

**2021 ANNUAL PROGRESS REPORT OF
PROGRAMS IN THE 2013-2021
HOUSING ELEMENT**

ATTACHMENT A

Jurisdiction	West Hollywood	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	19	-	-	42	27	-	14	-	2	8	93	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	12	-	18	43	13	15	1	-	8	5	103	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	13	-	-	-	-	-	14	-	6	8	75	-
	Non-Deed Restricted		-	19	-	20	8	-	-	-	-		
Above Moderate		33	-	233	390	589	161	202	9	92	130	1,806	-
Total RHNA		77											
Total Units			-	270	475	649	184	231	9	108	151	2,077	-

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE1 - Incentives for Rehabilitation	Design a multi-family housing rehabilitation program that incorporates technical assistance for landlords, seismic retrofitting, water and energy efficiency upgrades, weatherization, sustainability improvements, and universal design, and to address impacts for tenants-in-place during rehabilitation. Explore incentives, including possible financial assistance to encourage participation. Pursue financial resources to assist housing providers to upgrade the City's housing stock with green building improvements. Conduct a study to explore incentives for upgrading historic buildings. Identify properties with soft-story vulnerability and draft a programmatic response, including incentives to encourage retrofitting.	2013-2021	The City continued to expand its seismic retrofit program, notifying all owners of soft-story buildings to provide a report indicating if the building required retrofitting and completing any work identified in five years. In 2018 mandatory ordinances became effective requiring soft story, unreinforced concrete, and pre-Northridge steel moment frame buildings to be evaluated by a structural engineer and if retrofitting was needed - that the work will need to be completed in 5 years for soft story, 20 years for concrete or steel buildings. The City also developed incentives to encourage maintenance and rehabilitation of historic rent-stabilized apartment buildings, and worked on a possible low interest loan fund to assist in rehabilitating aging rent stabilized apartment buildings. In 2018, the City also established a Tenant Habitability Plan requirement for seismic projects to minimize construction impact to in-place tenants during retrofitting. In 2018, the City expanded the number of authorized PACE programs in West Hollywood to a total of seven and enhanced the information available on its website for residential rehabilitation programs including PACE programs and energy efficiency upgrade subsidies. The City also reached out to representatives of PACE as a first step toward increasing program outreach and awareness in West Hollywood.

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HE2 - Multi-Family Rehabilitation and Acquisition/Rehabilitation	<p>Identify apartment complexes in need of rehabilitation and support non-profits in acquisition and rehabilitation on an ongoing basis. Use survey tools to scan and analyze block-by-block areas of need of various improvements within the City. Educate the public (both tenants and landlords) through brochures, City newsletters, and City website, social media, and other innovative communication tools, etc., regarding the rights and responsibilities of maintaining housing quality standards. Annually explore funding availability from State and Federal sources for acquisition and rehabilitation activities, such as HOME funds, Multifamily Housing Program (MHP) funds, and Low Income Housing Tax Credits (LIHTC) as an ongoing collaboration with affordable housing providers. Promote the incorporation of universal design features in residential rehabilitation, particularly in City-assisted projects as part of the regular</p>	2013-2021	<p>The City continued to provide education and outreach to the public regarding the rights and responsibilities of maintaining housing quality standards, including bi-annual newsletters to all tenants and landlords in rent stabilized properties, information on the City's website, general inquiries in person and over the phone (over 10,000 inquiries), the Rent Stabilization Annual Report, and informational mailings to all new tenants and landlords of rent stabilized buildings. The City continued to explore funding availability from State and Federal sources for acquisition and rehabilitation.</p>

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HE3 - Home Secure Program	Continue to advertise the availability of this program on the City's website and provide brochures at public counters on an ongoing basis. Continue to conduct community outreach and make referrals through social services and rent stabilization constituent contacts to enroll aging and at-risk populations in the Jewish Family Services case management program.	2013-2021 (ongoing)	The City continues to offer the Home Secure Program to lower-income seniors and disabled residents. This included free home security devices and home protection measures, including door locks, grab bars, peep holes, and smoke detectors. The program is advertised through case management with Jewish Family Services, AIDS Project Los Angeles (APLA), Westside Center for Independent Living (WCIL), and through referrals by the City's Social Services Division.
HE4 - Mills Act Contracts and Historic Preservation	Conduct outreach regarding the Mills Act to owners of historic properties annually. Continue to advertise the availability of this program through brochures at public counters. Complete study on historic preservation rehabilitation incentives and develop a framework for a program to address historic properties.	2013-2021 (ongoing)	The City continues to offer Mills Act contracts to eligible property owners. The City typically receives several inquiries each year. The program is advertised on the City's website and at public counters.

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HE5 - Code Compliance	<p>Continue to implement the Code Compliance program to ensure routine property maintenance and eliminate substandard building conditions. Explore the feasibility of establishing a Rental Housing Inspection program that focuses on physical/structural conditions. (This program will work hand-in-hand with the City's efforts to facilitate multi-family rehabilitation described later.) Explore opportunities for incentivizing upgrades to current standards (see Program 2). Explore Franchise Tax Board Substandard Housing program for prohibiting certain income tax deductions for landlords who are delinquent in addressing Health and Safety Code violations. Review the existing program to evaluate its effectiveness and impact on neighborhood conditions to determine if the program needs to be modified or continued.</p>	2013-2021 (ongoing)	<p>The Code Compliance Division continues to implement the code compliance program. Code compliance officers responded to needs on a daily basis, including habitability issues, lack of maintenance, and other items. The City continues to expand outreach on the code compliance program. The City uses WeHoDirect, a system that provides the user 24/7 access to City Hall by texting, emailing, or tweeting any Code Compliance issues. The notification system has ensured calls are handled timely, even outside of regular City Hall hours. The Code Compliance Division will continue to evaluate the effectiveness of this system.</p>

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HE6 - Rent Stabilization Ordinance	Continue to maintain a Rent Stabilization program, and work towards alleviating the effects of State mandated vacancy decontrol through legislative action and local incentives to maintain affordable rents. Explore the issues of aging in place for elderly and disabled persons and find solutions such as a legislative change to allow for unit swapping as an exemption under Costa-Hawkins. Conduct a review of the Net Operating Income (NOI) mechanism to determine its effectiveness. Continue to conduct workshops to educate landlords and tenants on matters related to the Rent Stabilization Ordinance, including topics such as property maintenance, registration, mediation, and evictions.	2013-2021 (ongoing)	The Rent Stabilization and Housing Division staff continues to work with LACDA to support and retain households with Housing Choice Vouchers in West Hollywood. The City is seeing an overall loss of voucher holders though due to increasing housing costs and fair market rents. The County Housing Authority reviews requests made of voucher payment exemptions when voucher holding households receive a rent increase they cannot afford, and the City support households in filing those requests through the City's partnership with Jewish Family Service, which is the third party agency contracted to operate the City's comprehensive services center. Additionally, the City continues to develop a pilot affordable Accessory Dwelling Unit (ADU) program, which in exchange for assistance building the rental unit, would require a homeowner to rent to a voucher holder for a certain number of years - thereby expanding opportunities for voucher holders in the city while creating equity in housing for households of modest means.

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HE7 - Housing Choice Vouchers (Section 8)	Continue to encourage local landlords to accept rental vouchers on a daily or as-needed basis and continue programmatic response through Rent Stabilization Ordinance and social services agencies for landlords terminating Section 8. Include information in semi-annual mailings to property owners outlining the benefits of the Housing Choice Voucher program. Undertake proactive measures to ensure the continued availability and usefulness of Housing Choice Vouchers for extremely low and very low income West Hollywood residents. Specifically, work with the Los Angeles County Housing Authority to maintain and increase the payment standards for vouchers to reflect the actual cost of renting in Los Angeles County.	2013-2021 (ongoing)	Rent Stabilization and Housing Division staff continued to work with LACDA to support and retain households with Housing Choice Vouchers in West Hollywood. The City is seeing an overall loss of voucher holders though due to increasing housing costs and fair market rents. The County Housing Authority reviews requests made of voucher payment exemptions when voucher holding households receive a rent increase they cannot afford, and the City support households in filing those requests through the City's partnership with Jewish Family Service, which is the third party agency contracted to operate the City's comprehensive services center. Additionally, the City continued to develop a pilot affordable Accessory Dwelling Unit (ADU) program, which in exchange for assistance building the rental unit, would require a homeowner to rent to a voucher holder for a certain number of years - thereby expanding opportunities for voucher holders in the city while creating equity in housing for households of modest means.

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HE8 - Preservation of Publicly Assisted Housing	Semi-annually monitor the at-risk projects by continuing to maintain close contact with the property owners regarding their long-term plan for the projects. Coordinate with the County and HUD to conduct meetings to educate the public regarding “at-risk” housing. For the three projects that require short-term renewal of subsidy contracts, communicate to the public regarding the limited potential for and required process of conversion and available tenant protection and assistance. Should the property owners be interested in selling the properties, provide financial and technical assistance to the West Hollywood Community Housing Corporation or other non-profit organizations interested in purchasing and/or managing the units at risk. Pursue State and Federal Funding: Assist non-profit organizations in pursuing State and federal funds for the preservation of at-risk units.	2013-2021 (ongoing)	The City continued to monitor at-risk units by maintaining close contact with the property owners regarding long-term plans. In the event a property owner of one of the at-risk buildings is interested in selling, the City would provide financial and technical assistance to West Hollywood Community Housing Corporation and other non-profits interested in purchasing the units, including pursuing State and Federal funds to help preserve affordability. In 2020, the City continued to advocate for state funding for affordable housing development, acquisition, and rehabilitation.

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HE9 - Condominium Conversion Ordinance	Continue to enforce the Condominium Conversion Ordinance. Monitor conversion activities annually to ensure the ordinance continues to work effectively in the protection of the City's rental housing stock and tenant rights.	2013-2021 (ongoing)	The City continued enforcing its Condominium Conversion Ordinance through the Planning Commission. In the event of a conversion the Rent Stabilization and Housing Division would support tenants at risk, to help them understand options.
HE10 - Residential Referral List	Continue to make available and update weekly the residential referral list of rental units. Expand the referral list to include accessibility as part of the listed amenities to assist persons with disabilities in identifying suitable units. Continue to encourage landlords to participate in this program to expand access to information by prospective tenants.	2013-2021 (ongoing)	The City continued to update the residential referral list weekly and make it available to the public at City Hall and on the City's website. The City continued to encourage landlords to participate in the program through a targeted mailing to landlords that included the rental listing form. The City continued ongoing access to potential tenants by including information about the referral list in the City's housing newsletters and mailings, and on the City's website. The City continued to advertise the availability of the Residential Referral List through social media.

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HE11 - Mixed Use and Transit-Oriented Development	Amend the Zoning Code to implement the Transit Overlay Zone, providing incentives to facilitate transit-oriented mixed use development at specific locations. Assist interested developers in site identification and as appropriate, support developers in funding applications.	2013-2021 (ongoing)	In 2022 - 2023, the Community Development Department will work with property developers interested in developing mixed-use and transit-oriented development. Staff helps with understanding the City's entitlement and development process.

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HE12 - Inclusionary Housing Ordinance	<p>Continue to implement the Inclusionary Housing Ordinance. Continue to monitor market conditions and development trends to ensure that the Ordinance works effectively to provide affordable housing in the community but does not unduly constrain housing development in general. If constraints are identified, the City will make necessary improvements to the ordinance to enhance its effectiveness in facilitating the development of housing for all income groups. Continue to prioritize inclusionary housing units for tenants displaced due to Ellis Act and consider developing a programmatic approach within the Inclusionary Housing Ordinance to assist persons with disabilities (including persons with developmental disabilities) and those aging in place. Consider revising the Inclusionary Housing Ordinance to specifically identify the very low income households.</p>	2013-2021 (ongoing)	<p>The City continued to implement the Inclusionary Housing Ordinance, which requires a percentages of units to be set aside for low income and moderate income households in new residential buildings. In certain instances, a developer can pay a fee in-lieu of providing the units. The City has completed a nexus study for both the residential and the commercial affordable housing impact fees, and adjusted the fees based on the Builder's Cost Index/Construction Costs Index. In 2019, the City reviewed the affordable housing in-lieu fee calculation and adjusted it fee to align with the cost of building an affordable unit published annual by the California Tax Credit Allocation Committee.</p>

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HE13 - Affordable Housing Development through Partnerships with Non-Profits	Continue to support WHCHC and other non-profit organizations in the development of affordable and special needs housing through the provision of financial and regulatory incentives. Devise incentives for the development of housing for extremely low and low income households including persons with disabilities, for example, explore the feasibility of fee incentives.	2013-2021 (ongoing)	This program continues to operate, providing needed affordable housing opportunities and recapturing naturally occurring affordable housing that existed on project sites prior to demolition.
HE14 - Workforce Housing, Family Housing, and Ownership Housing Opportunities	Explore creative housing types such as accessory dwelling units, co-op housing, micro units, and other flexible housing types to increase opportunities for affordable homeownership.	2013-2021 (ongoing)	The 2017-18 RSH Budget included a study of housing options to increase opportunities for home ownership. A study evaluating alternative housing types in West Hollywood is part of the Long Range and Mobility Planning Division's work plan. In March 2019 four recommended pilot programs will be presented to Council. Currently, the City's Inclusionary Ordinance provides a certain percentage of workforce housing through its moderate income housing requirement. In early 2020, four draft pilot programs developed on the March, 2019, study were presented to the City Council for consideration. The City will work to implement pilot programs in 2022 and 2023.

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HE15 - Commercial Development Impact Fee	Continue to implement the Commercial Impact Fee program. Monitor market conditions and development trends regularly to ensure that the Commercial Impact Fee works effectively to provide affordable housing in the community but does not unduly constrain development in general. The City is scheduled to issue a Request for Proposals to study the Commercial Impact Fees, and adjust if necessary.	2013-2021 (ongoing)	The City continues to implement the Commercial Impact Fee Program.
HE16 - Green Building	Continue to implement the Green Building program that offers incentives and flexibility for compliance, and update as needed. Continue to fund and operate the Green Building Resource Center. Promote green building standards in the City's affordable housing stock by providing financial assistance for improvements.	2013-2021 (ongoing)	The Green Building Program was replaced with the Climate Action & Adaptation Plan (CAAP) adopted in December 2021. The program prioritizes equity and championing local actions needed to meet the challenges of a changing climate. Specifically, it aims to: establish more aggressive greenhouse gas emissions reduction targets and explore strategies to prepare for and recover from adverse climate impacts (i.e., drought, extreme heat, flooding, etc.); obtain feedback from a variety of stakeholders, including specific populations who are most impacted by a changing climate (e.g., older adults, children, low-income families, persons with disabilities, the unhoused, indigenous peoples, etc.); empower the WeHo community to play an active role in creating a sustainable future, and; continue to support WeHo as a vibrant and sustainable city for current and future generations.

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HE17 - Potential Sites for RHNA	Ensure that adequate capacity exists to accommodate the City's RHNA of 77 housing units. Encourage mixed-use development at key nodes along commercial boulevards. Annually monitor the City's progress toward meeting the RHNA, including an analysis of any RHNA shortfalls, and evaluate the land availability to meet the remaining RHNA.	2013-2021 (ongoing)	The City has meet its RHNA and continues to encourage housing development to address housing needs for all community members. Data available through HUD's CHAS portal indicates 27% of the community earns very-low incomes and 13% earns low incomes, which demonstrates the ongoing need for affordable housing in the community.
HE18 - Zoning Ordinance	Conducted a study to explore the suitability of various housing types such as micro units, co-op housing, accessory dwelling units, and other flexible housing types, or tools such as parcel subdivision, to meet the housing needs of the underserved groups, such as seniors aging in place and moderate income households.	2013-2021 (ongoing)	In 2018, a study of various pilot programs to encourage greater affordability in the local housing market was conducted. Establishing specific affordability requirements for co-living and microunits were among the programs analyzed. The pilot program study was completed in 2019 and is scheduled for review by the City Council in late spring 2021. In addition to the pilot programs, the Planning and Development Services Department is currently analyzing co-living and microunits in relation to the City's zoning code. Staff will work to incorporate definitions of and regulations for these types of housing into the City's code in 2022 and 2023.

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HE19 - Streamlined Processing	Continue to work on improving the streamlined processing procedures and develop a handbook to guide developers through the City processes and requirements. Continue to offer pre-application conference with project applicants to identify issues and concerns prior to application submittal.	2013-2021 (ongoing)	The City's Community Development Department created new procedures, including updates and clarifications to application forms. The Department also regularly met with project applicants in pre-application conferences to identify issues and concerns prior to application submittal. The Community Development Department developed several streamlined permit processes in compliance with state law to reduce processing time for certain project types and will continue seeking ways to do so going forward.
HE20 - Fee Waivers for Affordable Housing	Continue to waive art, park, and transportation fees for residential projects with 25 percent or more affordable units. Continue to waive all City-imposed plan check and other fees for nonprofit-sponsored projects are 100 percent affordable. Review the City's various planning and development fees, as was done in 2006 and 2010, to ensure they are reasonable and do not unduly constrain housing development.	2013-2021 (ongoing)	The City continues to waive all hard-cost fees on a project basis for non-profit affordable housing projects.

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HE21 - Fair Housing Program	Continue to provide fair housing information to the public regularly as needed via the public counters, message boards, City website, and neighborhood watch, and in response to telephone inquiries. Continue to provide referral to the Housing Rights Center, State Fair Employment and Housing, HUD Fair Housing and Equal Opportunity division, and other legal services as appropriate. Have specific City staff liaison appointed to coordinate with various stakeholders including the Western Center for Independent Living and other housing organizations at least semi-annually to provide updated education and outreach on fair housing issues.	2013-2021 (ongoing)	The City continues to provide fair housing information to the public on the City's website and at City Hall via public counters and message boards. The City also responds to all inquiries and questions from the public regarding fair housing. The City continues to provide referrals to the Housing Rights Center, State Fair Employment and Housing Department, HUD Fair Housing and Equal Opportunity Division, and other legal services as requested by members of the public. The City coordinates with various associations and organizations in the area to provide education and outreach on fair housing issues through annual presentations at various meetings of Apartment Association Greater Los Angeles and LA/Beverly Hills Realtor Association.
HE22 - Tenant/Landlord Mediation	Continue to offer the mediation program and promote the program through information on City website, program brochures at public counters, social media, and other innovative communication tools.	2013-2021 (ongoing)	The Legal Services Division Mediator spoke with residents and resolved conflicts through a combination of telephone conciliations and face-to-face mediation. The City continues to provide information about mediation services on the City's website and program brochures at public counters.

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HE23 - Tenant Eviction Protection Program	Continue to prevent unlawful eviction and fund legal aid organizations that provide tenant education and representation regarding landlord/tenant disputes. Renew contracts with mediation service providers annually. Annually review current laws and recommend any needed modifications to ensure protection of tenants to the maximum extent legally possible. Continue to monitor and investigate allegations of tenant harassment.	2013-2021 (ongoing)	The City's Rent Stabilization Ordinance provides eviction protections by limiting the reasons why a tenant can be evicted. In 2019, the City explored a possible right to counsel program that would guarantee tenants facing eviction legal representation. In June 2020, the City Council expanded Bet Tzedek's scope of services to provide full-scope representation to all tenants facing potential eviction. The City also funds an emergency rental assistance loan program for low-income tenants. The purpose of the program is to have the tenant work with a case manager when there is a financial hardship in order to avoid non-payment of rent. The City actively advocates, with assistance from its legislative advocate, for changes to State laws that negatively impact the City's tenants, such as the Costa-Hawkins and Ellis Acts, as well as for the addition of new state laws that would improve tenant protections. The City continues to work closely with legal aid organizations to protect Section 8 tenants from being unlawfully evicted through contract cancelations.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE24 - Services for Special Needs Populations	Continue to provide financial support to non-profit services providers that help meet the supportive services needs of West Hollywood's diverse community, especially those with extremely low incomes. Annually update the social services directory, and make it available to residents at public counters and on City website. Coordinate with Bet Tzedek, or another legal services agency, and other service providers to develop an educational seminar for tenants and landlords regarding reasonable accommodations.	2013-2021 (ongoing)	The City continued to provide financial support to various non-profit service providers in the City. The City provided emergency shelter vouchers to a number of households in need of temporary housing. The City continues to annually update its social services directory, available at the City's public counters and on the City's website. As part of the Building Blocks Educational Series, the City provides information on reasonable accommodations to help residents understand what a reasonable accommodation request is, who is qualified, and the landlord's responsibility.
HE25 - Enhanced Management Program	Continue to coordinate with WHCHC to continue the Enhanced Management Program at all current and future housing projects. Encourage other nonprofit housing providers to follow the WHCHC model.	2013-2021 (ongoing)	One of the non-profit housing providers operating in the City, WHCHC, continued to implement its Enhanced Management Program (HAPI) at all its housing projects. WHCHC owns 17 buildings with 466 affordable units in West Hollywood. The program provides a resident services coordinator who interacts with residents and monitors social services needs, in addition to offered a series of programs designed to foster a sense of community at each building, offer tips for self-improvement, and healthy eating and living.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	West Hollywood
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE26 - Community Engagement	Design and initiate a community engagement program.	2013-2021 (ongoing)	<p>In 2021, the City conducted extensive outreach and engagement to develop the 6th Cycle Housing Element Update. All outreach methods were housed on the City's website in order to safely gather community input. The website received over 3,400 views over the course of 17 months. The website housed two online surveys, of which more than 150 community members participated. The community outreach program was designed in three phases, each with its own objectives, outcomes, and related tasks. Phase I provided basic, educational information related to the Housing Element Update and the RHNA requirements over the first four to six months of the Housing Element Update. This phase also facilitated opportunities to collect insight on community priorities about current housing needs and conditions. Phase II presented initial goals, policies, and programs, providing another opportunity for input and allow for adjustments to finalize concepts to be incorporated into the Administrative Draft of the Housing Element Update. Phase III consisted of presenting the administrative draft Housing Element to the public and decision makers.</p>

Jurisdiction	West Hollywood	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	5
	Non-Deed Restricted	0
Moderate	Deed Restricted	10
	Non-Deed Restricted	0
Above Moderate		179
Total Units		205

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	14	4	12
5+	167	180	144
ADU	0	21	5
MH	0	0	0
Total	181	205	161

Housing Applications Summary	
Total Housing Applications Submitted:	9
Number of Proposed Units in All Applications Received:	170
Total Housing Units Approved:	170
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	West Hollywood	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT	
Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)	
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>	
Total Award Amount	\$ 150,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Amendment	\$ 32,340.00		In Progress		
Community Engagement	\$ 30,664.00		In Progress		
Facilitate Housing Element Approval	\$ 8,980.00		In Progress		
Environmental Analysis	\$ 52,495.00		In Progress		
Project Administration	\$ 13,100.00		In Progress		
Option Tasks/Data	\$ 12,421.00		In Progress		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	8
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	57
	Non-Deed Restricted	0
Above Moderate		115
Total Units		181

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	5
	Non-Deed Restricted	0
Moderate	Deed Restricted	10
	Non-Deed Restricted	0
Above Moderate		179
Total Units		205

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	10
	Non-Deed Restricted	0
Moderate	Deed Restricted	8
	Non-Deed Restricted	0
Above Moderate		151
Total Units		170