

Jurisdiction	West Hollywood	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Based Application	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								40	0	71	0	23	0	168	302	17	0		
	4337020026	345 HUNTLEY DR		ZC22-0115	ADU	R	1/28/2022							1	1	1		No	No
	5529019004	1040 HAVENHURST DR		ZC22-0062	ADU	R	1/31/2022							1	1	1		No	No
	4337010028	525 WESTMOUNT DR		DVP22-0003	ADU	R	2/14/2022							1	1	1		No	No
	4337010028	525 WESTMOUNT DR		DVP22-0003	SFD	O	2/14/2022							1	1	1		No	No
	4337012017	366 WESTBOURNE DR		DVP22-0004	ADU	R	3/8/2022							1	1	1		No	No
	4337012017	366 WESTBOURNE DR		DVP22-0004	SFD	O	3/8/2022							1	1	1		No	No
	4340012014	634 DOHENY DR		DVP22-0005	SFA	O	4/15/2022							1				No	No
	5530013019	1001 OGDEN DR BUILDING		ZC22-0279	ADU	R	4/27/2022							1	1	1		No	No
	5529014043	1016 EDINBURGH AVE BUILDING		ZC22-0333	ADU	R	5/16/2022							1	1	1		No	No
	4392015023	9331 DOHENY RD		ZC22-0341	ADU	R	5/18/2022							1	1	1		No	No
	4337005043	855 WEST KNOLL DR		DVP22-0009	2 to 4	O	5/20/2022							4	4			No	No
	5530002015	1150 ORANGE GROVE AVE		DVPA22-0013	5+	R	6/8/2022							1	1	1		No	No
	4337002050	862 WEST KNOLL DR		DVP22-0010	SFD	O	6/15/2022							3	3			No	No
	5530016015	1010 SPAULDING AVE BUILDING		ZC22-0397	ADU	R	6/15/2022							1	1	1		No	No
	4336003002	8756 ASHCROFT AVE		ZC22-0452	ADU	R	7/13/2022							1	1	1		No	No
	4340014023	736 DOHENY DR		MP22-0024	SFD	O	7/20/2022							1	1			No	No
	4337011062	739 WESTBOURNE DR		ZC22-0516	ADU	R	8/5/2022							1	1	1		No	No
	5529014045	1006 EDINBURGH AVE		DVP22-014	5+	R	8/11/2022	1						13	14			No	Yes
	4340026024	9034 SUNSET BLVD		DVP22-0016	5+	R	8/24/2022			24		23		109	156			No	Yes
	4336014008	8810 DORRINGTON AVE		ZC22-0574	ADU	R	9/8/2022							1	1	1		No	No
	4340023026	910 WETHERLY DR		DVP22-0018	5+	R	9/14/2022	39		47				3	89			No	Yes
	5530020018	931 GARDNER ST		DVP22-0019	2 to 4	R	10/31/2022							4	4			No	No
	4336005027	8727 DORRINGTON AVE		ZC22-0684	ADU	R	11/3/2022							1	1	1		No	No
	5530004025	7611 HAMPTON AVE		DVP22-0024	SFD	O	12/13/2022							3	3			No	No
	4339004014	8557 W KNOLL DR		DVP22-0028	5+	O	12/28/2022							8	8			No	No
	4337006043	8617 RUGBY DR		ZC22-0789	ADU	R	12/29/2022							1	1			No	No
	5530009006	7518 LEXINGTON AVE		ZC22-0794	ADU	R	12/29/2022							2	2	2		No	No
	5530008036	7705 NORTON AVE		DVP22-0008	SFD	O	5/20/2022							1	1			No	No
														0					
														0					
														0					
														0					
														0					
														0					

Jurisdiction	West Hollywood	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2									3	4
				2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,066	2	3	-	-	-	-	-	-	-	-	5	1,061
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	689	3	-	3	-	-	-	-	-	-	-	6	683
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	682	-	2	2	-	-	-	-	-	-	-	4	678
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		1,496	45	49	102	-	-	-	-	-	-	-	196	1,300
Total RHNA		3,933												
Total Units			50	54	107	-	-	-	-	-	-	-	211	3,722
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		6									7	
				2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		533		-	-	-	-	-	-	-	-	-	-	533

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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 only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	West Hollywood	
Reporting Year	2022	(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
<p style="text-align: center;">HE1 - Retrofitting of Existing Housing</p>	<p>Continue to implement adopted ordinances to facilitate retrofitting of SWOF, NDC, and PNSMF buildings.</p>	<p style="text-align: center;">2021-2029</p>	<p>The City continues to move forward with the Mandatory Seismic Retrofit Program. There are currently approximately 230 SWOF retrofits that have been completed. Approximately 60% of buildings identified on the SWOF list have taken some form of action toward compliance. The City also received a \$10 million HMGP grant to assist property owner's with their retrofits from Cal OES/FEMA. The Seismic Grant Program was launched in July of 2022.</p>
<p style="text-align: center;">HE2 - Incentives for Rehabilitation</p>	<p>Monitor the availability of Federal, State, and County funding sources to support rehabilitation programs on an ongoing basis with the goal of assisting in the rehabilitation of 100 lower income rental units over eight years. Prepare a report that analyzes funding options to incentivize the repair and maintenance of aging rent stabilized apartment buildings in exchange for long-term affordability covenants as affordable housing. Devise feasible funding strategies to improve the housing conditions of rent stabilized units and enhance their long-term affordability.</p>	<p style="text-align: center;">2021-2029</p>	<p>The City continued to move forward on its seismic retrofit program, which primarily consists of rent stabilized properties. 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. As of the end of 2022, over 240 properites have gone through the retrofitting process. The City continues to explore opportunities for incentivizing building improvements, and grants for seismic retrofitting are available.</p>

<p>HE3 - Small Multi-Family Building Acquisition and Rehabilitation</p>	<p>Prepare a feasibility study for establishing a Community Land Trust to facilitate the acquisition/rehabilitation of small RSO buildings and convert these buildings to permanent affordable housing for extremely low/lower income households. Pursue CLTs or devise alternative strategies to preserve RSO buildings, with the goal of preserving/improving 100 lower income units. Pursue anti-displacement and housing preservation funding as it becomes available</p>	<p>2021-2029</p>	<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 annual budget 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>
<p>HE4 - Home Secure Program</p>	<p>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 older adult and at-risk populations in the Jewish Family Services case management program. Assist 200 extremely low/lower income households</p>	<p>2021-2029</p>	<p>The City continues to offer the Home Secure Program for lower-income older adults and people living with disabilities. The program offers a range of security and home protection measures, such as grab bars, ramps, door handles, and other assistive technology devices. The program is offered through Jewish Family Services and the Disability Community Resource Center and advertised during case management sessions.</p>
<p>HE5 - Historic Preservation</p>	<p>Continue to provide technical assistance to owners and applicants regarding the repair and maintenance of historic structures. Process 2 Mills Act applications. Conduct outreach regarding the benefits of the Mills Act and other incentives for historic multi-family properties through brochures at public counters and social media. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants). Continue to develop and implement an inspection schedule for properties under a Mills Act contract. Develop funding options to implement a Historic Apartment Preservation Program with the goal of preserving two historic apartments over eight years. Evaluate new historic preservation programs and revisions to the City's Historic Preservation Ordinance that can improve the City's program. This will include community outreach, goal setting, program development and vetting, with a determination by the City Council on final changes to the existing ordinance.</p>	<p>2021-2029</p>	<p>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.</p>
<p>HE6 - Code Compliance Enforcement</p>	<p>Continue to implement the Code Compliance Enforcement program to ensure routine property maintenance and eliminate substandard building conditions. Promote incentives available for upgrading to current standards (see Program 2).</p>	<p>2021-2029</p>	<p>The Neighborhood and Business Safety (formerly Code Compliance) Division continues to implement the code compliance program. Code enforcement 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 enforcement 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 Neighborhood and Business Safety Division will continue to evaluate the effectiveness of this system.</p>

<p>HE7 - Rent Stabilization Ordinance</p>	<p>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. Continue to implement the Aging in Place/Aging in Community Strategic Plan for older adults that are long-term residents in rent stabilized units. Expand strategies to allow residents of rent stabilized units to age in place within their current apartment building, including unit transfers, incentivizing and streamlining affordable and accessible units occupied by seniors, particularly through land use incentive programs. Continue to conduct workshops to educate landlords and tenants on the Rent Stabilization Ordinance, including topics of property maintenance, housing services, registration, mediation, and evictions. Develop an aging in place related housing list to connect 20 senior households with ADU and other smaller unit owners. Ensure pet friendly policies are being incorporated into the Rent Stabilization Ordinance.</p>	<p>2021-2029</p>	<p>The Rent Stabilization Division continues to maintain the Rent Stabilization program, including the expansion of the rental registry to include properties subject to AB 1482 and other non-locally regulated properties. Through the Division's contract with the Coalition for Economic Survival, and its own efforts, landlords and tenants are provided workshops, mailers and other digital outreach to ensure parties have an understanding of their rights and responsibilities under the Rent Stabilization Ordinance.</p> <p>The Year Five Aging In Place/Aging in Community (AIP/AIC) Report provided to Council in October 2022, highlights the City's continued efforts to implement policies and actions that support long-term renters in rent stabilized units in West Hollywood. The Year Five report (December 2020 – August 2022) focused on the pilots and projects the City has developed to address the larger systemic issues, such as poverty, race and socio-economic inequities, risk of/experiencing homelessness, and mental health crises experienced by older adults and other community members - specifically, the Pilot for Guaranteed Income for older adults living on a low-income, the movement forward on converting a motel into interim housing, and the developing of a behavioral health crises response team.</p> <p>In addition to the progress report that reviewed the last official year of the Five-Year Strategic Plan, a Retrospective Report provides an examination of the breadth and depth of the AIP/AIC work completed to meet the identified goals in each of the ten domains over the life of the Initiative to date. For example, the domain of "Housing" featured the continuation of the following activities by different Departments and Divisions: actively monitoring Section 8 tenancies; providing rental assistance, legal counsel and defense services; offering emergency rental assistance and expanded rental support due to the impacts of COVID-19; providing assistance in the areas of hoarding, habitability, and accessibility; advocating with regional housing authority partners; creating an Accessory Dwelling Unit Pilot. Aging in Place Report Year 5 and Retrospective Report here: https://www.weho.org/home/showpublisheddocument/54847/638023147398370000.</p>
<p>HE8 - Housing Choice Vouchers</p>	<p>Include information in semi-annual mailings to property owners outlining the State's new source of income protection (SB 329 and SB 222) that requires landlords to recognize public assistance (including HCV) as a legitimate source of income for rent payments. Undertake proactive measures to ensure the continued availability and usefulness of HCV 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.</p>	<p>2021-2029</p>	<p>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.</p>

<p>HE9 - Preservation of Publicly Assisted Housing</p>	<p>Continue to maintain close contact with the property owners regarding their long-term plan for the projects. If conversion to market-rate housing is intended, work with the Housing Authority to ensure tenants receive the required notifications (three-year, one-year, and six-month), identify replacement and preservation options, and assist existing tenants to obtain relocation and other housing assistance at least one year prior to conversion. Pursue State and federal funding programs to assist in the improvement of affordable housing projects.</p>	<p>2021-2029</p>	<p>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.</p>
<p>HE10 - Residential Referral List</p>	<p>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 prospective tenants. Educate participating landlords on opportunities for guaranteed rent by engaging community partners that assist at-risk residents. Explore a new residential vacancy tax initiative that would tax owners of vacant residential units and land, to utilize this tax for affordable housing initiatives.</p>	<p>2021-2029</p>	<p>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.</p>
<p>HE11 - Adequate Sites for RHNA and Monitoring of No Net Loss</p>	<p>Ensure adequate capacity exists to accommodate the City's RHNA and monitor progress in in 2024. If the City is not projected to be on track with meeting the RHNA, devise additional strategies within 6 months. Encourage mixed-use development at key nodes along commercial boulevards, (i.e., where Metro rail service is proposed on the Northern Extension of the Crenshaw/LAX Line). Meet with developers to discuss how to develop their properties and encourage housing to influence projects, including establishment of transit oriented development regulations that align with goals for development near future light rail stations. Commit to the production of affordable housing on city-owned properties identified in the sites inventory for housing development. Develop a procedure to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Develop and adopt amendments to the density bonus and mixed use incentive programs to assess their efficacy in realizing the quantity and types of most needed housing. Study options for a map amendment to expand the Mixed Use Incentive Overlay to properties along corridors that would allow more properties to obtain overlay bonuses and increased density. Study options for a zone text amendment expanding the Avenues Bonus program (for Melrose and Beverly) to the entire district, with amendments to enhance FAR bonus for projects with housing. Study options for an amendment to the R3 and R4 Districts to increase allowable density as deemed appropriate, potentially with density requirements from County of Los Angeles prior to the City's incorporation. Present all policy options to City Council, followed by zone text amendments as directed.</p> <p>Explore joint development opportunities including affordable housing at station portals and construction staging sites acquired by Metro for the construction of rail line extensions in alignment with Metro's Transit Oriented Communities and Joint Development Policies and Programs.</p>	<p>2021-2029</p>	<p>Work on various objectives for this program has been delayed due to staffing shortages. However, the City remains committed to the development of affordable housing on city-owned properties. The City is working with Grimshaw to conduct "test fits" and massing scenarios for various city-owned parcels. The outcome of this study, alongside previous City studies, will help inform the highest and best use for several city-owned sites. Additional work on objectives for this program is anticipated to begin Q2 2023.</p>

<p>HE12 - Replacement Housing</p>	<p>Amend the Zoning Ordinance to expand the replacement requirement to the fullest extent of the law pursuant to AB 1397 and AB 2556 to require, on both sites identified for lower income RHNA as well as generally applicable sites, the one-to-one replacement of existing units that are either deed restricted or occupied by lower income tenants. Conduct a study to determine impacts of changes to zoning for replacement requirements on new development.</p>	<p>2021-2029</p>	<p>On 10/17/22, City Council adopted a policy making an election under state law to require replacement units to be affordable if the units that are being demolished are or were rent-controlled and occupied by an individual or household earning above lower income (greater than 80% of area median income). City Council directed staff to perform an economic analysis to confirm that this requirement does not have a negative impact on housing development. This economic analysis will be performed in Q2 2023.</p>
<p>HE13 - Accessory Dwelling Units</p>	<p>Continue to implement the Affordable ADU Pilot Program with the goal of achieving three affordable ADUs. Pursue funding for an expanded program after the Pilot Program. Develop incentives to facilitate ADU construction. Incentives may include waiver or reduction of fees, pre-approved site and floor plans, and expedited review. After evaluating this item, staff will present policy options to the City Council, followed by drafting of a zone text amendment to address this issue as directed. Continue to monitor the trend of ADU development to identify other potential constraints and revise the ADU ordinance as necessary and appropriate by 2023. Amendment to the ADU ordinance may include allowing ADU to be sold separately under specific circumstances</p>	<p>2021-2029</p>	<p>In September 2022, the City launched the WeHo ADU Pilot Program. The program is a new affordable housing initiative to incentivize single and multifamily property owners to create an affordable rental unit on their property. This program offers “comprehensive assistance” for financing, designing, permitting, and constructing a new Accessory Dwelling Unit (ADU) in the City of West Hollywood. More information can be found at https://www.weho.org/city-government/city-departments/economic-development/property-development/affordable-adu-pilot-program. In 2022, a consultant was retained to assist the City with designing and managing the ADU pilot program. The application period for the loan pilot was open to all WeHo homeowners from August 1 to September 30, 2022. In January 2023, two homeowners were selected to participate in the affordable ADU pilot program, with expected completion of the units by Q2 2024. Due to rising construction costs, the initial \$300,000 City investment will only be able to fund two projects, instead of three. Depending on the success and interest in the program it may continue beyond 2024.</p>
<p>HE14 - Inclusionary Housing Ordinance</p>	<p>Revise the Inclusionary Housing Ordinance to ensure compliance with the State Density Bonus Law and enhance the City's affordable housing program to include increased on-site affordable housing, increased density bonuses, and increased housing for all income groups, and address overall square footage of market rate versus affordable in multifamily projects. Monitor market conditions and development trends to assess effectiveness. Continue to prioritize inclusionary housing units for tenants displaced due to Ellis Act and consider developing a programmatic approach to assist persons with disabilities and those aging in place. Complete a feasibility study addressing changes to the ordinance.</p>	<p>2021-2029</p>	<p>By Q4 2023, the City will revise its Inclusionary Housing Ordinance to address overall square footage of market rate versus affordable in multifamily projects. In addition, revisions will be incorporated to address HCD's Letter of Technical Assistance dated September 2, 2022.</p>

<p>HE15 - Affordable Housing Development through Partnerships with Non-profits</p>	<p>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 with the goal of creating 500 affordable units for extremely low/lower income households funded through the City's Affordable Housing Trust Fund (AHTF). Annually, pursue the acquisition of land using AHTF and issuing Request for Proposals to solicit affordable housing projects for the acquired properties, with the goal of completing one project each year (and 500 affordable units) during the eight-year Housing Element period. In 2021, the City utilized the Urban Land Institute (ULI) Technical Assistance Panels (TAP) to conduct a highest-and-best use analysis on the six City-owned properties, including affordable housing on four of the six sites listed in the residential sites inventory. Staff is currently reviewing the analysis from the panel and bringing forward recommendations based on the findings.</p>	<p>2021-2029</p>	<p>This program continues to operate. The City acquired one new property in 2022 and plans to develop it with a non-profit partner in Q2 2023 through an RFP process. In addition to the ULI TAP exercise that was conducted in 2021, the City is working with Grimshaw to conduct "test fits" and massing scenarios for various city-owned parcels. The outcome of this study, alongside previous City studies, will help inform the highest and best use for several city-owned sites.</p>
<p>HE16 - Community Land Trust</p>	<p>Prepare a feasibility study for establishing a Community Land Trust that can be used for various affordable housing activities, such as acquisition and rehabilitation of small rental buildings and development of affordable ownership housing. The study shall identify strategies and resources needed to acquire land, enter into long-term leases, or partner with existing CLTs to develop multifamily housing that would be maintained affordable in perpetuity, and include a review of CLT best practices. In addition, that study shall consider new ways to incentivize the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by CLTs or Tenancy in Common (TICs) in the Municipal Code and housing funding processes. Potential policies could include special incentives for shared equity development and a new requirement that on-site affordable for-sale units in mixed-income projects be sold to a qualified non-profit, with an emphasis on CLTs. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs. Pursue CLTs that, in conjunction with Program 15 (Affordable Housing Development through Partnerships with Nonprofits), achieve 500 affordable housing units over eight years.</p>	<p>2021-2029</p>	<p>This program is scheduled to begin work in Q4 2023 and go through Q4 2024.</p>

<p>HE17 - Workforce Housing, Missing Middle, Family Housing, and Ownership Housing Opportunities</p>	<p>Define and permit creative housing types such as co-living housing, micro/efficiency units, residential and commercial subdivisions, and other flexible housing types to increase opportunities for affordable homeownership. In order to incentivize these types of housing, a tiered system of zoning requirements that provides different density for different types of housing may be adopted. Staff will present a number of policy options to the City Council, resulting in a zone text amendment. Conduct a feasibility study to establish a low and moderate income purchase assistance program that can help first-time, low- and moderate-income homebuyers purchase homes in the City of West Hollywood by providing loans to cover the down payment, closing and acquisition costs. Assist 20 lower income households achieve affordable homeownership. Promote homebuyer assistance programs on City website, newsletter, and other social media platforms. Pursue CalHome grants to provide homebuyer assistance. Study the addition of another affordable category with a variety of incentives and density bonuses to incentivize the establish new middle income/workforce housing. If feasible, staff will draft and present a zone text amendmet to the City Council for adoption that will provide the mechanisms to create a new affordability category. Study reducing the maximum average unit size required in commercial, R3, and R4 Districts as a strategy to moderate housing costs and increase overall number of units constructed. The feasibility study will be presented to City Council in Q4 2026 to determine the appropriate new maximum unit size.</p>	<p>2021-2029</p>	<p>A zone text amendment has been drafted to define various housing types; specifically co-living, Micro Units, and Senior Congregate Care facilities, and develop preliminary design standards. This item is being reviewed by the Long Range Planning Subcommittee before presentation to the Planning Commission and City Council. This ZTA is expected to be reviewed by the City Council in Q3 2023.</p> <p>In January 2021 the City applied for the CalHOME program to obtain grant funding to launch a first-time homeownership program—the City was not awarded. The City has been unable to apply for several funding programs to launch a first-time homebuyer program due to a lack of a certified Housing Element. Now that the City’s Housing Element is compliant, the City will continue to pursue funding sources to launch their homeownership program. Local funds alone, without outside leveraging dollars, will not be sufficient to launch the program.</p> <p>The City continues to promote homebuyer assistance programs on the City’s website, newsletter, and other social media platforms.</p> <p>In January 2021 the City applied for the CalHOME program to obtain grant funding to launch a first-time homeownership program—the City was not awarded. The City has been unable to apply for several funding programs to launch a first-time homebuyer program due to a lack of a certified Housing Element. Now that the City’s Housing Element is compliant, the City will continue to pursue funding sources to launch their homeownership program. Local funds alone, without outside leveraging dollars, will not be sufficient to launch the program.</p>
<p>HE18 - Commercial Development Impact Fee</p>	<p>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. Conduct a fee analysis to analyze potential increases to the Commercial Development Impact Fee to mitigate the impact of new commercial development on the need for affordable housing and generate additional revenues for affordable housing activities. In conjunction with other affordable housing programs such as Program 15 (Affordable Housing Development through Partnerships with Nonprofits) and Program 16 (Community Land Trust) above, achieve 500 affordable housing units over eight years. Consider certain incentives for developers that provide affordable housing on-site for employees of commercial portions of development</p>	<p>2021-2029</p>	<p>The City continues to implement the Commercial Impact Fee Program.</p>
<p>HE19 - Green Building Climate Action & Adaptation Plan (CAAP)</p>	<p>Continue to implement the Green Building Climate Action & Adaptation Plan that offers incentives and flexibility for compliance and update as needed. Promote green building standards in the City's affordable housing stock by providing financial assistance for improvements</p>	<p>2021-2029</p>	<p>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.</p>

HE20 - Residential Development Standards and Process	Amend density standards to increase density in residential and commercial districts. Consider reverting R3 and R4 districts to allowable density prior to the City's incorporation, or other density deemed most appropriate. Establish objective design standards for projects with housing as an ongoing task with an SB2 grant received to create new objective standards. Staff will present objective standards to City Council for review and adoption. In coordination with the adoption of the Climate Action Plan, replace second floor setback requirements with incentives for Climate Action achievement. Adopt standards to allow individual metering for water and energy consumption. Adopt an ordinance to change/reduce/eliminate certain parking requirements, allow for shared parking and unbundling of parking to allow parking to be sold separately, and amend parking size standards. Evaluate the City's on street parking permit system for projects with reduced parking requirements. Finish the ongoing project to amend the zoning code to provide incentivized public space on private property to allow more livability and create incentives to allow for increased development potential in exchange for public amenities. Revise the threshold for Planning Commission review for residential and commercially zoned projects that will allow more projects to be administratively reviewed to reduce time delay and uncertainty for housing development projects. Update single family regulations to comply with SB9. Consider amendments to determine whether additional density in single family residential districts is feasible. Develop implementation procedures for AB 2097 for reduced parking requirements to facilitate affordable housing development. Amend single and multi-family development standards in the Zoning Ordinance as appropriate to facilitate needed residential and mixed use development, including revising the threshold for Planning Commission review and increasing density to promote development.	2021-2029	A draft "briefing document" for new residential development standards was presented to the Long Range Planning Subcommittee in Q3 2022. The City subsequently launched a community feedback solicitation for comments on its Urban Design and Architecture website. Staff is finalizing a draft Ordinance for a public hearing in front of the Planning Commission at the end of Q1 2023. The Standards will be broken into four or five segments with the first segment focusing on Multi-Family and Mixed-Use Parking and Driveway Standards.
HE21 - Zoning Ordinance Amendments	Amend Zoning Ordinance to address AB 101, AB 139, AB 2162, and AB 2345 requirements, as well as the Employee Housing Act (H&S Section 17021.5) and residential care facilities for seven or more persons.	2021-2029	Work on this objective has been delayed due to staffing shortages. Work is anticipated to begin in Q2 2023 with completion by Q4 2023.
HE22 - Streamlined Processing	Develop written procedures for processing projects eligible streamlined review and approval under SB35, as required by State Law. Continue to work on improving the streamlined processing procedures, including increasing threshold of unit numbers for Planning Commission review, and removing Planning Commission review when projects utilize the density bonus. Streamline the development review process and develop objective standards for 100% affordable housing projects. Consistent with the Housing Crisis Act (SB 330), the City utilizes the State's standard preliminary application checklist to facilitate project review.	2021-2029	The City's continued to implement its new procedures for streamlined review, including meetings with project applicants in pre-application conferences to identify issues and concerns prior to application submittal. Work on streamlining 100% affordable projects was delayed due to staffing shortages. Work will begin Q1 2023 with completion expected by Q4 2023.
HE23 - Fee Waivers for Affordable Housing	Continue to waive certain fees for residential projects with 25% or more affordable units for extremely low/lower income households. Continue to waive all City-imposed plan check and other fees for non-profit sponsored projects that are 100% affordable for extremely low/lower income households.	2021-2029	The City continues to waive all hard-cost fees on a project basis for non-profit affordable housing projects.
HE24 - Fair Housing Outreach and Enforcement	Continue to provide multi-lingual 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. Continue to pursue legal action when necessary on behalf of tenants.	2021-2029	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.

HE25 - 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.	2021-2029	The City's contract mediator works with residents and offers no-cost resolution of 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.
HE26 - Tenant Eviction Protection	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. 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	2021-2029	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.
HE27 - Services for Special Needs Populations Including Homelessness Services	Contract with and financially support non-profit services providers that help meet the supportive services needs of West Hollywood's diverse community, especially those with extremely low incomes. Update the social services directory and make it available to residents at public counters and on City website. Explore the feasibility of establishing a Guaranteed Income program, which as funding permits, would provide supplemental income to qualified households in the City. Identify a space to locate a day center facility within the City of West Hollywood and beginning in 2024 and annually thereafter, pursue funding sources to implement program. Explore opportunities for the City to support the purchase and conversion of motels into supportive housing and beginning in 2023 and annually thereafter, pursue funding sources to implement program.	2021-2029	<p>The City continues to contract with non-profit service providers for direct services to community members and entered into a contract with Healthcare in Action on 10/1/22, to provide mobile medical, mental health, and substance use treatment for unhoused people. City staff, security ambassadors, emergency services personell, and community partners are encouraged to call Healthcare in Action whenever they see an unhoused person who needs help. The team is available 7 days a week, from 7am-7pm, and will arrive to the scene within an hour or less. The City expanded its contract with the TransLatin@ Coalition to provide additional outreach, case management, peer support, and drop-in center hours for transgender, gender nonconforming, and intersex community members. Many of the clients served through the contract are unhoused transgender people of color. Lastly, the City entered into a contract with the LA LGBT Center to provide case management and support services for survivors of violence as well as immigration relief for refugees and asylum seekers.</p> <p>Following City Council direction, staff developed the West Hollywood Pilot for Guaranteed Income (WHPGI), including the identification of funding, research and evaluation, and implementation partners. In June 2022, the City launched the first guaranteed income (GI) pilot in the country for older adults (50+) living on a low income, and on 8/30/22 began distributing \$1,000/month of unconditional cash to 25 community members for 18 months. City staff secured \$450,000 for the participant disbursement funds from two external sources; partnered with non-profit, NCJW LA, as the administrative partner; and began working with the Center for Guaranteed Income Research at University of Pennsylvania to gather data to determine the impacts of guaranteed income on participants' economic stability, housing stability and retention, and health/mental health and social connection.</p> <p>A consultant team was selected in 2021 to conduct a feasibility study, funded by a Measure H grant from LA County CEO/ Homeless Initiative, of select locations within the City to determine where to site and develop a property to offer an access center/day center facility with supportive services and/or develop bridge/interim and permanent housing. The consulting firm recommended the Holloway Motel, and throughout 2022 the consultant team and City staff focused on achieving this goal. The inventory of City sites will continue to be assessed for the best use of feasible locations for an access center, additional interim/bridge housing and permanent supportive housing.</p> <p>After multiple meetings through January 2022, City Council authorized staff to submit a joint application to HCD's Project Homekey with non-profit partner, Ascencia. Grant funds from the State will support the conversion of the Holloway Motel into interim housing for community members experiencing homelessness. The City Council confirmed the site, located at 8465 Santa Monica Boulevard, as an eligible hotel for this type of conversion, and approved a purchase agreement for the motel in June 2022 with the sale to be completed</p>

HE28 - Enhanced management	Continue to coordinate with WHCHC to continue the Enhanced Management Program at all current and future housing projects. Encourage other affordable housing providers to follow the WHCHC model.	2021-2029	WHCHC continues to offer the Enhanced Management Program at its affordable housing projects in the City. The program provides a resident services coordinator who interacts with residents and monitors social services needs, in addition to offering a series of programs designed to foster a sense of community at each building, offer tips for self-improvement, healthy eating and living.
HE29 - Business Assistance and Relocation Support	Work with experienced developers, commercial real estate brokers, and the business community to the displacement of existing businesses during redevelopment of underutilized properties	2021-2029	Work on this objective is scheduled to begin in 2023.
HE30 - Community Engagement	Design and initiate an annual community engagement program that affords increased efforts to underserved groups.	2021-2029	Work on this objective has been delayed due to staffing shortages. An Annual Housing Symposium is being planned by Q4 2023.

Jurisdiction	West Hollywood	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	3
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		102
Total Units		107

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	3	1	5
2 to 4	0	6	9
5+	113	73	166
ADU	16	27	9
MH	0	0	0
Total	132	107	189

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	302
Total Housing Units Approved:	17
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	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

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.

Total Award Amount	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
---------------------------	----	------------	---

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Amendment	\$ 32,340.00	\$ 32,340.00	Completed	Local General Fund	Reimbursement request not yet submitted
Community Engagement	\$ 30,664.00	\$ 30,664.00	Completed	Local General Fund	Reimbursement request not yet submitted
Facilitate Housing Element Approval	\$ 8,980.00	\$ 8,980.00	Completed	Local General Fund	Reimbursement request not yet submitted
Environmental Analysis	\$ 52,495.00	\$ 52,495.00	Completed	Local General Fund	Reimbursement request not yet submitted
Project Administration	\$ 13,100.00	\$ 13,100.00	Completed	Local General Fund	Reimbursement request not yet submitted
Option Tasks/Data	\$ 12,421.00	\$ 12,421.00	Completed	Local General Fund	Reimbursement request not yet submitted

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	29
	Non-Deed Restricted	0
Low	Deed Restricted	24
	Non-Deed Restricted	0
Moderate	Deed Restricted	3
	Non-Deed Restricted	0
Above Moderate		76
Total Units		132

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	3
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		102
Total Units		107

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	0
Low	Deed Restricted	5
	Non-Deed Restricted	0
Moderate	Deed Restricted	13
	Non-Deed Restricted	0
Above Moderate		161
Total Units		189