

Jurisdiction	West Hollywood	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		100
Total Units		104

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	7
Single-family Detached	3	2	0
2 to 4 units per structure	7	6	0
5+ units per structure	239	54	30
Accessory Dwelling Unit	18	42	20
Mobile/Manufactured Home	0	0	0
Total	267	104	57

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	39	104
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	36
Number of Proposed Units in All Applications Received:	1,294
Total Housing Units Approved:	27
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	20	22
Discretionary	16	1272

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	653
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	27

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	31
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	West Hollywood	
Reporting Year	2023	(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 Bc Applic			
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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							13	0	236	0	16	0	1029	1294	27	0			
4334001001	8816 BEVERLY BLVD			DVP23-0020	5+	R	8/1/2023			26				104	130			NONE	No
4336003003	8752 ASHCROFT AVE			ZC23-0567	ADU	R	11/9/2023							1	1	1		NONE	No
4336003011	8716 ASHCROFT AVE			DVP23-0010	ADU	R	3/8/2023							1	1			NONE	No
4336003011	8716 ASHCROFT AVE			DVP23-0010	SFD	O	3/8/2023							1	1			NONE	No
4336005018	8708 RANGELY AVE			ZC23-0029	ADU	R	1/26/2023							1	1	1		NONE	No
4336005018	8708 RANGELY AVE			ZC23-0029	SFD	O	1/26/2023							1	1	1		NONE	No
4336011011	9016 SANTA MONICA BLVD			DVP23-0019	5+	R	7/28/2023			32				128	160			NONE	No
4336014014	8817 ASHCROFT AVE			DVP23-0025	5+	R	9/29/2023			6				24	30			NONE	No
4336017024	8847 ROSEWOOD AVE			ZC23-0076	ADU	R	2/16/2023							1	1	1		NONE	No
4337006040	8587 RUGBY DR			ZC23-0153	ADU	R	3/23/2023							1	1	1		NONE	No
4337010024	543 WESTMOUNT DR			ZC23-0685	ADU	R	12/27/2023							1	1			NONE	No
4337010029	519 WESTMOUNT DR			DVP23-0027	SFD	O	12/19/2023							1	1			NONE	No
4337012007	328 WESTBOURNE DR			ZC23-0609	ADU	R	11/29/2023							1	1	1		NONE	No
4337013009	833 WESTBOURNE DR			DVP23-0023	5+	R	8/25/2023			7				28	35			NONE	No
4337014030	847 HUNTLEY DR			ZC23-0402	ADU	R	8/14/2023							1	1	1		NONE	No
4337014049	651 HUNTLEY DR			DVP23-0016	5+	R	6/5/2023			10				40	50			NONE	No
4339004014	8557 KNOLL DR			DVP23-0011	5+	R	4/19/2023							8	8	8		NONE	No
4339013006	8818 BETTY WAY			ZC23-0014	ADU	R	1/12/2023							1	1	1		NONE	No
4339017001	8850 SUNSET BLVD			DA23-0013	5+	R	12/15/2023			10				31	41			NONE	No
4339019009	829 LARRABEE ST			ZC23-0429	ADU	R	8/28/2023							1	1	1		NONE	No
4340013006	9061 NEMO ST			DVP23-0007	SFA	O	2/23/2023							3	3	3		NONE	No
4340013032	9045 HARLAND AVE			ZC23-0588	ADU	R	11/20/2023							1	1	1		NONE	No
4340017020	9043 LLOYD PL			ZC23-0034	ADU	R	1/30/2023							1	1	1		NONE	No
5529009039	1014 HAYWORTH AVE BUILDING			ZC23-0670	ADU	R	12/19/2023							2	2			NONE	No
5529011036	912 HARPER AVE			ZC23-0323	ADU	R	6/27/2023							1	1	1		NONE	No
5529015048	1051 EDINBURGH AVE			DVP23-0017	5+	R	6/5/2023			7				28	35			NONE	No
5529018021	1031 HAVENHURST DR			ZC23-0077	ADU	R	2/16/2023							1	1			NONE	No
5530007007	7729 LEXINGTON AVE			ZC23-0147	ADU	R	3/17/2023							1	1	1		NONE	No
5530009009	1155 GARDNER ST			ZC23-0356	ADU	R	7/19/2023							1	1	1		NONE	No
5531007012	1162 POINSETTIA PL			ZC23-0310	ADU	R	6/15/2023							1	1	1		NONE	No
5531014016	1000 LA BREA AVE			DVP23-0003	5+	R	2/1/2023			128				386	514			NONE	Yes
5554014011	8025 SANTA MONICA BLVD			DVP22-0027	5+	R	1/10/2023	11				4		100	115			NONE	Yes
5554015004	8214 NORTON AVE			ZC23-0054	ADU	R	2/8/2023							2	2	2		NONE	No
5559002016	8657 HOLLOWAY DR			DVP23-0002	5+	R	1/6/2023			10		10		100	120			NONE	No

Jurisdiction	West Hollywood	
Reporting Year	2023	(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		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		
Very Low	Deed Restricted	1,066	2	3	-	3	-	-	-	-	-	-	8	1,058
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	689	3	-	3	-	-	-	-	-	-	-	6	683
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	682	-	2	2	1	-	-	-	-	-	-	5	677
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,496	45	49	102	100	-	-	-	-	-	-	296	1,200
Total RHNA		3,933												
Total Units			50	54	107	104	-	-	-	-	-	-	315	3,618
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-income Need											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	2023	(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
HE1 - Retrofitting of Existing Housing	Continue to implement adopted ordinances to facilitate retrofitting of SWOF, NDC, and PNSMF buildings.	2021-2029	<p>The City continues to move forward with the Mandatory Seismic Retrofit Program. There are currently approximately 290 SWOF retrofits that have been completed. Approximately 71% of buildings identified on the SWOF list have taken some form of action toward compliance. Notices to comply were sent out to owners of NDC (non-ductile concrete) and PNSMF (pre-Northridge steel moment frame) buildings in October and December of 2023, with the final batch slated to be sent in Spring 2024. There are currently 83 total NDC and PNSMF buildings on the list. 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>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>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. 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>Contracts were renewed for the second year of the three-year funding cycle. As such, the Home Secure program continues to provide this service 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>There is no update on the Historic Apartment Preservation Program yet.</p>
------------------------------------	---	------------------	--

HE6 - Code Compliance- Enforcement	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 - Incentives for Rehabilitation).	2021-2029	In addition to the ongoing items provided in the 2022 update, the City Council in October of 2023, approved an agreement with Willdan Engineering, for two contract Code Enforcement Officers, to help implement a pilot program to perform proactive inspections in multifamily buildings. There are an estimated 16,516 multifamily residential units in 1876 buildings located throughout the City. Because most of the City's multifamily buildings were built before 1978, when CA's first building energy efficiency code was adopted, these older buildings have energy savings potential as high as 40% with cost-effective improvements to building envelopes and mechanical and lighting systems. In collaboration with and as requested by City Planning staff, Code Enforcement staff will also distribute flyers from SCE covering 100% of in-unit energy efficiency upgrades, such as building envelopes and appliances, for income-qualified multifamily buildings.
---	---	-----------	--

<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 through 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 City continues its ongoing efforts to focus on the ten domains of livability outlined in the Aging in Place/Aging in Community Initiative, including the housing domain, by doing the following to help support older adult community members to remain housed: collaborating with the Housing Authority on the Continuum of Care voucher program; providing rental assistance and legal service protections; providing unit accessibility alterations and unit cleaning assistance for tenants in danger of not passing annual HUD inspections.</p> <p>In addition, the City has been developing and implementing pilots and programs to support the Aging In Place/Aging in Community Initiative through larger systemic responses including a Pilot for Guaranteed Income and behavioral health response team.</p> <p>In 2022, the City launched the first guaranteed income (GI) pilot in the country for older adults (50+) living on a low income. The City partnered with NCJW LA as the non-profit administrative partner and Center for Guaranteed Income Research at University of Pennsylvania as the research and evaluation partner for the 18 month pilot. The WHPGI completed payment distributions to participants in Jan. 2024. Qualitative and quantitative data will be collected for six months beyond the pilot's completion to help determine the impacts of guaranteed income on participants' housing stability and retention, economic stability, and other factors.</p> <p>The City, in collaboration with non-profit partner, Sycamores, and the County Department of Mental Health, launched the Care Team as a mobile responder that focuses on addressing behavioral health crises in West Hollywood. The Care Team serves people both community members who are experiencing homelessness and support housed community members to stay housed by connecting them to local city-funded programs and vital county programs.</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 continues to see 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 RHNA and monitor progress in 2024. If the City is not projected to be on track 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 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 TOD regulations that align with goals for development near future light rail stations. Commit to production of affordable housing on city-owned properties identified in the sites inventory. Develop a procedure to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet remaining RHNA by income category. Develop and adopt amendments to density bonus and mixed use incentive programs to assess their efficacy in realizing the quantity and types of most needed housing. Study options 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</p>	<p>2021-2029</p>	<p>The city continues to monitor its progress toward the RHNA. Staff is working with GIS experts to create an interactive platform to monitor the sites inventory. Staff released an RFP in Q4 2023 and is currently seeking a consultant to study the feasibility of amending density, FAR, and height to increase housing capacity in all residential and commercial zones throughout the City. The citywide study will look at amending existing bonus programs for mixed use development and will explore creating a transit oriented development program. Work is expected to begin in Q2 2024 and be completed in Q1 2026.</p> <p>The City also remains committed to the development of affordable housing on city-owned properties. The City purchased a site at 1047 N. Crescent Heights that will be combined with an adjacent city-owned site at 1057 N. Crescent Heights and will be offering an RFP for development teams to submit proposals for the development of 100% affordable housing on both sites. The City is currently working with HCD to designate the site as surplus, the RFP will be released in mid-2024 after HCD review the surplus land designation.</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. The City obtained a consultant in Q2 2023 and the economic analysis is expected to be finalized in Q1 2024. Results will be presented to City Council in Q1 2024 and staff will propose a Zone Text Amendment based on the study results and direction from City Council.</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>Due to rising construction costs, the initial \$300,000 City investment will only be able to fund two projects instead of three. The City increased the value of the ADU Pilot Program from \$100,000 to \$150,000 loan per unit/homeowner. The pilot program incentivizes single and multifamily property owners to create an affordable rental unit on their property. This program offers comprehensive assistance from the City related to financing, designing, permitting, and constructing a new ADU. The City committed funding for two loans to homeowners during the pilot phase. In exchange for the low-interest loan, the homeowners commit to renting the ADU to a Section 8 voucher holder for 7 years. Both ADUs have gone through plan check and construction is anticipated to start in early 2024. Once the pilot phase of the program is complete (likely in late 2024), staff will take an item back to Council to review the pilot and make a decision on the long-term implementation of the program.</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>The City issued a policy memo to staff in Q3 2023 addressing HCD's Technical Assistance letter for implementation of inclusionary requirements consistent with State Density Bonus law. To codify the current policy, staff released an RFQ in Q4 2023 and is seeking a consultant to conduct a feasibility study and update the City's inclusionary ordinance. Work is anticipated to begin in Q2 2024 and be completed by Q4 2024.</p> <p>The City continued to prioritize inclusionary housing units for tenants displaced due to Ellis Act and developed a programmatic approach within the Inclusionary Housing Ordinance to assist persons with disabilities and those aging in place.</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>The ULI Technical Assistance Panels (TAP) study looked at highest and best use analysis on six City-owned properties listed in the sites inventory, including affordable housing on four of the the six sites. Staff reviewed the analysis from the panel and brought forward recommendations based on the findings in Q3 2023.</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 now scheduled to begin work in Q3 2024 and go through Q4 2026. The City was initially notified in Q4 2023 that it was awarded a SCAG REAP 2.0 grant to fund this work. However, in Q1 2024, the City was notified that SCAG would be pausing awards due to potential budget cuts at the state level. The City is actively seeking alternative funds for this work.</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 amendment to the City Council for adoption that will provide the mechanisms to create a new affordability category. Study reducing the</p>	<p>2021-2029</p>	<p>In Q3 2023, the City decided to split work in defining different housing types into multiple zone text amendments (ZTAs) for clarity on regulations for similar housing types. A ZTA for micro and studio units has been drafted and released to the public for review before going to the Planning Commission in Q1 2024. Additional ZTAs will be processed for co-living and senior congregate care in Q2 2024.</p> <p>The City continues to promote homebuyer assistance programs on the City's website, newsletter, and other social media platforms. 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 city continues to implement the Green Building Program and the Climate Action & Adaptation Plan (CAAP) adopted in December 2021. The CAAP 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>

<p>HE20 - Residential Development Standards and Process</p>	<p>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</p>	<p>2021-2029</p>	<p>Multifamily objective design and development standards are in process in collaboration with the City's Urban Design and Architecture Studio. Driveway and parking design standards were adopted in Q3 2023, and landscape and tree canopy standards were adopted in Q4 2023.</p> <p>As part of efforts to increase housing capacity, the City released an RFP in Q4 2023 to study increase density and modify height and FAR regulations across all residential and commercial zones in the City. Consultant selection is anticipated to be finalized in Q1 2024 and work will begin shortly afterward.</p> <p>The City's Parking Division will work with a consultant to conduct an evaluation of existing parking capacity and street permit parking systems that will inform any potential changes to existing parking regulations. Staff completed an implementation memo and checklist for staff and members of the public to utilize State Law AB 2097, which reduces or eliminates parking requirements for qualifying new developments near transit. The memo will be released in early 2024."</p>
<p>HE21 - Zoning Ordinance Amendments</p>	<p>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.</p>	<p>2021-2029</p>	<p>Staff released an RFQ for this workplan in Q4 2023. Staff has identified a consultant to begin work in Q1 2024 with anticipated completion in Q3 2024.</p>

<p>HE22 - Streamlined Processing</p>	<p>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.</p>	<p>2021-2029</p>	<p>The City's continues to implement procedures for streamlined review, including utilizing a preliminary application for housing checklist to facilitate project review consistent with SB 330, as well as meetings with project applicants in pre-application conferences to identify issues and concerns prior to application submittal.</p> <p>In Q1 and Q2 2023, staff completed stakeholder interviews and developed options for new processes and procedures to streamline 100% affordable housing projects based on projects meeting objective development standards. The City's Community Development Department and Urban Design and Architecture Division are working on objective development standards for multi-family housing projects, and the streamlining process and procedures will be finalized and implemented once objectie development standards are identified.</p>
<p>HE23 - Fee Waivers for Affordable Housing</p>	<p>Continue to waiver certain fees for residential projects with 25% or more affordable units for extremely low/lower income households. Continue to waiver all City-imposed plan check and other fees for non-profit sponsored projects that are 100% affordable for extremely low/lower income households.</p>	<p>2021-2029</p>	<p>The City continues to waive all hard-cost fees on a project basis for non-profit affordable housing projects.</p>
<p>HE24 - Fair Housing Outreach and Enforcement</p>	<p>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.</p>	<p>2021-2029</p>	<p>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.</p>

<p>HE25 - Tenant/Landlord Mediation</p>	<p>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.</p>	<p>2021-2029</p>	<p>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.</p>
<p>HE26 - Tenant Eviction Protection</p>	<p>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</p>	<p>2021-2029</p>	<p>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 its website and program brochures at public counters. There were various ordinance changes that strengthened tenant eviction protections. The City's contract with Bet Tzedek Legal Services to assist tenants with evictions and represent them in court as needed. The City's contract with the Coalition for Economic Survival (CES) provides monthly tenants' rights workshops to West Hollywood residents.</p>

<p>HE27 - Services for Special Needs Populations Including Homelessness Services</p>	<p>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.</p>	<p>2021-2029</p>	<p>In response to the challenges posed by the COVID-19 pandemic, the State of California developed Project Homekey, a program designed to offer financial assistance to local governments to support the development of interim and permanent supportive housing for individuals experiencing homelessness.</p> <p>In 2022, the City applied for funding through this program for the acquisition and conversion of the Holloway Motel, located at 8464 Holloway Drive, into interim housing. In May of that year, the City was informed of a successful grant application, securing a \$5.8 million award to cover a significant portion of capital costs (\$4.8 million) and operational expenses (\$1 million) associated with establishing the interim housing program.</p> <p>As of January 2024, the project has reached several significant milestones:</p> <ul style="list-style-type: none"> • City acquisition of the Holloway Motel. • Approval of design and construction contracts for the site's rehabilitation. • Council approval of a contract for managing interim housing operations and providing supportive services at the site. • Submission and pending approval of the final architectural designs by the City. <p>With these accomplishments in hand, the project is on track to commence construction in February 2024, and construction is expected to wrap-up by July 2024. The Division anticipates the program will welcome its first resident cohort in November 2024.</p> <p>The inventory of City sites will continued to assessed for the best use of feasible locations for an access center, additional interim/bridge housing and permanent supportive housing.</p> <p>The City also renewed contracts with various non-profit service providers to provide direct services to community members. This includes contracts with Healthcare in Action to provide mobile medical, mental health, and substance use treatment for unhoused community members, TransLatin@ Coalition to provide additional outreach, case management, peer support, and drop-in center hours for transgender, gender nonconforming, and intersex community members, and LA LGBT Center to provide case management and support services for survivors of violence as well as immigration relief for refugees and assylum seekers.</p>
<p>HE28 - Enhanced management</p>	<p>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.</p>	<p>2021-2029</p>	<p>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, heathy eating and living.</p>

<p>HE29 - Business Assistance and Relocation Support</p>	<p>Work with experienced developers, commercial real estate brokers, and the business community to the displacement of existing businesses during redevelopment of underutilized properties</p>	<p>2021-2029</p>	<p>In the summer of 2023, the City reinstated the quarterly commercial real estate broker roundtable meetings. These meetings are attended by both real estate brokers, property owners and developers. Topics discussed include removing barriers to entry into the West Hollywood market as well as how to support and retain existing businesses in West Hollywood. Meetings are continuing on a quarterly basis.</p>
<p>HE30 - Community Engagement</p>	<p>Design and initiate an annual community engagement program that affords increased efforts to underserved groups.</p>	<p>2021-2029</p>	<p>Due to limited resources, this item was pushed back and staff is now coordinating with various City departments to host an event in Q2 2024.</p>
<p>HE31 - Housing Related Urban Programming - Wellness + Walkability</p>	<p>Production of new housing that is focused on greatest needs (income, special needs, lifestyle preferences, etc.) and is sustainable, innovative, safe, and resilient, appropriate with the surrounding neighborhood, offers opportunities for active and healthy living, including walking and biking, and increases equitable housing opportunities.</p> <p>Adequate Land for Housing. Provide adequately zoned sites particularly multi-unit housing in infill areas or commercial corridors in closer proximity to major transportation hubs for diverse housing types that include both rental and ownership opportunities.</p> <p>Promote integrated site development with housing that either includes on-site programming or is within walking distance of essential goods and services to reduce pollution and promote healthy, active living in areas that have historically excluded diverse housing opportunities.</p> <p>Adopt new standards over the next two years that encourage mixed-use developments to support a vibrant local economy and incorporate smaller commercial components, non-profit spaces, or gap businesses defined as those which provide essential goods or services that are missing from the area of the city where the</p>	<p>2021-2029</p>	<p>As part of efforts to increase housing capacity, the City released an RFP in Q4 2023 to study increase density and modify height and FAR regulations across all residential and commercial zones in the City. Consultant selection is anticipated to be finalized in Q1 2024 and work will begin shortly afterward.</p> <p>The City began working with a consultant to study its mixed use policies in Q3 2023 and work is expected to continue through Q4 2025. The study will consider modifications to the City's mixed use bonus program and other strategies to increase housing production and specifically affordable housing in mixed use projects.</p>

Jurisdiction	West Hollywood	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

The City's local preference policy was adopted in 2008. The City was working on a website and Affordable Housing guidelines before the Covid-19 pandemic started. The website is still a pending item, which the City has begun work on again in early 2024.

Jurisdiction	West Hollywood
Reporting Year	2023 (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	<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	\$32,340.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23
Community Engagement	\$30,664.00	\$30,664.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23
Facilitate Housing Element Approval	\$8,980.00	\$8,980.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23
Environmental Analysis	\$52,495.00	\$52,495.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23
Project Administration	\$13,100.00	\$13,100.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23
Option Tasks/Data	\$12,421.00	\$12,421.00	Completed	Local General Fund	Reimbursement request submitted 9/29/23

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	19
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	17
	Non-Deed Restricted	0
Above Moderate		231
Total Units		267

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		100
Total Units		104

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		56
Total Units		67