-026-015	0.23	R4B	R4B	0	0	0
1201	La Brea Ave	Demolition of two structures and construction of mixed use structure with 8 apartments and 8,833 sq. ft. retail (Star Alliance Llc/Owner & Petrossi, Hannibal/Applicant)	8,833	8	8	0	8	5531-011-001	0.14	CA	CA	0	0	0
1223	Larrabee St	Demolish single family residence and construct a 6 unit condominium. (N Craig Bryant; Stephen F Bradfield/Owner & Whitney Sander/Applicant).	0	6	5	6	0	5560-023-017	0.16	R4A	R4A	0	0	0
1014	Larrabee St	Demolition of 4 unit apartment building and construction of a 6 unit condominium project (Rima Jian Tabrizy/Owner & Plus Architects - Shahab Ghods/Applicant)	0	6	2	6	0	4339-016-010	0.17	R4B	R4B	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1343	Laurel Ave	28-unit Affordable senior housing project on a historic property (City of West Hollywood/Owner & Laurel Place West Hollywood - Paul Zimmerman/Applicant)	0	28	28	0	28	5554-006-900	0.68	R4A	R4A	0	0	28
9062	Nemo St	20,995 square foot Mixed-use project (Ramco Investment Co/Owner & Elliot, Todd/Applicant)	20,105	4	4	4	0	4340-012-011	0.06	CC	CC	0	0	0
8008	Norton Ave	Demolish all on-site features to build an 8 unit residential condominium (8008 Norton Avenue, LLC/Owner & Norton Lofts, LLC/Applicant)	0	8	8	8	0	5554-014-006	0.17	R4A	R4A	0	0	0
1021	Ogden Dr	Demo single family dwelling and construct 5 unit condo (1021 Ogden Dr. LLC & Fay Mueller Trust/Owners & OML - Fran Gispan/Applicants)	0	5	4	5	0	5530-013-022	0.15	R3B	R3B	0	0	0
(1024) 1026	Ogden Dr	Demolish 3 units to construct 5 new residential units - apartments (Proposed 7,500 sq ft bldg). (Haya Morgenstern/Owner & Applicant)	0	5	2	0	5	5530-014-012	0.14	R3B	R3B	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1220	Orange Grove Ave	Demolish all structures on two parcels and construct a 12 unit condominium project with 10% modification from the bay window standard. (W 23 Lofts, LLC/Owner & Gustavo Chiarelli/Applicant)	0	12	10	12	0	5530-002-007 5530-002-055 5530-002-056 5530-002-057 5530-002-058 5530-002-059 5530-002-060 5530-002-061 5530-002-062 5530-002-063 5530-002-064 5530-002-065 5530-002-066	0.18	R3B	R3B	0	0	0
500	Orlando Ave	Demolition of sfd and garage and construction of a four-unit apartment building Gibson, Sonya/Owner & Ken Stockton Architect; Stockton, Ken/Applicant	0	4	3	0	4	5528-014-052	0.12	R3B	R3B	0	0	0
611	Orlando Ave	Demolish single-family house and construct 5-unit 4-story condo with subterranean garage (Yutovsky, Alex/Owner & Minassian, Garo/Applicant)	0	5	4	5	0	5528-016-040	0.15	R3B	R3B	0	0	0

Table A-1: Approved Projects

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
365 (355-375)	San Vicente Blvd	116 Unit Condominium and 35 senior affordable housing units (SR Greenwich Partners LP/Owner & Regent Properties/Applicant)	0	151	151	116	35	4337-021-027	0.10	R4B	R4B	0	35	0
								4337-021-028	0.10					
								4337-021-029	0.11					
								4337-021-030	0.11					
								4337-021-031	0.10					
								4337-021-032	0.11					
								4337-021-033	0.22					
								4337-021-034	0.11					
								4337-021-035	0.11					
								4337-021-036	0.11					
								4337-021-037	0.11					
								4337-021-038	0.12					
								4337-021-039	0.11					
								4337-021-040	0.11					
4337-021-041	0.11													
4337-021-042	<u>0.11</u>													
								1.85						
935	San Vicente Blvd	Extension to go to PC (2nd time) for new 6 unit condo DMP 2003-24, DVP 2003-18, no extension of Tract Map required due to automatic 12 month extension per SB 1185 (GMM Construction & Development, Inc/Owner & GMM Construction & Development Inc/Applicant	0	6	5	6	0	4340-004-016	0.15	R4B	R4B	0	0	0

Table A-1: Approved Projects														
No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8550	Santa Monica Blvd	Demolish existing commercial building and construct mixed-use with 19 condominiums and 8,700 sq ft of retail (West Knoll, LLC - Richard Kilstock/Owner & Aleks Instanbulu Architects - Ariel Asken/Applicant)	-8,861	19	19	19	0	4337-006-029	0.46	CC	CC	0	0	0
9001 (9013 9015) 711	Santa Monica Blvd Ramage	Demolition of all structures on five lots and construction of a mixed-use project (42 condominiums, restaurant with alcoholic beverage service, and retail). Weho Partners, LLC/Owner & Weho Partners, LLC, Goodman, Alan/Applicant	0	42	42	42	0	4340-011-011 4340-011-012 4340-011-013 4340-011-018 4340-011-019	0.08 0.05 0.10 0.26 <u>0.13</u> 0.62	CC	CC	0	0	8
7302	Santa Monica Blvd	Mixed-use project containing 22,500 SF of commercial, 294 condominiums, and 76 affordable units and one management unit. (Casden Movietown, LLC/ Owner & Demetrius Zeigler/Applicant)	-26,307	371	371	294	77	5531-021-001	2.98	CC	CR	38	38	0

Table A-1: Approved Projects														
No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1013	Spaulding Ave	Demolish single family dwelling, construct a five-unit condominium building with a variance from the front setback and the front entry requirement from 5 ft at grade. (Anthony & Elisa Patchett/Owners & Green Design Associates - Jon Green/Applicant)	0	5	4	5	0	5530-015-023	0.15	R3B	R3B	0	0	0
1040	Spaulding Ave	Demolish single family home to construct five-unit condominium complex. (Wood, Dave/Owner & Alper/Andrew/Applicant).	0	5	4	5	0	5530-016-009	0.15	R3B	R3B	0	0	0
944	Stanley Ave	Demolish sfr, construct a 4-story, 5 unit condo building (880 Kings Rd., LLC/Owner & Ric Abramson/Applicant)	0	5	4	5	0	5530-022-003	0.16	R3B	R3B	0	0	0
8560	Sunset Blvd	Sunset Millennium Project. 190 condominiums, mixed use hotel w/296 hotel rooms.		190		190	0			SSP	SSP	0	9	8

Table A-1: Approved Projects														
No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
533	Sweetzer Ave	Demolish existing single-family residence, construct a new four-story, four unit condominium. (533 N. Sweetzer, Llc/Owner & Applicant)	0	4	3	4	0	5528-004-050	0.13	R3B	R3B	0	0	0
1253	Sweetzer Ave	Demo existing duplex and build new 8 unit 8,928 sqft. building area condo project over 6,359 sqft. subterranean parking garage. (1253 Sweetzer, Llc/Owner & Pierre De Angelis/Applicant).	0	8	6	8	0	5554-022-015	0.17	R4A	R4A	0	0	0
8565	West Knoll Dr	Construction of six-unit condominium structure on vacant lot (8567 West Knoll Llc; Tal, Asher/Owner & Apel Design; Reay, Eddie/Applicant)		6	6	6	0	4339-004-016	0.18	R4B	R4B	0	0	0
8328	Willoughby Ave	Demolish a single family residence and construct a 17-unit condominium building. 880 Kings Rd., LLC/Owner & WorkPlays; Abramson, Ric/Applicant		17	16	17	0	5529-004-016	0.34	R4B	R4B	0	0	0
		Total:	-6,230	988	759	828	160		11.62			38	83	44

Table A-2: Projects under Construction (as of January 1, 2010)

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8900 (8920) 152 145	Beverly Blvd La Peer Drive Swall Drive	Proposed: 18,260 SF retail, 1,600 SF restaurant, 18,970 SF medical office, 6 apartment units. Existing (assessor): 13,535 SF commercial, 1 single-family residence.	25,295	6	6	0	6	4335-002-001 4335-002-002 4335-002-022 4335-002-023	0.16 0.12 0.14 <u>0.30</u> 0.72	CC	CC2	0	0	0
1137	Hacienda Pl	Demolition of existing duplex and construction of 8-unit condominium building using the City's courtyard housing standards (David & Jacquilin Sudeck/Owners & Ric Abramson/Applicant)	0	8	6	8	0	5555-004-020	0.17	R4B	R4B	0	0	0
1236- 1252	Harper Ave	Tentative Tract Map: 40-unit condominium complex Gto Harper LLC/Owner & Abramson, Ric/Applicant	0	40	27	40	0	5554-016-072 5554-016-023	0.35	R4A	R4A	0	4	4
1060 (7530)	Sierra Bonita (Santa Monica Blvd)	Demolish existing structures and construct a 42-unit mixed use building; 5 stories (City of West Hollywood/Owner & West Hollywood Community Housing Corp./Applicant)	3,840	42	42	0	42	5530-019-001	0.30	CC	CC	42	0	0

Table A-2: Projects under Construction (as of January 1, 2010)

No.	Street	Project Description, Applicant and/or Business	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8933	Cynthia St.	Construction of 10 condominium units	0	10	10	10	0						5	5
		Total:	29,135	106	91	58	48		1.54			42	9	9

Table A-3: Projects with Application Complete or at Plan Check Stage

No.	Street	Project Description, Applicant and/or Business	Status	Next Step	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
521	Alfred St	Demolition of three unit property for six unit condominium project (Philippe Chriki, Smile Parnassa, LLC/Owner & Anthony Zubic/Applicant)	Plan check	Issue Building Permit	0	6	3	6	0	5528-018-047	0.18	R3C	R3C	0	0	0
1150	Clark St	Demolish a two-story building; construct a new four-story, 5 unit condominium building with subterranean parking. (1150 Clark Street, Llp/Owner & Brent, AIA, Stanley M/Applicant)	Plan check	Issue Building Permit	0	5	2	5	0	5560-023-030	0.15	R4A	R4A	0	0	0

Table A-3: Projects with Application Complete or at Plan Check Stage

No.	Street	Project Description, Applicant and/or Business	Status	Next Step	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1048	Curson	Demolish existing single family residence; construct a five unit condominium with a 10% modification to the common open space (2 K O, LLC Richard Kilstock/Owner & Aleks Instanbulu Architects/Applicant)	Plan check	Issue Building Permit	0	5	4	5	0	5530-018-006	0.14	R3B	R3B	0	0	0
8760	Dorrington Ave	Demolish existing garage, add dwelling unit to existing commercial property. (Carol Poet/Owner & Applicant)	Plan check	Issue Building Permit	0	1	1	1	0	4336-004-002	0.10	CN	CN	0	0	0
1240	Fairfax Ave	Demolition of three structures and development of a 23 unit condominium structure (Patrick Aroff/Owner & James Idleman/Applicant)	Plan check	Issue Building Permit	0	23	20	23	0	5530-001-006	0.15	R4B	R4B	0	0	0

Table A-3: Projects with Application Complete or at Plan Check Stage

No.	Street	Project Description, Applicant and/or Business	Status	Next Step	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8210	Fountain Ave	Demolish all structures on the site and construct a nine unit condominium structure (8210 Fountain Development/Owner & Design X; Mason/Applicant)	Plan check	Issue Building Permit	0	9	1	9	0	5554-016-003	0.21	R4A	R4A	0	0	0
1246	Genesee Ave	Demolish SF structure, construct three condominiums. See also DVP 007-036. TTM app to follow. (Christopher Bulluscio & John K Brubaker/Owners & Ric Gallego/Applicant)	Plan check	Issue Building Permit	0	3	2	3	0	5530-004-002	0.14	R2	R2	0	0	0
					0	52	33	52	0		2.14			0	0	0

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
920	Fairfax Ave	<u>Approved by Planning</u> Construction of a new 3-story mixed use building with sub parking and ground level parking - one residential unit (vacant lot) (Max Frid/Owner & William Adams Architects - Carl Smith/Applicant)	Complete Application by submitting new plans – There is no constraining factor to prevent the project from beginning construction before 7/2014	5,693	1	1	1	0	5530-027-021	0.14	CN	R3C-C	0	0	0
1216	Flores St	Demo existing 3 buildings and construct a 5 story, 14 unit condo building, 1 level subterranean parking for a total of approximately 20,536 sqft. (1216 Flores Llc & Arouh Irv And Doris E Trs Irv And Do/Owners & Kanner Architects/ Applicant).	Project approved by City Council 5/3/10; submitted for Building and Safety plan check	0	14	10	14	0	5554-021-001	0.21	R4B	R4B	0	5	0

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1046	Genesee Ave	Demolition of single-family house and construction of a 5-unit condominium Davida, Boris/Owner & Zohrabians, Patrick/Applicant	Expired Plan Check; Must Resubmit for Plan Check Under Current Code - There is no constraining factor to prevent the project from beginning construction before 7/2014	0	5	4	5	0	5530-015-011	0.15	R3B	R3B	0	0	0
1264	Harper Ave	<u>On Hold</u> Demolish existing 10-unit apartment building and construct a 16-unit condo courtyard housing project (Harper Project LLC/Owner & Jay Vanos Architect, Inc./Applicant)	Complete Application - There is no constraining factor to prevent the project from beginning construction before 7/2014	0	16	6	16	0	5554-016-027	0.35	R4A	R4A	0	0	0

Table A-4: Pending Projects

No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
1350	Hayworth Ave	<u>Approved by Planning (but currently in a settlement)</u> Demolish a 16 unit apartment building; construct a 17 unit condominium building. (Asher Taz/Owner & Marius B Acevedo/Applicant)	Reach Settlement Agreement	0	17	1	17	0	5554-002-018	0.35	R4A	R4A	0	0	0
1222	La Brea	Demo existing 70,359 sqft. site for mixed use project with 18,159 sqft of commercial, 187 apartment units (151,620 sqft.) (Monarch La Brea Venture, Lp/Owner & Seymour Consulting Group/Applicant)	Complete EIR Study, Scheduled for City Council 9/20/10	9,389	187	187	0	187	5531-012-016	0.19	CA	CA	0	19	19

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
623	La Peer Dr	<u>Approved by Planning</u> Demolish existing structures of approximately 4520 sq ft and construct a 69-unit hotel with 8-condominium units, four-story building of approximately 63,000 sq ft with 2 levels of parking (La Peer Hotel) (623 La Peer LLC/Owner & Demitri Samaha/Applicant)	Apply for Building Permit before 01/15/11 expiration date - There is no constraining factor to prevent the project from beginning construction before 7/2014	58,480	8	8	8	0	4336-011-027	0.39	CC	CC2	0	0	0
8551, 8564, & 8568	Melrose Ave	New two story mixed use project, 30,846 SF, on the southern lot. One story retail, 8,523 SF, on northern lot. (BMB Investment Inc./ Owner & Gabbay Architects/ Applicant)	Complete Traffic Study - There is no constraining factor to prevent the project from beginning construction before 7/2014	25,734	7	7	0	7	4337-010-020 4337-010-019	0.15 <u>0.27</u> 0.42	CN	CN2	0	0	0

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
507	Orlando Ave	Demolish existing single homes on two separate properties and construct a nine unit, four-story multi-family dwelling. (Samaha, Demitri/Applicant)	Appeal Denied 8/3/09; Submit for Plan Check- There is no constraining factor to prevent the project from beginning construction before 7/2014	0	9	7	9	0	5528-018-017	0.12	R3B	R3B	0	0	0
1019	San Vicente Blvd	<u>Approved by Planning</u> Demolish two existing structures and construct a 5 unit condominium building. (Ady Project, LLC/Owner & Asher Tal/Applicant)	Appealed to CC on 12/2/09 Date to be Scheduled - There is no constraining factor to prevent the project from beginning construction before 7/2014	0	5	1	5	0	4340-001-006	0.17	R4B	R4B	0	0	0

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8350	Santa Monica Blvd.	Mixed-use project with 20 units above 7,099 sq. ft. of commercial (Laurel Canyon Properties/Owner & Combined Kings Rd. LLC; Lowenthal, Marianne/Applicant)	Building Permit expired, but an Extension Request was approved by Planning on 4/27/2010	7,100	20	20	20	0	5529-001-030	0.35	CC	CC	0	0	0
8120	Santa Monica Blvd	Approved by Planning Demolition of a commercial strip center, lot line adjustment, and new construction of mixed-use development with 13,830 sq.ft. of retail and 28 residential units. (Walgreen Co/Owner & Douglas Development - Sharon Douglas/Applicant)	Complete EIR Study; anticipated Draft EIR 11/2010	-2,850	20	20	0	20	5529-019-033	0.53	CC	CC2	0	2	2

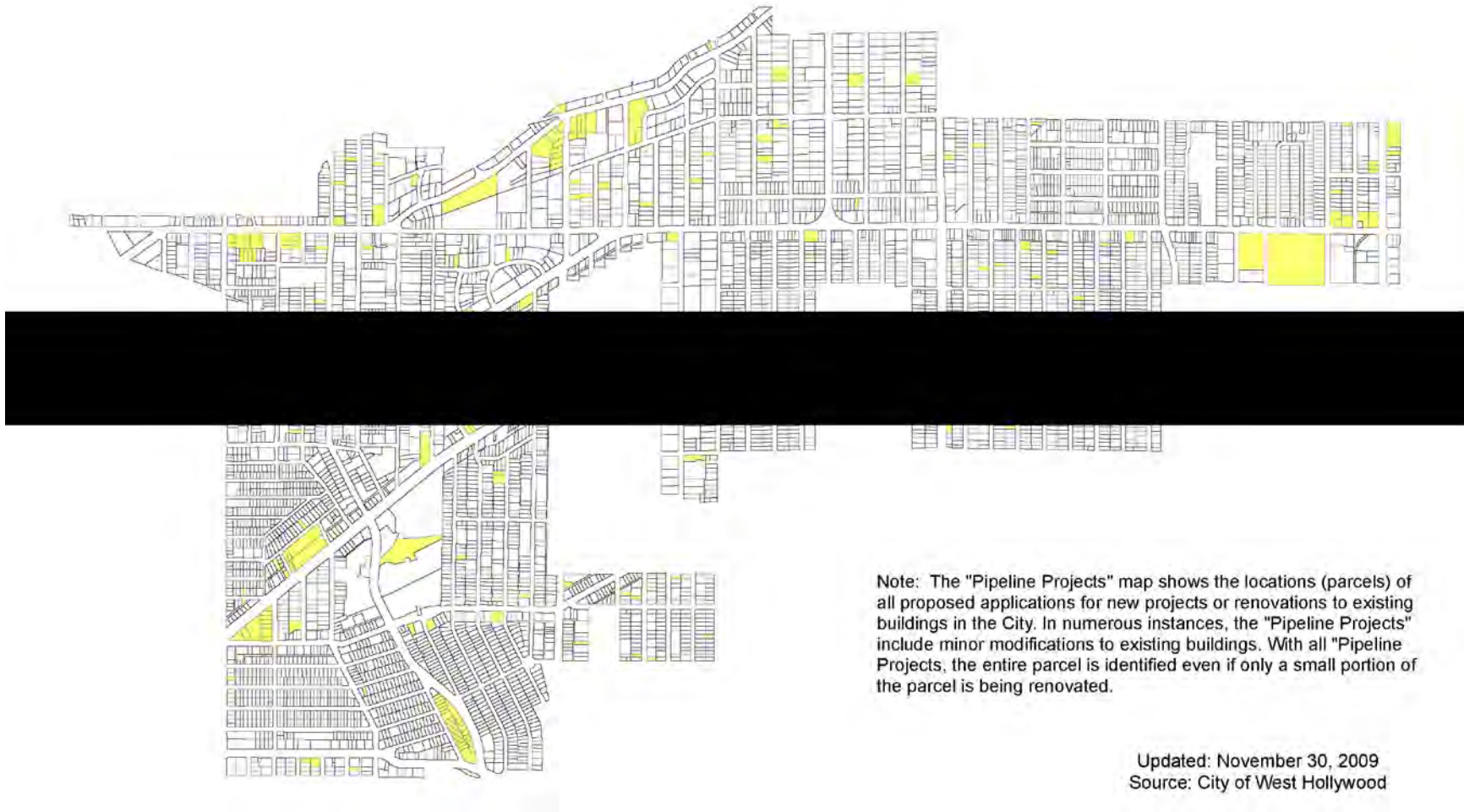
Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
9040, 9060, 9080, 9098	Santa Monica Blvd	Approved by Planning Mixed use of 71,000 sf commercial, 327,000 sf self-storage, and 191 condo units (demo 90,000 sf of commercial (Melrose Triangle))	Complete EIR Study/ Submit Revised Plans - There is no constraining factor to prevent the project from beginning construction before 7/2014	308,000	191	191	191	0	4336-025-005 4336-025-004 4336-025-003 4336-025-012	0.11 0.88 0.28 <u>0.28</u> 1.55	CC	CC2	0	19	20
7101	Santa Monica Blvd	<u>Approved by Planning</u> Demo 59,644 sqft. existing for mixed use project of 12,808 sqft. commercial, 184 apartment units (149,913 sqft.) (Monarch Santa Monica Venture, Lp/Owner & Seymour Consulting Group/Applicant)	Complete EIR and General Plan Amendment ; Scheduled for City Council 9/20/10	-46,836	184	184	0	184	5531-010-020	0.49	CA	CR	0	19	18

Table A-4: Pending Projects

No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8418	Sunset Blvd	Demolish existing structures and develop 149 hotel rooms, 40 residential condominium units, minimum 12 affordable residential units, six levels of subterranean parking providing approximately 459 parking spaces, hotel restaurant, bar, and entertainment spaces, and two rooftop pool and patio decks. 35456 SF commercial and entertainment. (Sunset Times; formerly House of Blues). (Sunset LLC&Fountain LLC/Owner & Lowenthal/ Applicant)	Approved by City Council 9/7/10; Submit for Building and Safety plan check	3,406	52	22	40	12	5554-024-005	1.13	SSP	SSP	0	6	6

Table A-4: Pending Projects															
No.	Street	Project Description, Applicant and/or Business	Status (Next Step)	Total Net Commercial Growth Sq Ft	Project Units	Net Units	Condos	Apts	APN Number	Acres	GP	Zoning	Very Low Income Units	Low Income Units	Mod Income Units
8497	Sunset Blvd	34-unit Mixed-use project. (Karma Development, LLC/ Owner & Karma Development, LLC and Frank Damavandi/ Applicant)	Complete EIR - There is no constraining factor to prevent the project from beginning construction before 7/2014	7,527	34	34	24	10	5555-007-009 5555-007-010	0.33	SSP	SSP	0	0	10
9040	Sunset Blvd	37,940 sq. ft. mixed-use project with 148 Hotel Units, 20 market rate condos WN Sunset, Llc/Owner & WN Sunset, LLC/Applicant	Present to City Council; date uncertain - There is no constraining factor to prevent the project from beginning construction before 7/2014	37,940	20	20	20	0	4340-026-021	0.45	SSP	SSP	0	0	0
				413,583	790	723	370	420		9.29			0	70	75

Figure A-1: Pipeline Projects



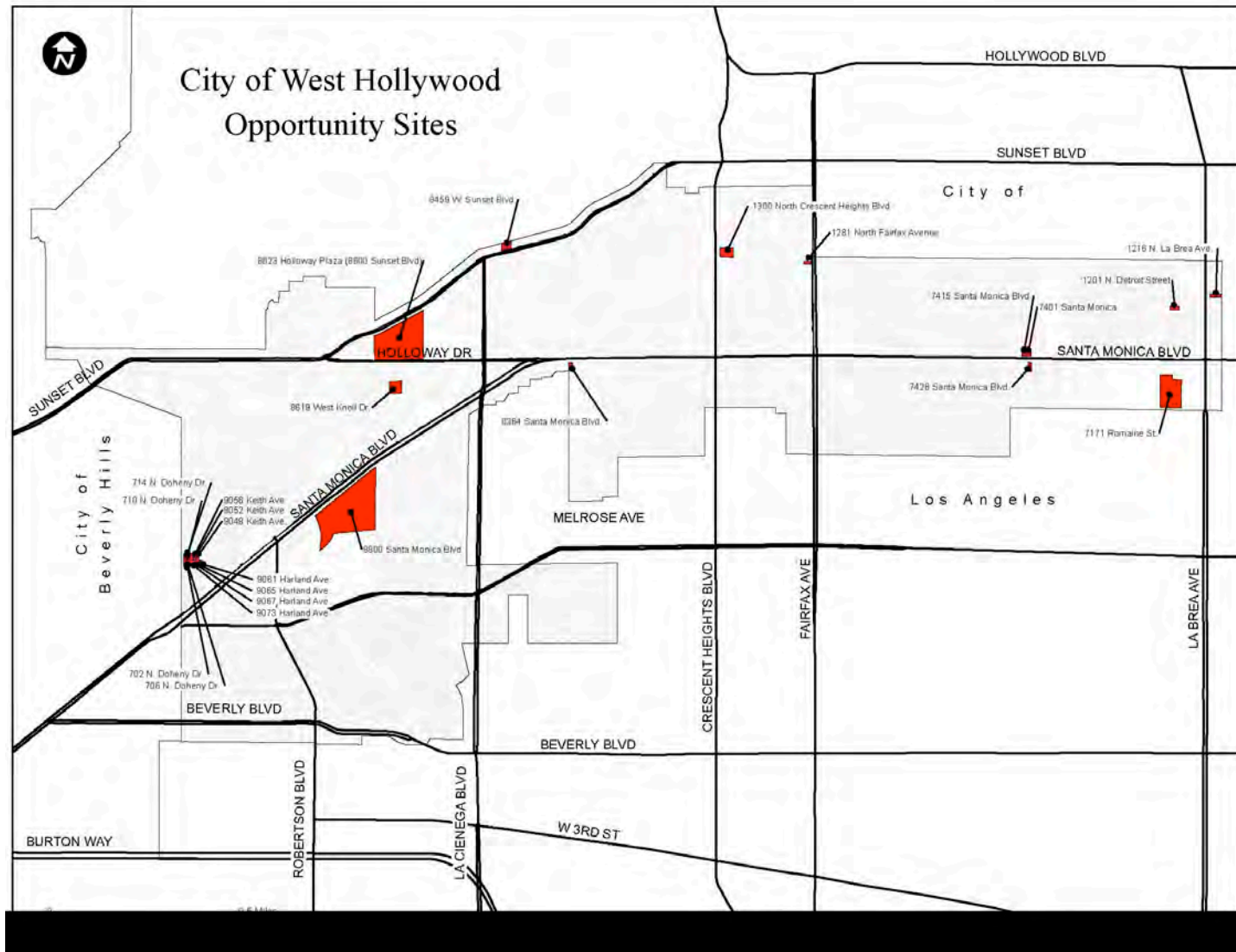
Note: Pipeline projects shown on this map also include commercial projects.

Table A-5: Opportunity Sites

Address	APN	Description/Existing Use	Acreage	Zoning-Current General Plan	Zoning-Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity
1216 N. La Brea Ave.	5531012017	Vacant Lot	0.19	CA	CA	45	45	8	8
7415 Santa Monica Blvd.	5531002023	Priceless Car Rental	0.10	CC	CC1	45	45	4	4
7401 Santa Monica	5531002024	Vacant Lot	0.15	CC	CC1	45	45	6	6
8364 Santa Monica Blvd.	5529001029	Vacant Lot	0.11	CC	CC1	45	45	4	4
7426 Santa Monica Blvd.	5531022002	Vacant Lot	0.14	CC	CC1	45	45	6	6
7171 Romaine St.	5531017804	The Gas Company	2.75	CR	CR	45	45	123	123
8800 Santa Monica Blvd	4337017903 4337017904 4337017900	Metro bus station/Sherriff's	10.59	PF- Public Facilities	PF- Public Facilities	45	45	476	476
9073 Harland Ave.	4340013025	Vacant Lot	0.08	R2	R2	2	2	2	2
9067 Harland Ave.	4340013026	Vacant Lot	0.08	R2	R2	2	2	2	2
9065 Harland Ave.	4340013027	Vacant Lot	0.08	R2	R2	2	2	2	2
9061 Harland Ave.	4340013028	Vacant Lot	0.08	R2	R2	2	2	2	2
9048 Keith Ave.	4340013040	Vacant Lot	0.08	R2	R2	2	2	2	2
9052 Keith Ave.	4340013041	Vacant Lot	0.08	R2	R2	2	2	2	2
9056 Keith Ave.	4340013042	Vacant Lot	0.08	R2	R2	2	2	2	2
8619 West Knoll Dr.	4339008049 53	Vacant Lot	0.68	R3C	R3C	36	32.4	24	22
702 N. Doheny Dr.	4340013023	Vacant Lot	0.10	R3C	R3C	36	32.4	3	3
706 N. Doheny Dr.	4340013024	Vacant Lot	0.07	R3C	R3C	36	32.4	2	2
710 N. Doheny Dr.	4340013043	Vacant Lot	0.07	R3C	R3C	36	32.4	2	2
714 N. Doheny Dr.	4340013044	Vacant Lot	0.10	R3C	R3C	36	32.4	3	3
1201 N. Detroit Street	5531008001	Vacant Lot	0.15	R3C	R3C	36	32.4	5	4

Table A-5: Opportunity Sites									
Address	APN	Description/Existing Use	Acreage	Zoning-Current General Plan	Zoning-Proposed General Plan	Max Density	Potential Density	Max Capacity	Average Capacity
1300 North Crescent Heights Blvd	5554006008	Beth El Temple Parking Lot (Add underground parking to give the temple parking, but with the tradeoff of housing above)	0.54	R4	R4B	50	45	27	24
1281 North Fairfax Avenue	5554012001	St. Ambrose Parking Lot	0.12	R5	R4B	50	45	6	5
8623 Holloway Plaza (8600 Sunset Blvd.)	5559002016	Sunset Plaza Overflow Parking	7.25	SSP	SSP	50	45	362	326
8459 W. Sunset Blvd.	5555010001	Vacant Lot	0.31	SSP	SSP	50	45	15	13

Figure A-1: Pipeline Projects



Appendix B: Review of Past Accomplishments

The following table reviews the City’s achievements under the various housing programs adopted in the 2000 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 2008-2014 Housing Element based on the actions completed from 2000 to 2008.

Goal	Program	Objectives	Accomplishments
1. Preservation of Affordable Housing: Protect the existing supply of affordable rental housing.			
1.1	Multi-Family Acquisition and Rehabilitation Rehabilitate deteriorated properties.	Acquire and rehabilitate 36 units	The City facilitated the acquisition and rehabilitation of 57 permanently affordable units between 2000 and 2008, as follows: 7214 Fountain Avenue (20 units), 1225 Genesee Avenue (10 units), Genesee/Willoughby (24 units), 954 Hancock Avenue Adaptive Reuse (3 units). Continued Appropriateness: Yes
1.2	Section 8 Rental Assistance Program Assist very low-income households	Continue participation and seek higher fair market rents	The City of West Hollywood continues to participate in the Section 8 Rental Assistance Program. The City worked with the County to establish fair market rents for the City of West Hollywood based on market conditions and worked to continue those higher rents through this period. This had a major effect in retaining affordability for current Section 8 tenants and in increasing appeal to landlords. Continued Appropriateness: Yes
1.3	Rent Stabilization Ordinance Moderate and monitor rent increases.	Continue to implement program. Pursue legislative action and local incentives to maintain affordable rents.	The City continues to maintain its Rent Stabilization program, which covers more than 16,500 units. This number includes 1,000 Section 8 units that were added to the inventory during this period. The City strengthened its Rent Stabilization program by increasing relocation benefits and extending significant tenant protections through changes to the Ordinance. The City meets regularly with other rent stabilized cities to propose and craft legislation to improve tenant protections through State law and the City’s Housing lobbyist. Continued Appropriateness: Yes

Goal	Program	Objectives	Accomplishments
1.4	Preservation of At-Risk Assisted Housing Preserve at-risk assisted housing units.	Maintain close contact with owners of at-risk assisted property.	The City has maintained close contact with owners of at-risk assisted properties including WHCHC, County of Los Angeles and other non-profits including United Housing and Community Services Corporation (UHCHC). UHCHC extended its contract in this period, thereby retaining affordability for 150 senior units. Continued Appropriateness: Yes
1.5	Condominium Conversion Ordinance Preserve the rental housing stock.	Continue to implement program.	The City continues to implement the Condominium Conversion Ordinance. There were 3 condominium conversions (7 Units) during this period: 341-343 Huntley (2), 8135 Norton (3), 708 Westbourne (2) Continued Appropriateness: Yes
1.6	Residential Referral List Assist renters in securing rental units.	Continue to make list available and update weekly.	The City continues to make available and update weekly the residential referral list of rental units. Continued Appropriateness: Yes
2. Housing and Neighborhood Conservation: Maintain and enhance the quality of housing and residential neighborhoods.			
2.1	Code Enforcement Ensure maintenance and improvement of housing stock.	Continue to implement program.	The City continues the Code Enforcement program to ensure routine property maintenance, and eliminate substandard building conditions. From 2000 to 2008, there were approximately 4,300 code compliance cases opened, with approximately 300 cases remaining open at the end of the period. Additionally the City initiated a proactive code compliance program which covered 537 units in 33 buildings and resulted in 667 notices of violation. The City continues a unit legalization program that has resulted in the legalization of 44 units. It also instituted a vacant properties program, and initiated a landlord education program about code compliance. Continued Appropriateness: Yes
2.2	Residential Rehabilitation Program Rehabilitate single- and multi-family housing units.	Rehabilitate 5 single-family and 75 multi-family units.	The CDBG funded Residential Rehabilitation Program became inactive due to market conditions that allowed property owners to get higher rents than would be supported by this program. However the City assisted non-profits by funding the rehabilitation of 57 units through redevelopment and affordable housing trust fund resources. Continued Appropriateness: Yes

Goal	Program	Objectives	Accomplishments
2.3	Homes and Gardens Program Facilitate home improvements.	Provide grants to 70 households.	The City provided grants and loans to 28 households to implement the Home and Gardens Program. Continued Appropriateness: Yes
2.4	Home Secure Program Facilitate home improvements.	Assist 100 households annually.	The Home Secure program has assisted a total of 491 households in facilitating home improvement from 2000 to 2008. Over the course of 19 years, this program has met most of the home safety needs for seniors in the City. Thus, in 2003, the City merged this program into a component of the case management services offered through Jewish Family Services at the Senior Center. Now, eligible households will be given supplies and help with installation. Continued Appropriateness: No
2.5	Mills Act Contracts Facilitate upkeep and maintenance of historic properties.	Conduct increased outreach efforts to owners of historic properties. Continue to advertise program.	The City continues to outreach to historic property owners. Continued Appropriateness: Yes
3. Housing Provision: Encourage the provision of adequate housing to meet the diverse needs of the community, with due consideration for individuals and households with special needs.			
3.1	Affordable Housing Development through Non-Profits Facilitate development of affordable housing.	Facilitate development of 70 to 80 affordable units.	Through WHCHC the City has facilitated the development of 44 new units (24 at Havenhurst, 20 on Detroit). In addition, the City worked with non-profits in the rehabilitation of 54 multi-family units and the adaptive reuse of 3 units for affordable housing (101 total units). Continued Appropriateness: Yes
3.2	Inclusionary Housing Ordinance Integrate affordable housing within market-rate projects.	Consider modifying Ordinance in Housing Overlay areas. Evaluate Ordinance for consistency with State density bonus law.	The City modified the inclusionary housing ordinance to include incentives for building inclusionary housing on site. The City also updated the Inclusionary Housing Ordinance for consistency with State density bonus law. The inclusionary housing ordinance resulted in construction of 14 new units, rehabilitation of 30 units and \$11.2 million in contributions to the affordable housing trust fund through in-lieu fees. The City has determined that a Housing Overlay is not necessary. Continued Appropriateness: Yes

Goal	Program	Objectives	Accomplishments
3.3	Commercial Development Impact Fee Generate additional funds for housing activities through new commercial developments.	Continue to levy the fee.	The City continues to levy the fee, which generated Commercial Development Impact fees from 2000 to 2008 of \$2.2 million for housing activities. Continued Appropriateness: Yes
3.4	Lease Purchase Program Expand homeownership opportunities.	Advertise program availability.	The City advertises the availability of the Lease Purchase Program by distributing information in the annual home buyers' seminar. A current list of local, low-cost or free classes is listed on City's web site. Continued Appropriateness: No
3.5	Mortgage Credit Certificate (MCC) Expand homeownership opportunities.	Advertise program availability.	The City advertises the availability of the Mortgage Credit Certificate Program by distributing information in the annual home buyers' seminar. A current list of local, low-cost or free classes is listed on City's web site. Continued Appropriateness: Yes
4. Provision of Adequate Housing Sites: Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.			
4.1	Vacant Site Inventory Provide adequate residential sites.	Contact property owners to discuss opportunities for development.	The City contacts property owners on a periodic basis to discuss opportunities for development. An interdepartmental task force actively monitors all vacant properties in the City and maintains an ongoing data base of owner contact information. Information on development opportunities is available on the web and through the Housing Information Center in the City Hall lobby. Staff initiates contact where appropriate. As a result of this monitoring activity, the City has assisted in the acquisition of two properties for a total of 45 affordable units. Continued Appropriateness: Yes
4.2	Housing Overlay Zone Promote mixed-use development at designated locations.	Establish the Housing Overlay Zone. Modify Land Use Element and Zoning within 1 year. Outreach to developers and property owners.	A Housing Overlay Zone was not created. The City has determined that such mechanism is not necessary to facilitate housing development. Continued Appropriateness: No

Goal	Program	Objectives	Accomplishments
4.3	Land Use Element Update Provide adequate residential sites.	Amend Land Use Element to reflect Housing Overlay.	As anticipated, the comprehensive update of the General Plan has been a multi-year effort with extensive community involvement. The Housing Element will be adopted along with the General Plan in 2010. Continued Appropriateness: Yes
5. Removal of Governmental Constraints: Mitigate potential governmental constraints to housing development and affordability.			
5.1	Residential Density Bonus and Other Development Encourage development of affordable housing.	Continue to implement program.	The City continues to encourage affordable housing through the Residential Density Bonus program, which has been expanded to provide additional incentives in compliance with the State Density Bonus law. Continued Appropriateness: Yes
5.2	Zoning Ordinance Update Ensure consistency between Zoning Ordinance and General Plan.	Amend Zoning Ordinance to reflect Housing Overlay.	The Housing Overlay was not adopted and is not included in the General Plan update. The City has determined that this mechanism is not needed to facilitate housing development. Continued Appropriateness: No
5.3	Streamlined Processing Procedures Streamline and simplify the permitting process.	Develop handbook of regulations and services. Evaluate thresholds for PC review.	The City developed a handbook of regulations and services in order to streamline the processing procedure and made it available to the public. In order to streamline project processing, the City requires Planning Commission review of apartments and projects with five or more units in R1, R2, and R3 zones, or nine or more units in R4 zones. Continued Appropriateness: Yes
5.4	Flexible Development Fees Provide flexibility in development fees.	Exempt WHCHC and other affordable projects from art, park and transportation fees. By 2002, re-evaluate park fee.	In order to provide flexibility in development fees, WHCHC and other affordable projects developed by non-profits have been exempt from City imposed art, park and transportation fees. In [year] the City re-evaluated the park fee and decided that ---. Affordable housing projects continue to be exempt from normal City fees. Exemption is included with planning entitlements. Continued Appropriateness: Yes

Goal	Program	Objectives	Accomplishments
6. Equal Housing Opportunity: Promote equal opportunity for all residents to reside in the housing of their choice.			
6.1	Fair Housing Program Promote enforcement of fair housing laws.	Provide fair housing information to the public and sponsor seminar in conjunction with Apartment Association.	The City provides fair housing information to the public via the public counter, message boards, website, neighborhood watch and in response to telephone inquiries. The City refers constituent questions to the proper agency such as the Fair Housing Council, Fair Employment and Housing agency of the State, social services or other referrals to low-cost or low-income qualified legal services. Continued Appropriateness: Yes
6.2	Tenant/Landlord Mediation Settle disputes between tenants and landlords.	Continue to offer program.	The City continues to offer tenant/landlord mediation through its Legal Services Division. 2000-2008 estimate of cases resolved is approximately 2,000. Additionally, the City contracts for additional service from Dispute Resolution Services. Continued Appropriateness: Yes
6.3	Services for Special Needs Populations Meet supportive service needs of community.	Continue to financially support non-profit service providers.	The City continues to support over 15 non-profit service providers with funding to provide services to Special Needs Populations with over \$3 million in city funding. Target populations are seniors, people living with HIV/AIDS, gay men, lesbians, transgender or bisexual people, families with children, immigrants and people living with disabilities such as the frail elderly or those with mental illnesses. The Human Services Commission, Disability Advisory Board and Senior Advisory Board provide community involvement in the program planning and community needs assessment. The Social Services city staff provide social services, health education and information to the community to improve the quality of life for those in need. Services include necessities of life such as food and shelter; AIDS education; pre-school education for young children; job placement; legal services; mental health services; and homeless services. Services are provided via contracts with local non-profits and in-house programs. Continued Appropriateness: Yes

Goal	Program	Objectives	Accomplishments
6.4	<p>Tenant Eviction Protection Program</p> <p>Protect the rights of tenants.</p>	Continue to implement program.	<p>The City continues to implement the Tenant Eviction Protection Program by ensuring that tenants can only be evicted for cause. Tenants evicted for owner/relative occupancy or owners Ellisling out of the rental business must give proper notice and pay relocation fees. The City contracts for relocation assistance services. In the cases of non-compliance, the City's Legal Services division follows up. The City strengthened its Rent Stabilization program by increasing relocation benefits and extending significant tenant protections through changes to the Ordinance.</p> <p>Continued Appropriateness: Yes</p>
6.5	<p>Homeless Assistance</p> <p>Meet the housing and supportive services needs of homeless persons.</p>	Continue to assist homeless persons through referrals to shelters and service providers.	<p>The City contracts with several non-profit organizations who conduct street outreach, maintain a registry of the most vulnerable homeless people and prioritize those who are homeless for housing placement, supportive emergency or transitional housing and permanent supportive housing and related services. The City continues to provide assistance and referrals to those who come to City Hall looking for help – and this often includes those who are homeless persons or those at risk of homelessness.</p> <p>Continued Appropriateness: Yes</p>
6.6	<p>Social Services Directory</p> <p>Provide community with information on social services available.</p>	Continue to make directory available and update on a regular basis.	<p>The City continues to make the Social Services Directory available on its website, at City Hall and City parks and at relevant City events. The Directory is updated at least two times a month.</p> <p>Continued Appropriateness: Yes</p>
6.7	<p>Enhanced Management</p> <p>Meet the supportive services needs of residents in WHCHC projects.</p>	Continue to implement program in future WHCHC projects.	<p>WHCHC continues its Enhanced Management program in all projects. WHCHC also conducted a comprehensive needs survey of residents to help tailor services to populations with evolving needs.</p> <p>Continued Appropriateness: Yes</p>

Goal	Program	Objectives	Accomplishments
Five Year Goal Summary:			
	Total Units to be Constructed	410 units (75 very low, 107 low, 81 moderate, 147 upper)	487 units. These include the following affordable units: Completed Between 2000-2008: Inclusionary New Units Completed – 4 low, 3 mod Nonprofit New Units Completed – 47 very low Under Construction as of 2008: Inclusionary New Units Under Construction – 4 low, 3 mod Nonprofit New Units Under Construction – 42 very low
	Total Units to be Rehabilitated	192 units (52 very low, 110 low, 40 moderate)	Inclusionary Rehab Units Completed – 23 low, 7 mod Nonprofit Rehab Units Completed – 71 very low Inclusionary Rehab Units Under Construction – 4 low, 4 mod
	Total Units to be Conserved	908 very low income (Section 8) rental subsidies, 150 units for seniors	1,000 very low income (Section 8) units were conserved and 150 senior units were conserved.

Appendix C: AB 438 Checklist for 1234 Hayworth Avenue

The following worksheets demonstrate the eligibility of 1234 Hayworth for receiving RHNA credits.

		HE Page #
<p>65583.1(c)(4)</p> <p>Is the local government providing, or will it provide “committed assistance” within the first 2 years of the planning period? See the definition of “committed assistance” on page 4.</p> <p>To be eligible the funding must be committed to the project within the first two years of the planning period (i.e., between July 1, 2008 and June 30, 2010). Funding commitment is defined as the City or Redevelopment Agency providing funding to the project, entering into a legally enforceable agreement with the property owner.</p> <p><i>The City of West Hollywood has committed \$10.3 million to the project and has approved converting this commitment into permanent financing for the project in exchange for an extension of the affordability covenant for 55 years.</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>TBR- p.95</p> <p>HE-p.10-19</p>
<p>65583.1(c)(1)(A)</p> <p>Has the local government identified the specific source of “committed assistance” funds?</p> <p><i>City Affordable Housing Trust Fund (AHTF - \$10,300,000) committed and HOME funds (\$1,500,000) recommended for commitment, subject to County Board of Supervisors approval); and TCAC (\$7 million in 9% tax credits) recommended for approval.</i></p> <p>Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$11,800,000</p> <p style="text-align: right;">date: <i>Funding from AHTF and HOME program has already been provided to WHCHC in 2009 via a Disposition and Development Agreement for the acquisition and rehabilitation of 1234 Hayworth. WHCHC has owned the property since 2009 and will commence rehabilitation works in the fall of 2010.</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>TBR-p.95</p> <p>HE-p.10-19</p>

<p>65583.1(c)(3)</p> <p>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?</p> <p>Specify the number of affordable units permitted/constructed in the previous period.</p> <p>Specify the number affordable units permitted/constructed in the current period and document how affordability was established.</p> <p>All affordable units are deed restricted per development agreements and/or funding program restrictions.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <hr/> <p>51 units (47 VLI 4 LI)</p> <hr/> <p>46 units (42 VLI 4 LI)</p>	<p>TBR-p.B-9</p> <p>TBR-p.B-9</p>
<p>65583.1(c)(1)(B)</p> <p>Indicate the total number of units to be assisted with committed assistance funds and specify funding source.</p>	<p>48 units City AHTF, HOME funds, and TCAC 9% tax credits</p>	<p>TBR-p.95</p>
<p>65583.1(c)(1)(B)</p> <p>Will the funds be sufficient to develop the identified units at affordable costs or rents?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>TBR-p.95 HE-p.10-19</p>
<p>65583.1(c)(1)(C)</p> <p>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option?</p> <p>1234 Hayworth will be substantially rehabilitated (from a vacated and abandoned property) as affordable housing for extremely low, very low, and low income seniors.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>TBR-p.95</p>

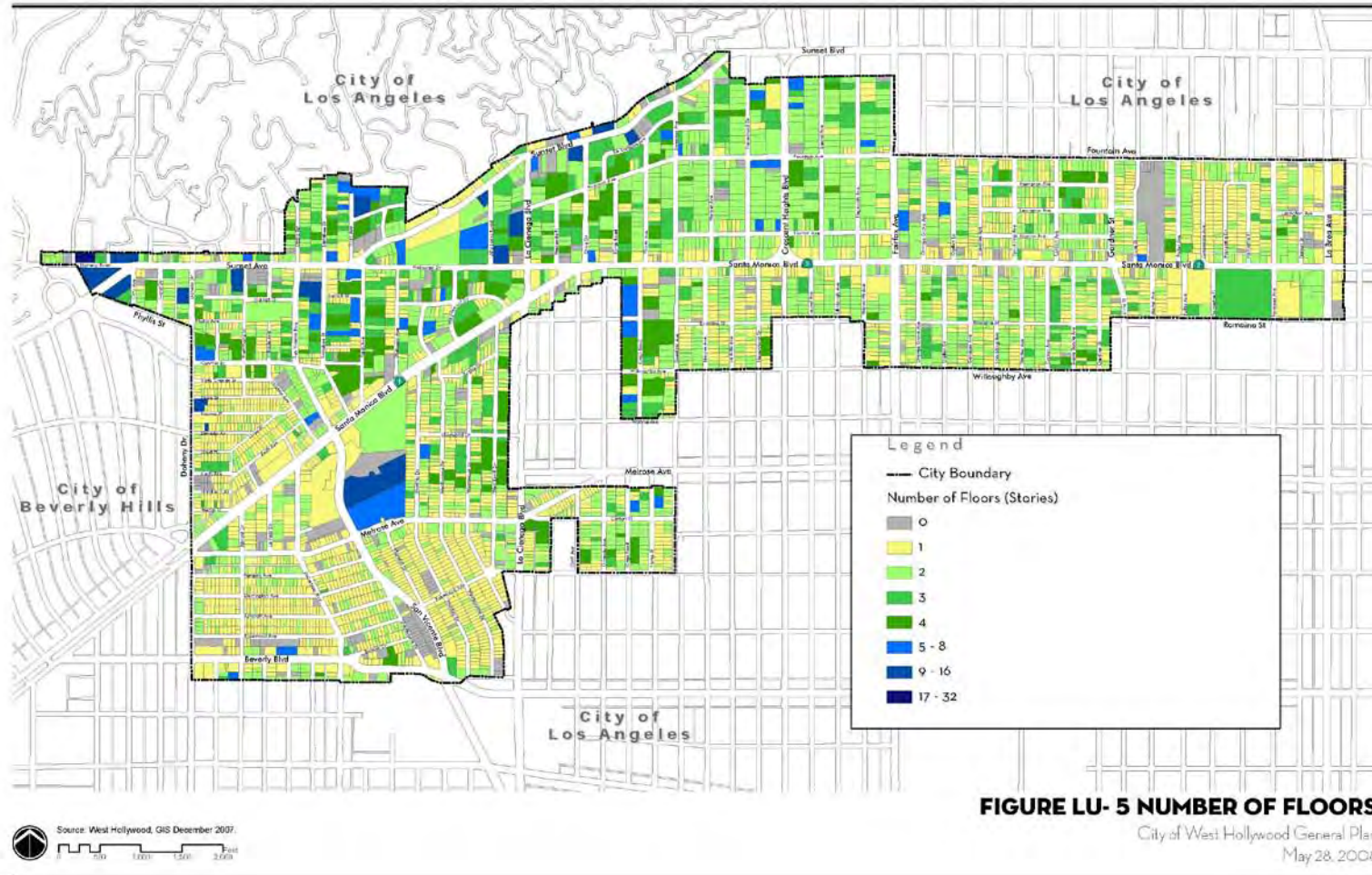
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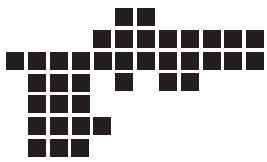
<i>SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))</i>		
<p>Include reference to specific program action in the housing element.</p>	<p>Program 18</p>	<p>HE-p.10-19</p>
<p>65583.1(c)(2)(A)</p> <p>Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households?</p> <p>If so, how many units?</p> <p>Overall 47 affordable units will be created (5 extremely low income, 38 very low income, and 4 low income), with one additional unit being the manager's unit.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <hr/> <p>5 ELI units 38 VLI units 4 LI units</p>	<p>TBR-p.95</p>
<p>65583.1(c)(2)(A)(i) (I)</p> <p>Are units at imminent risk of loss to affordable housing stock?</p> <p>Yes, the building has been vacated and abandoned for several years and would face demolition if not rehabilitated and made part of the permanently</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>TBR-p.95</p>

<i>affordable housing inventory.</i>		
<p>65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?</p> <p><i>No relocation assistance is necessary; the building has been vacated and abandoned for several years.</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TBR-p.95
<p>65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?</p> <p><i>Not applicable; the building has been vacated and abandoned for several years. However, eligible former residents will have priority consistent with the regulatory agreement and funding requirements.</i></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TBR-p.95
<p>65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the <u>at least four</u> (4) of the following violations?</p> <p>(a) Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. YES. All utilities were terminated in 2004 when building was abandoned.</p> <p>(b) Serious defects or lack of adequate space and water heating. YES. Serious defects included broken windows, inoperable doors, missing fixtures and appliances. Water heating system inoperable. Plumbing system needs to be entirely replaced.</p> <p>(c) Serious rodent, vermin or insect infestation. YES. Building had been abandoned for six years, during which trash and materials accumulated. Neighbors had reported presence of rats.</p> <p>(d) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. YES. City was prepared to declare the property a public nuisance due to unsafe and unsanitary conditions, including presence of hazardous materials. Property was occupied by transients who left numerous units in unsafe condition (used needles, human feces).</p> <p>(e) Inadequate numbers of garbage receptacles or service. YES. All normal garbage collection service ceased in 2004. Garbage accumulated while building was taken over by intruders.</p> <p>(f) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. YES. As noted above, plumbing system is inoperable and needs to be entirely replaced. City was prepared to declare the property a public nuisance due in large part to unsanitary conditions attributable to transients who left human waste in toilets and elsewhere.</p> <p>(g) Inoperable hallway lighting. YES. All electrical service was terminated in 2004. Fixtures in common areas were removed.</p> <p><i>All seven conditions apply as noted above. Building has been abandoned since 2004. There were 13 unique code compliance activities between 2005 and 2006, as property continued to deteriorate due to abandonment and lack of maintenance. The site required hazardous materials cleanup in 2006 due to presence of hazardous materials (d) and extremely unsanitary conditions (f) in multiple units as well as common areas. City was prepared to declare</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TBR-p.95

<i>the site a public nuisance due to the gross property maintenance issues.</i>		
<p>65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 20 years?</p> <p><i>When completed, the project will be deed restricted as affordable housing for very low and low income households for at least 55 years.</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	HE-p.10-19
<p>65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.</p>		HE-p.10-19, 20

Appendix D: Building Height along Santa Monica Boulevard





City of West Hollywood

