

City of West Hollywood Housing Element Update

PLANNING COMMISSION

APRIL 18, 2013



Agenda



- **Housing Element Background**
- **Community Workshop**
- **Technical Background Report – Preliminary Findings**
- **Comments and Suggestions**

Meeting Schedule



Description	Date / Deadline
Community Conversation	April 6, 2013
Planning Commission	April 18, 2013
Focus Groups	April/May 2013
City Council/Planning Commission Joint Study Session	May 20, 2013 (tentative)
City Council - Authorization to Submit Draft Housing Element to HCD	July 15, 2013 (tentative)
HCD Review Period	July 2013 - TBD
City Council Public Hearing - Final Housing Element Adoption	TBD (prior to October 15, 2013)

What is the Housing Element?



- **One of the seven mandated elements of the General Plan**
- **Contents:**
 - Provides an assessment of both current and future housing needs
 - Identifies constraints and opportunities for meeting those needs
 - Provides a comprehensive strategy that establishes goals, policies, and programs
- **Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws**

Housing Element Contents



■ Needs Assessment

- Demographics, Housing Trends and Special Needs Groups

■ Constraints

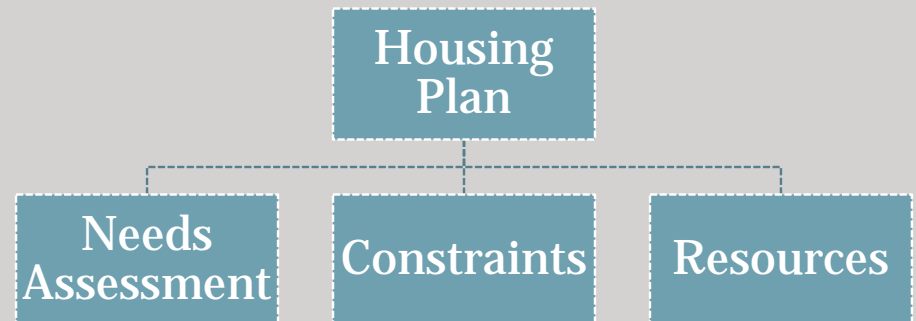
- Governmental, Market and Environmental

■ Resources

- Financial and Administrative
- Adequate Sites

■ Housing Plan

- Previous accomplishments
- Policies and Programs



RHNA Obligation



- **RHNA is a minimum goal, not a maximum goal**
- **RHNA is a planning goal, not a production goal**
- **State law does not mandate the actual production of the units**
- **State law does require jurisdictions to demonstrate adequate capacity as reflected in local land use policies to accommodate the RHNA**

Regional Housing Needs Allocation



	Very Low	Low	Moderate	Above Moderate	Total
2006-2013 Fourth Cycle	142	91	99	252	584
2014-2021 Fifth Cycle	19	12	13	33	77
Percent Reduction	-86.62%	-86.81%	-86.87%	-86.90%	-86.82%
Average Reduction for SCAG	-39.2%	-42.9%	-43.1%	-40.6%	-41.1%



Information

Who's Here?

West Hollywood
Housing Facts

Housing Element
Background and
Progress

Question and Answer

Breakout Session

Top Housing Issues

Housing Programs –
Areas to Emphasize

What's Missing

Report and Discuss



Community Conversation Housing Element Update Workshop April 6, 2013

Preliminary Themes



- **Affordability and Diversity**
 - Preserve and expand affordability and diversity of housing – for first-time homeowners, persons with disabilities, returning veterans, seniors (including options for aging in place) and moderate income people, including those who work in the city.
- **Housing Rehabilitation**
 - Increase the level of attention paid to rehabilitation and provide landlord incentives to keep properties in the affordable rental market.

Preliminary Themes



- **Green Building**
 - Emphasize green building for both new and rehabilitated properties – rehabilitation in itself is “green building”.
- **Stable and Knowledgeable Landlord Base**
 - Provide information and training in rehabilitation and tax issues and offer mediation services for landlords and tenants.

Technical Background Report



- The Technical Background Report analyzes local data and trends to determine the extent and nature of housing needs. (Preliminary Findings)
 - ❑ **Population**
 - ❑ **Seniors and Disabled**
 - ❑ **Household Size**
 - ❑ **Income and Renters**
 - ❑ **Affordable Housing and Rent Stabilization**
 - ❑ **Housing – Age and Unit Size**
 - ❑ **Housing – Growth and Production**

Population

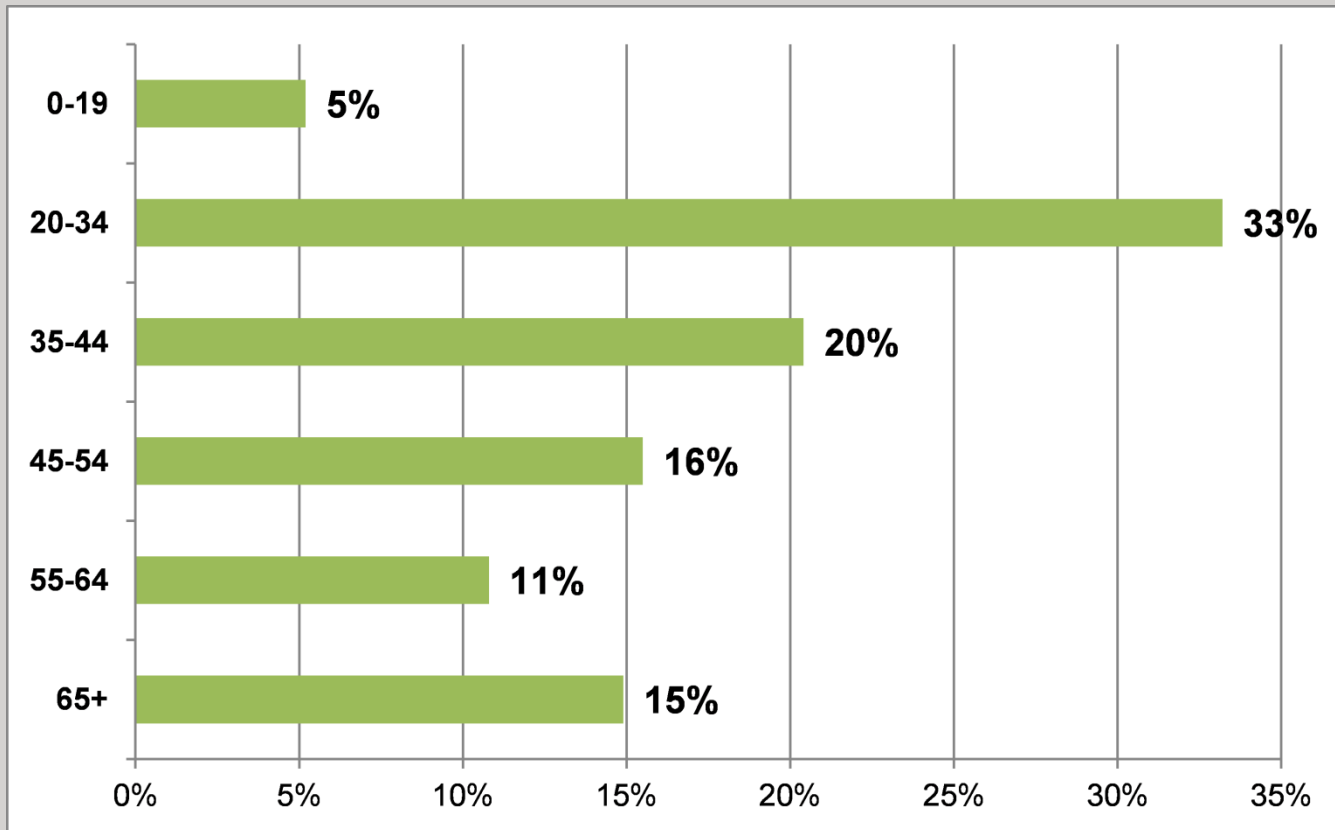


- 34,339 people
- The population has steadily decreased since 1990
 - 1990-2000 1.1% decrease
 - 2000-2010 3.7% decrease

Population - Age



- The largest age group is 20-34 years of age



Seniors and Disabled



- **15% of the population are seniors (age 65 and up)**
- **Types of disabilities among seniors**
 - Independent living difficulty 82%
 - Ambulatory difficulty 80%
 - Self-care difficulty 61%
- **About 14% of residents have one or more disability**

Household Size



- The average household size is 1.52 persons per household (the lowest among Westside cities)
 - Santa Monica 1.87
 - Beverly Hills 2.29
 - Culver City 2.30
 - Los Angeles City 2.81
 - Los Angeles County 2.98
- 92% of households consist of one or two persons
- West Hollywood experienced a slight decrease in families with children (-1.1%)

Income



- 55 % of households earn moderate or above moderate incomes (annual income greater than \$44,500)
- Per capita income
 - \$38,302 (2000)
 - \$51,314 (2010)

Lower Income Households



- 13% of residents are living in poverty
- 45% of residents earn lower incomes

Income Category	% of City Residents	Maximum Annual Income (Rounded)
Extremely Low Income	19%	\$16,500
Very-Low Income	11%	\$28,000
Low Income	15%	\$44,500
Total	45%	

Income - Renters



- 78% of residents are renters
- The majority of renters with lower incomes are rent burdened (income-to-housing ratio of 30% or above)
 - Extremely Low Income 78%
 - Very Low Income 80%
 - Low Income 69%
 - Moderate/Above Moderate Income 14%

Affordable Housing

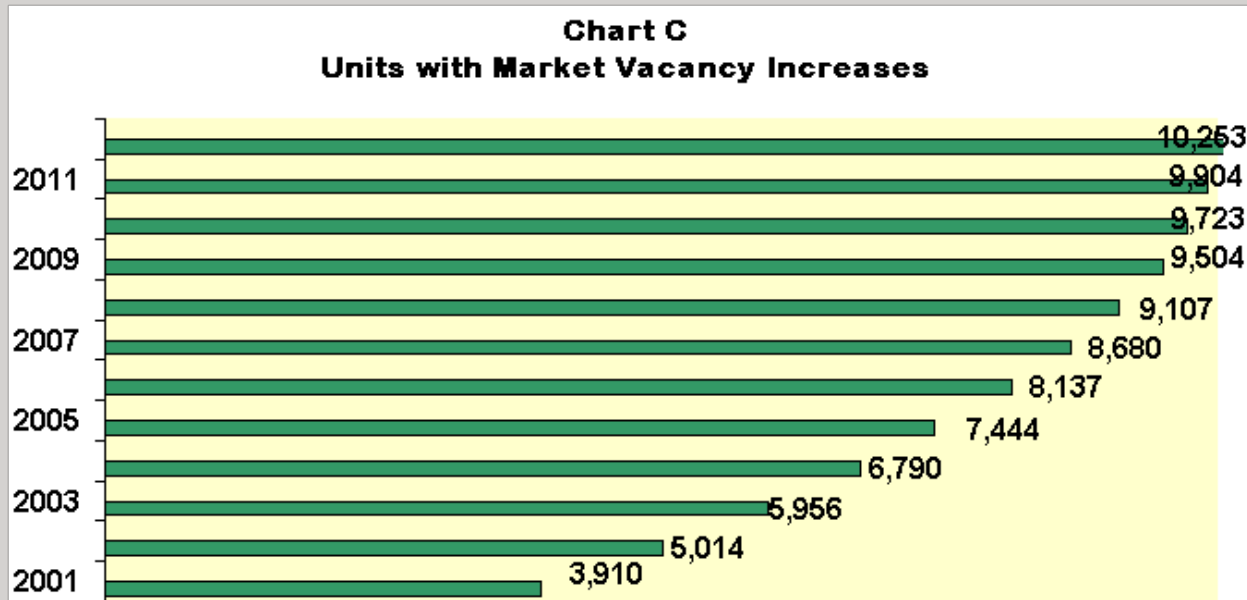


- 1,112 households are participating in the Housing Choice Voucher Program (Section 8)
- 83% of Section 8 participants are seniors
- There are 1,117 income restricted housing units
 - LA County Housing Authority 365
 - West Hollywood Community Housing Corporation 345
 - Inclusionary Housing Program (79 under construction) 185
 - For profit entities 176
 - Other nonprofit housing providers 76

Rent Stabilization - Vacancy Decontrol



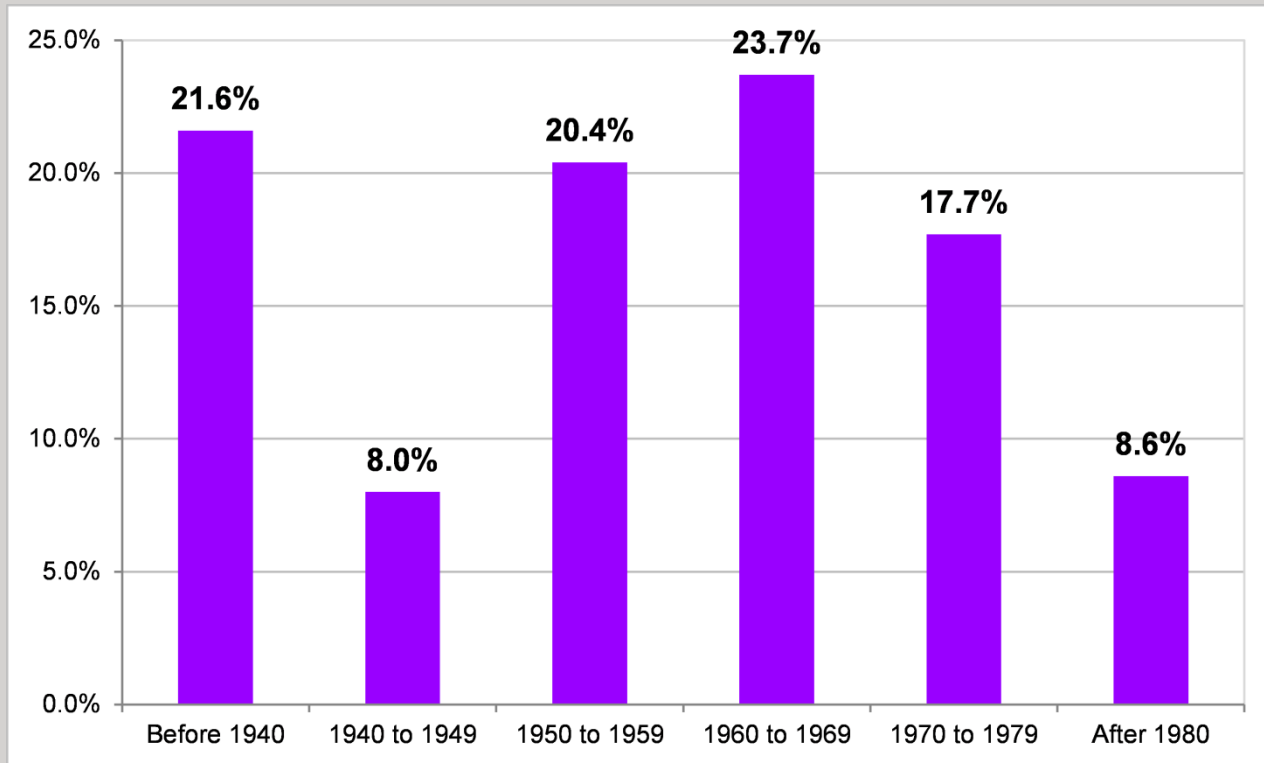
- Property owners of rent stabilized units are allowed to charge market rate rent upon vacancy
- By the close of 2012, approximately 68% of rent stabilized units have reset to market rate rent at least once since 2001



Age of Housing Stock



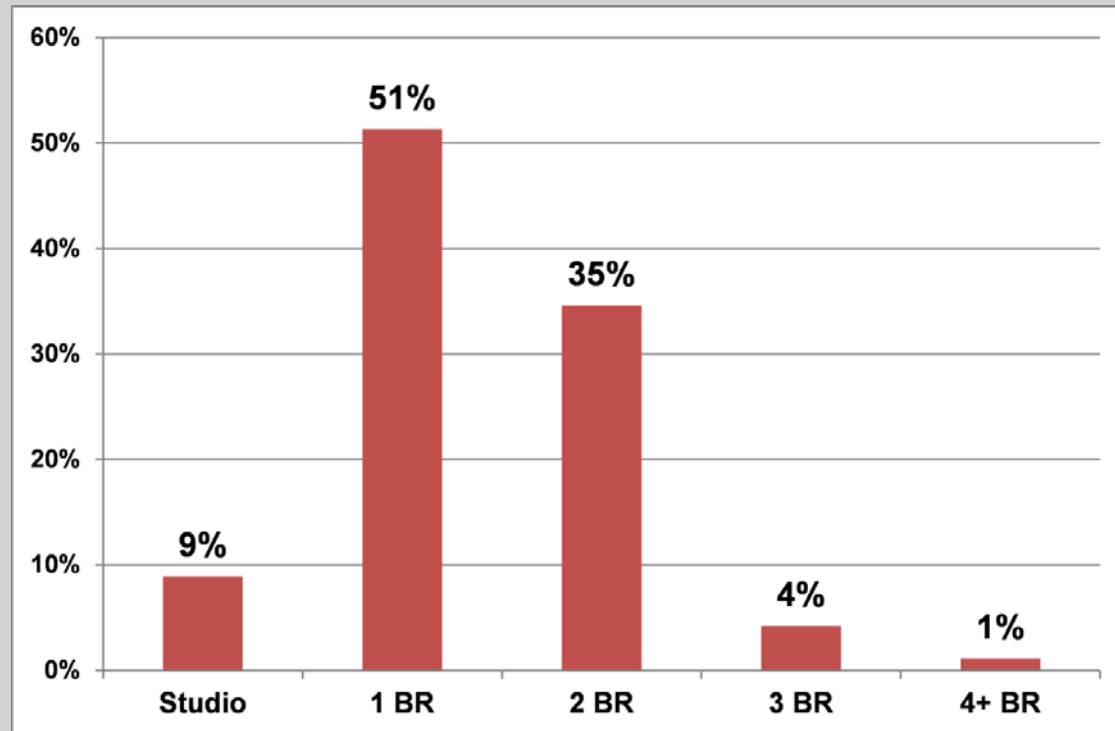
- 74% of housing units were built before 1970



Housing Type



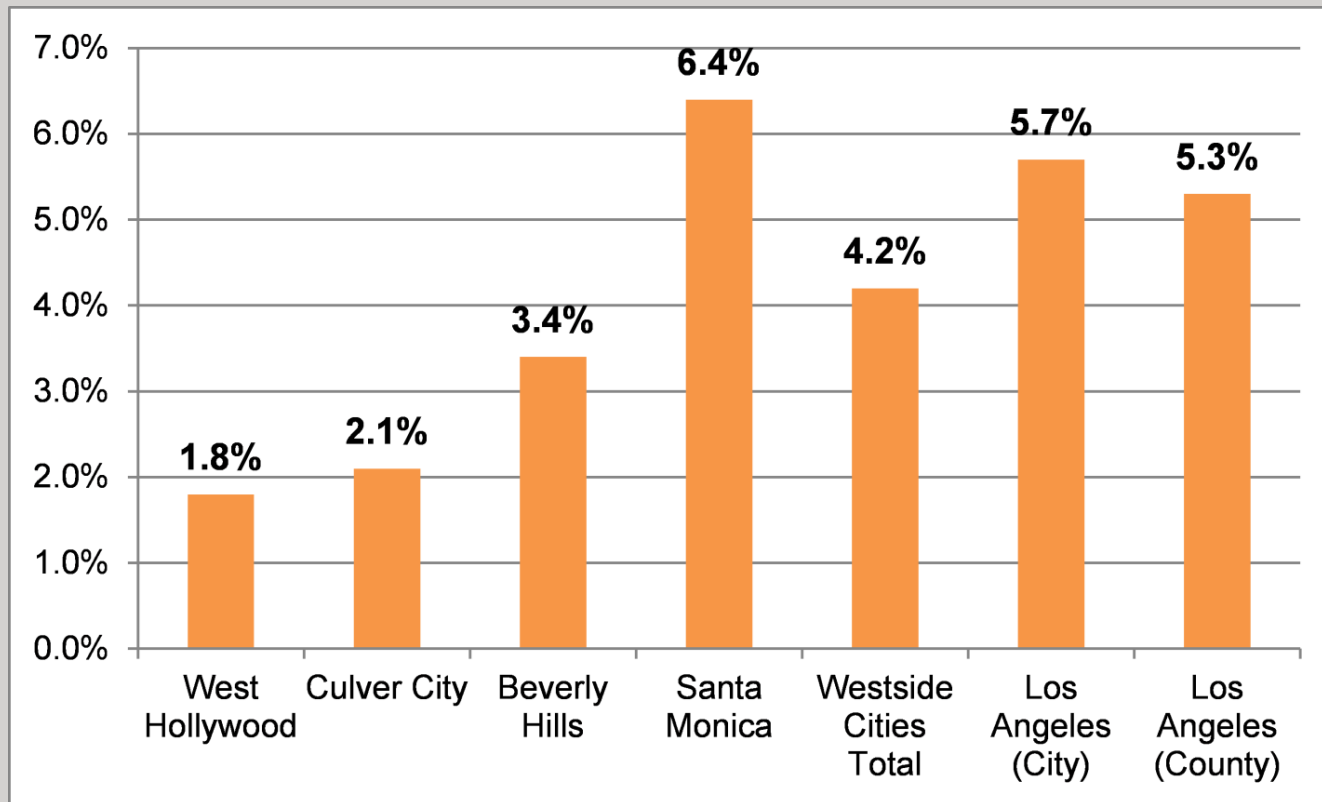
- 88% of existing housing is multi-family residential
- 86% of all housing are 1- and 2-bedroom units



Housing Growth



- The housing stock grew by 1.8% (2000-2010)



Housing Production (2006-2012)



- 333 (104 affordable) housing units

City of West Hollywood Housing Construction

	Units Constructed 2006-2012
Very-Low Income	89
Low Income	8
Moderate Income	7
Above Moderate	229
Total	333

Housing Production (2006-2012)



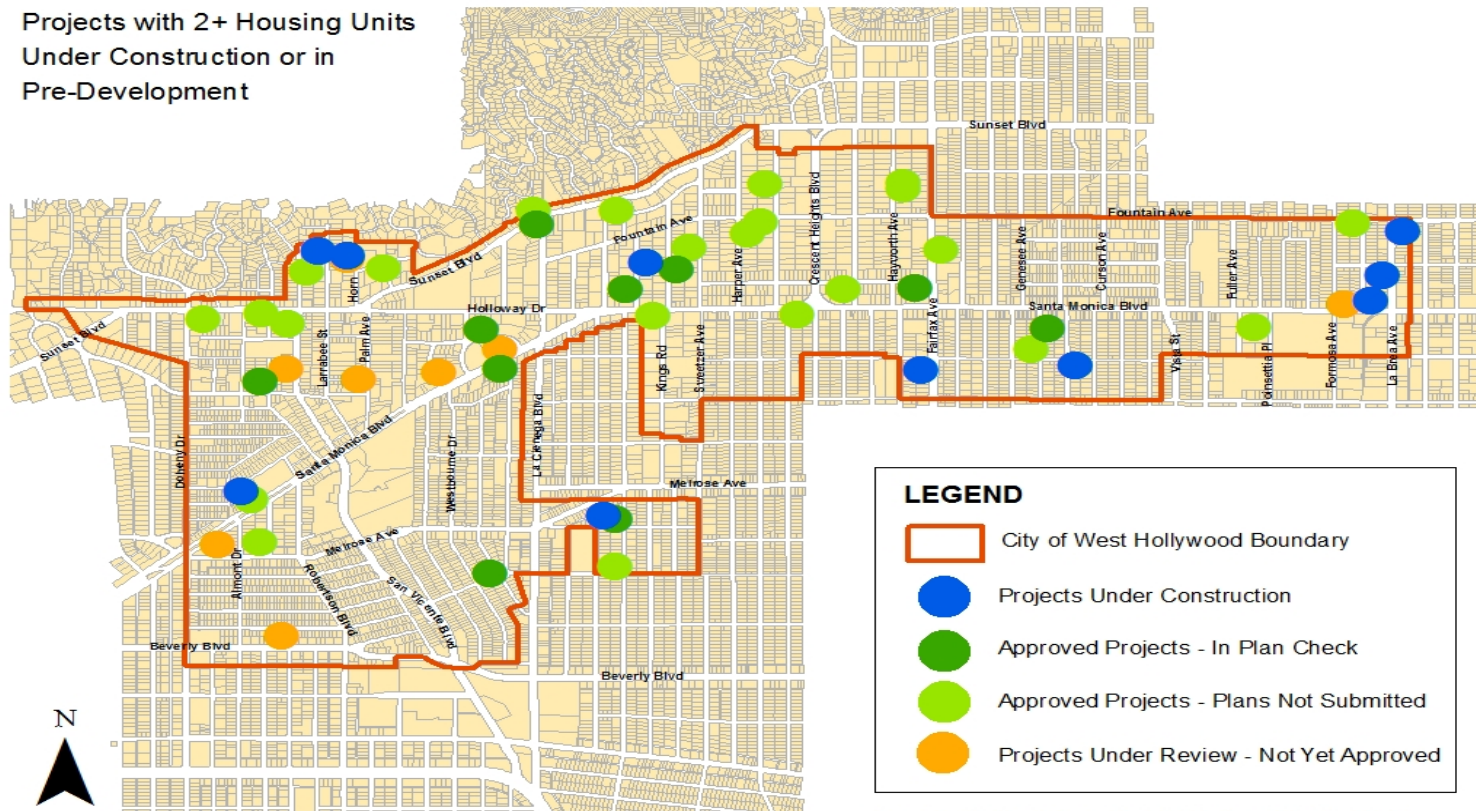
- 19 unit legalizations
- 63 projects (314 units)
- 3 projects (112 units) accounted for 36% of new units
 - 7530 Santa Monica Blvd. (Sierra Bonita Apartments) 42
 - 901 Hancock Avenue (Hancock Lofts) 38
 - 1250 Harper Avenue 32

Under Construction/Pre-Development



City of West Hollywood

Projects with 2+ Housing Units
Under Construction or in
Pre-Development



Prepared by the West Hollywood Rent Stabilization and Housing Division
with data from the Community Development Department

Housing Under Construction



- **10 projects (478 units) under construction**
 - 349 market rate units
 - 129 affordable units

- **4 projects account for 90% of the units**
 - 1234 La Brea Avenue (Monarch Fountain) 187
 - 7119 Santa Monica Blvd. (Monarch – Santa Monica) 184
 - 1145-51 La Brea Avenue (The Courtyard @ La Brea) 32
 - 1232 Kings Road Avenue 25

Housing – Approved Projects



- **33 projects (952 units)**
 - 835 market rate units
 - 117 affordable units
- **4 projects account for 68% of the units**
 - 7302 Santa Monica Blvd. (Movietown) 371
 - 8474-8485 Sunset Blvd. (Sunset Millennium) 190
 - 9001 Santa Monica Blvd. (Palm Restaurant) 42
 - 8418 Sunset Blvd. (House of Blues Site) 40

Housing – Projects Under Review



- **8 projects (596 units) under review**
 - 478 market rate units
 - 118 affordable units

- **4 projects account for 91% of the units**
 - 9040 Santa Monica Blvd. (Melrose Triangle) 191
 - 7144 Santa Monica Blvd. (Faith Plating) 166
 - 8555 Santa Monica Blvd. 102
 - 8899 Beverly Blvd. (Office Building to Residential) 82

Housing Production Summary



- **Constructed - 63 Projects (314 new units & 19 legalizations)**
 - 229 market rate and 104 affordable
- **Under Construction – 10 projects (478 units)**
 - 349 market rate and 129 affordable
- **Approved – 38 projects (952 units)**
 - 835 market rate and 117 affordable units
- **Under Review – 8 projects (596 units)**
 - 478 market rate and 118 affordable units

Planning Commission



- Suggested topics for study session
- Comments regarding preliminary themes from community workshop and findings from technical background report
- Suggestions for on-going discussions about housing issues