

Please Start Here

General Information	
Jurisdiction Name	West Hollywood
Reporting Calendar Year	2018
Contact Information	
First Name	Peter
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Title	Rent Stabilization & Housing Manager
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Phone	(323) 848-6596
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Street Address	<u>8300 Santa Monica Boulevard</u>
City	West Hollywood
Zipcode	90069

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 3_6_19

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	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
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	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
								4						215	233	190	43		
	5528015010	622 KINGS RD			ADU	R	2-Feb-18							1	1			No	
	5528004036	536 FLORES ST			ADU	R	7-Mar-18							1	1			No	
	5530007003	7728 1/2 HAMPTON AVE			ADU	R	31-May-18							1	1			No	
	4337012059	435 WESTMOUNT DR			ADU	R	5-Jun-18							1	1			No	
	4336016022	8933 1/2 ROSEWOOD AVE			ADU	R	13-Jul-18							1	1			No	
	5531005046	1232 1/2 GREENACRE AVE			ADU	R	21-Aug-18							1	1			No	
	5530007006	7733 LEXINGTON AVE 1/2			ADU	R	4-Sep-18							1	1			No	
	4336017016	8815 ROSEWOOD AVE 1/2			ADU	R	12-Sep-18							1	1			No	
	4337012062	423 WESTMOUNT DR			ADU	R	24-Oct-18							1	1			No	
	4337020021	363 HUNTLEY DR			ADU	R	30-Nov-18							1	1			No	
	4340013012	9040 HARLAND AVE			ADU	R	17-Sep-18							1	1			No	
	4340025008	9019 PHYLIS AVE			ADU	R	11-Oct-18							1	1			No	
	4339013004	8826 BETTY WAY			ADU	R	16-Mar-18							1	1			No	
	4337018049	541 NORWICH DR			SF	O	11-Jan-18							1	1			No	
	4336005007	8758 RANGELY AVE			SF	O	16-Jan-18							1	1			No	
	5560023030	1150 CLARK ST			5+	R	29-Jan-18							7	7			No	
	4337018045	527 NORWICH DR			SF	O	8-Feb-18							1	1			No	
	4337019008	540 NORWICH DR			SF	O	8-Feb-18							1	1			No	
	4337019004	524 NORWICH DR			SF	O	22-Feb-18							1	1			No	
	4336005030	8741 DORRINGTON AVE			SF	O	14-Mar-18							1	1			No	
	4337019005	528 NORWICH DR			SF	O	22-Mar-18							1	1			No	
	5530024019	933 SPAULDING AVE			5+	O	6-Apr-18							5	5			No	
	4336022007	9018 DORRINGTON AVE			SF	O	13-Apr-18							1	1			No	
	4336019033	8850 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8860 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8870 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8880 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8890 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8900 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8910 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4336019033	8920 ROSEWOOD AVE			SF	O	15-May-18							1	1			No	
	4340028006	1012 CORY AVE			5+	O	25-May-18							6	7	7		No	
	5530002031	1153 OGDEN DR			5+	O	25-May-18		1					5	5	5		No	
	4337020019	371 HUNTLEY DR			SF	O	30-May-18							1	1			No	
	5528015042	617 SWEETZER AVE			ADU	R	31-May-18							1	1			No	
	5530025002	944 OGDEN DR			5+	O	6-Jun-18							10	10			No	
	4336001010	8716 BONNER DR			SF	O	29-Jun-18							1	1			No	
	5530024003	938 GENESEE AVE			5+	O	29-Jun-18							5	5	5		No	
	5530023020	943 STANLEY AVE			5+	O	29-Jun-18							5	5	5		No	
	5528004037	528 FLORES ST			2 to 4	O	10-Jul-18							4	4	4		No	
	4336005014	8724 Rangely Avenue			SF	O	18-Jul-18							1	1			No	
	5531007038	1227 FORMOSA AVE			5+	O	18-Jul-18							5	5	5		No	
	5528016020	621 KINGS ROAD			2 to 4	R	20-Jul-18							4	4	4		No	
	5530019010	1030 SIERRA BONITA AVE			5+	O	23-Jul-18							5	5	5		No	
	5530018019	1011 SIERRA BONITA AVE			5+	O	3-Aug-18							5	5	5		No	
	5530019020	1011 OGDEN DR			5+	O	18-Sep-18							5	5	5		No	
	4336023006	9024 RANGELY AVE			SF	O	8-Oct-18							1	1			No	
	4336022019	9031 ASHCROFT AVE			SF	O	23-Oct-18							1	1			No	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
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	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	Entitlement Date Approved	# of Units issued Entitlements
y Row: Start Data Entry Below															
	5529008016	1028-1030 N. Kings Road			5+	O								22	23
	5554017003	1345 Havenhurst Drive			SFD	O									
	4337009030	539 West Knoll Drive			SFD	O									
	4336013003	8924 Rangely Avenue			SFD	O									
	4339008006	9030 Ashcroft Avenue			SFD	O									
	4336005014	8724 Rangely Avenue			SFD	O									
	4337009029	547 West Knoll Drive			2 to 4	O									
	4340020027	855 Hilldale Avenue			2 to 4	O									
	4337020033	311 Huntley Drive			SFD	O									
	4337015021	419 WESTBOURNE DR			SFD	O									
	4337014050	649 Huntley			2 to 4	O									
	4337010030	515 WESTMOUNT			SFD	O									
	5531009004	1125 Detroit Street			5+	R									
	4337019016	555 HUNTLEY DR			SFD	O									
	4337015046	323 WESTBOURNE DR			SFD	O									
	4337019031	436 NORWICH DR			SFD	O									
	4337014039	737 HUNTLEY DR			ADU	R									
	4339013002	8834 BETTY WAY			ADU	R									
	4340019022	9032 DICKS ST			ADU	R									
	5531022020	1039 MARTEL AVE			ADU	R									
	5528015010	622 KINGS RD			ADU	R							1	2-Feb-18	1
	5528015042	617 SWEETZER AVE			ADU	R							1	31-May-18	1
	4336016022	8933 1/2 ROSEWOOD AVE			ADU	R							1	13-Jul-18	1
	4340004016	935 SAN VICENTE BLVD			5+	O									
	4337010030	515 WESTMOUNT DR			SFD	O									
	5530001004	1250 Fairfax Avenue			5+	R									
	5531023015	1033 VISTA ST			SFD	O									
	5531023015	1033 VISTA ST 1/2			SFD	O									
	5531023015	1035 VISTA ST			SFD	O									
	5531023015	1035 VISTA ST 1/2			SFD	O									
	4336019033	8899 BEVERLY BLVD			5+	R									
	5529004014	838 KINGS RD			5+	R									
	4336004025	8737 ASHCROFT AVE			SFD	O									
	4392015034	1100 LA COLLINA DR			SFD	O									
	4337012010	338 WESTBOURNE DR			ADU	O									
	4336003008	8728 ASHCROFT AVE			SFD	O									
	4337019020	537 HUNTLEY DR			SFD	O									
	4337004040	615 KNOLL DR			2 to 4	O									
	5554022015	1253 SWEETZER AVE			5+	O									
	5531021009	1016 MARTEL AVE			5+	R									
	4336022005	9030 DORRINGTON AVE			SFD	O									
	4337009004	438 WESTMOUNT DR			SFD	O									
	5530015029	1041 SPAULDING AVE			5+	O									
	4337014053	621 HUNTLEY DR			2 to 4	R									
	4337011029	634 HUNTLEY DR			2 to 4	R									
	5554011026	1274 LAUREL AVE			ADU	R									
	4337018049	541 NORWICH DR			SFD	O							1	11-Jan-18	1
	4337019004	524 NORWICH DR			SFD	O							1	22-Feb-18	1

Project Identifier			Affordability by Household Incomes - Building Permits									Affordability by Household Inc				
1			7							8	9	10				
Current APN	Street Address	Project Name*	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	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted
try Below			14		1		14		202		231	24				3
5529008016	1028-1030 N. Kings Road															
5554017003	1345 Havenhurst Drive											2				3
4337009030	539 West Knoll Drive															
4336013003	8924 Rangely Avenue															
4339008006	9030 Ashcroft Avenue															
4336005014	8724 Rangely Avenue															
4337009029	547 West Knoll Drive															
4340020027	855 Hilldale Avenue															
4337020033	311 Huntley Drive															
4337015021	419 WESTBOURNE DR															
4337014050	649 Huntley															
4337010030	515 WESTMOUNT															
5531009004	1125 Detroit Street											22				
4337019016	555 HUNTLEY DR															
4337015046	323 WESTBOURNE DR															
4337019031	436 NORWICH DR															
4337014039	737 HUNTLEY DR															
4339013002	8834 BETTY WAY															
4340019022	9032 DICKS ST															
5531022020	1039 MARTEL AVE															
5528015010	622 KINGS RD							1	2-Feb-18		1					
5528015042	617 SWEETZER AVE							1	12-Jul-18		1					
4336016022	8933 1/2 ROSEWOOD AVE							1	13-Jul-18		1					
4340004016	935 SAN VICENTE BLVD															
4337010030	515 WESTMOUNT DR															
5530001004	1250 Fairfax Avenue		6				6	41	13-Feb-18		53					
5531023015	1033 VISTA ST							1	20-Feb-18		1					
5531023015	1033 VISTA ST 1/2							1	20-Feb-18		1					
5531023015	1035 VISTA ST							1	20-Feb-18		1					
5531023015	1035 VISTA ST 1/2							1	20-Feb-18		1					
4336019033	8899 BEVERLY BLVD		7				8	63	4-Jan-18		78					
5529004014	838 KINGS RD							25	23-May-18		25					
4336004025	8737 ASHCROFT AVE							1	9-Aug-18		1					
4392015034	1100 LA COLLINA DR							1	25-Jan-18		1					
4337012010	338 WESTBOURNE DR							1	1-Nov-18		1					
4336003008	8728 ASHCROFT AVE							1	15-Nov-18		1					
4337019020	537 HUNTLEY DR							1	1-Jun-18		1					
4337004040	615 KNOLL DR							1	17-Aug-18		1					
5554022015	1253 SWEETZER AVE							8	25-Jan-18		8					
5531021009	1016 MARTEL AVE							11	1-Oct-18		11					
4336022005	9030 DORRINGTON AVE							1	27-Apr-18		1					
4337009004	438 WESTMOUNT DR							1	1-May-18		1					
5530015029	1041 SPAULDING AVE		1					13	16-Aug-18		14					
4337014053	621 HUNTLEY DR							3	31-Jul-18		3					
4337011029	634 HUNTLEY DR							3	7-Dec-18		3					
5554011026	1274 LAUREL AVE							1	4-Apr-18		1					
4337018049	541 NORWICH DR							1	4-Oct-18		1					
4337019004	524 NORWICH DR							1	23-Aug-18		1					

Project Identifier			Projects - Certificates of Occupancy				13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4	5	6	7	8	9	10	11	12	
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
try Below				73		100						
5529008016	1028-1030 N. Kings Road			25	25-Oct-18	30		N	Y		Inc; DB	
5554017003	1345 Havenhurst Drive			16	13-Feb-18	16		N	Y			Above Moderate-Income
4337009030	539 West Knoll Drive			1	25-Jun-18	1		N	Y			Above Moderate-Income
4336013003	8924 Rangely Avenue			1	11-Jul-18	1		N	Y			Above Moderate-Income
4339008006	9030 Ashcroft Avenue			1	12-Jul-18	1		N	Y			Above Moderate-Income
4336005014	8724 Rangely Avenue			1	11-Dec-18	1		N	Y			Above Moderate-Income
4337009029	547 West Knoll Drive			2	28-Sep-18	2		N	Y			Above Moderate-Income
4340020027	855 Hilldale Avenue			2	5-Feb-18	2		N	Y			Above Moderate-Income
4337020033	311 Huntley Drive			1	27-Feb-18	1		N	Y			Above Moderate-Income
4337015021	419 WESTBOURNE DR			1	18-Dec-18	1		N	Y			Above Moderate-Income
4337014050	649 Huntley			3	11-Dec-18	3		N	Y			Above Moderate-Income
4337010030	515 WESTMOUNT			1	26-Jun-18	1		N	Y			Above Moderate-Income
5531009004	1125 Detroit Street				27-Sep-18	22		N	Y	TCAC, HCD, LTF, Other (County of LA).	DB	
4337019016	555 HUNTLEY DR			1	15-Mar-18	1		N	Y			Above Moderate-Income
4337015046	323 WESTBOURNE DR			1	19-Dec-18	1		N	Y			Above Moderate-Income
4337019031	436 NORWICH DR			1	25-Nov-18	1		N	Y			Above Moderate-Income
4337014039	737 HUNTLEY DR			1	13-Sep-18	1		N	Y			Above Moderate-Income
4339013002	8834 BETTY WAY			1	21-Jun-18	1		N	Y			Above Moderate-Income
4340019022	9032 DICKS ST			1	4-Dec-18	1		N	Y			Above Moderate-Income
5531022020	1039 MARTEL AVE			1	7-Jun-18	1		N	Y			Above Moderate-Income
5528015010	622 KINGS RD			1	6-Apr-18	1		N	Y			Above Moderate-Income
5528015042	617 SWEETZER AVE			1	29-Aug-18	1		N	Y			Above Moderate-Income
4336016022	8933 1/2 ROSEWOOD AVE			1	30-Oct-18	1		N	Y			Above Moderate-Income
4340004016	935 SAN VICENTE BLVD			7	17-Jan-18	7		N	Y			Above Moderate-Income
4337010030	515 WESTMOUNT DR			1	26-Jun-18	1		N	Y			Above Moderate-Income
5530001004	1250 Fairfax Avenue							N	Y		Inc; DB	
5531023015	1033 VISTA ST							N	Y			Above Moderate-Income
5531023015	1033 VISTA ST 1/2							N	Y			Above Moderate-Income
5531023015	1035 VISTA ST							N	Y			Above Moderate-Income
5531023015	1035 VISTA ST 1/2							N	Y			Above Moderate-Income
4336019033	8899 BEVERLY BLVD							N	Y		Inc; DB	
5529004014	838 KINGS RD							N	Y			Above Moderate-Income
4336004025	8737 ASHCROFT AVE							N	Y			Above Moderate-Income
4392015034	1100 LA COLLINA DR							N	Y			Above Moderate-Income
4337012010	338 WESTBOURNE DR							N	Y			Above Moderate-Income
4336003008	8728 ASHCROFT AVE							N	Y			Above Moderate-Income
4337019020	537 HUNTLEY DR							N	Y			Above Moderate-Income
4337004040	615 KNOLL DR							N	Y			Above Moderate-Income
5554022015	1253 SWEETZER AVE							N	Y			Above Moderate-Income
5531021009	1016 MARTEL AVE							N	Y			Above Moderate-Income
4336022005	9030 DORRINGTON AVE							N	Y			Above Moderate-Income
4337009004	438 WESTMOUNT DR							N	Y			Above Moderate-Income
5530015029	1041 SPAULDING AVE							N	Y		Inc; DB	
4337014053	621 HUNTLEY DR							N	Y			Above Moderate-Income
4337011029	634 HUNTLEY DR							N	Y			Above Moderate-Income
5554011026	1274 LAUREL AVE							N	Y			Above Moderate-Income
4337018049	541 NORWICH DR							N	Y			Above Moderate-Income
4337019004	524 NORWICH DR							N	Y			Above Moderate-Income

Project Identifier			Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1			19	20			21
Current APN	Street Address	Project Name*	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
ity Below							
5529008016	1028-1030 N. Kings Road		1000				
5554017003	1345 Havenhurst Drive						
4337009030	539 West Knoll Drive						
4336013003	8924 Rangely Avenue						
4339008006	9030 Ashcroft Avenue						
4336005014	8724 Rangely Avenue						
4337009029	547 West Knoll Drive						
4340020027	855 Hilldale Avenue						
4337020033	311 Huntley Drive						
4337015021	419 WESTBOURNE DR						
4337014050	649 Huntley						
4337010030	515 WESTMOUNT						
5531009004	1125 Detroit Street		1000				
4337019016	555 HUNTLEY DR						
4337015046	323 WESTBOURNE DR						
4337019031	436 NORWICH DR						
4337014039	737 HUNTLEY DR						
4339013002	8834 BETTY WAY						
4340019022	9032 DICKS ST						
5531022020	1039 MARTEL AVE						
5528015010	622 KINGS RD						
5528015042	617 SWEETZER AVE						
4336016022	8933 1/2 ROSEWOOD AVE						
4340004016	935 SAN VICENTE BLVD						
4337010030	515 WESTMOUNT DR						
5530001004	1250 Fairfax Avenue		1000				
5531023015	1033 VISTA ST						
5531023015	1033 VISTA ST 1/2						
5531023015	1035 VISTA ST						
5531023015	1035 VISTA ST 1/2						
4336019033	8899 BEVERLY BLVD		1000				
5529004014	838 KINGS RD						
4336004025	8737 ASHCROFT AVE						
4392015034	1100 LA COLLINA DR						
4337012010	338 WESTBOURNE DR						
4336003008	8728 ASHCROFT AVE						
4337019020	537 HUNTLEY DR						
4337004040	615 KNOLL DR						
5554022015	1253 SWEETZER AVE						
5531021009	1016 MARTEL AVE						
4336022005	9030 DORRINGTON AVE						
4337009004	438 WESTMOUNT DR						
5530015029	1041 SPAULDING AVE		1000				
4337014053	621 HUNTLEY DR						
4337011029	634 HUNTLEY DR						
5554011026	1274 LAUREL AVE						
4337018049	541 NORWICH DR						
4337019004	524 NORWICH DR						

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	19			42	27		14				83	-88
	Non-Deed Restricted												
Low	Deed Restricted	12		18	43	13	15	1				90	-78
	Non-Deed Restricted												
Moderate	Deed Restricted	13						15				62	-51
	Non-Deed Restricted			19		20	8						
Above Moderate		33	25	233	390	589	161	202				1600	-1637
Total RHNA		77											
Total Units			25	270	475	649	184	232				1835	-1854

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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 - Incentives for Rehabilitation	Design a multi-family housing rehabilitation program that incorporates technical assistance for landlords, seismic retrofitting, water and energy efficiency upgrades, weatherization, sustainability improvements, and universal design, and to address impacts for tenants-in-place during rehabilitation. Explore incentives, including possible financial assistance to encourage participation. Pursue financial resources to assist housing providers to upgrade the City's housing stock with green building improvements. Conduct a study to explore incentives for upgrading historic buildings. Identify properties with soft-story vulnerability and draft a programmatic response, including incentives to encourage retrofitting.	2013-2021	In 2018, the City continued to develop a seismic retrofit program. In 2018 mandatory ordinances became effective requiring soft story, unreinforced concrete, and pre-Northridge steel moment frame buildings to be evaluated by a structural engineer and if retrofitting was needed - that the work will need to be completed in 5 years for soft story, 20 years for concrete or steel buildings. The City also developed incentives to encourage maintenance and rehabilitation of historic rent-stabilized apartment buildings, and worked on a possible low interest loan fund to assist in rehabilitating aging rent stabilized apartment buildings. In 2018, the City also established a Tenant Habitability Plan requirement for seismic projects to minimize construction impact to in-place tenants during retrofitting. In 2018, the City expanded the number of authorized PACE programs in West Hollywood to a total of seven and enhanced the information available on its website for residential rehabilitation programs including PACE programs and energy efficiency upgrade subsidies. The City also reached out to representatives of PACE as a first step toward increasing program outreach and awareness in West Hollywood.
HE2 - Multi-Family Rehabilitation and Acquisition/Rehabilitation	Identify apartment complexes in need of rehabilitation and support non-profits in acquisition and rehabilitation on an ongoing basis. Use survey tools to scan and analyze block-by-block areas of need of various improvements within the City by 2015. Educate the public (both tenants and landlords) through brochures, City newsletters, and City website, social media, and other innovative communication tools, etc., regarding the rights and responsibilities of maintaining housing quality standards. Annually explore funding availability from State and Federal sources for acquisition and rehabilitation activities, such as HOME funds, Multifamily Housing Program (MHP) funds, and Low Income Housing Tax Credits (LIHTC) as an ongoing collaboration with affordable housing providers. Promote the incorporation of universal design features in residential rehabilitation, particularly in City-assisted projects as part of the regular permitting processes.	2013-2021	In 2018, the City continued to provide education and outreach to the public regarding the rights and responsibilities of maintaining housing quality standards, including bi-annual newsletters to all tenants and landlords in rent stabilized properties, information on the City's website, general inquiries in person and over the phone (over 10,000 inquiries), the Rent Stabilization Annual Report, and informational mailings to all new tenants and landlords of rent stabilized buildings. The City continued to explore funding availability from State and Federal sources for acquisition and rehabilitation.
HE3 - Home Secure Program	Continue to advertise the availability of this program on the City's website and provide brochures at public counters on an ongoing basis. Continue to conduct community outreach and make referrals through social services and rent stabilization constituent contacts to enroll aging and at-risk populations in the Jewish Family Services case management program.	2013-2021 (ongoing)	In 2018, the City continued to offer the Home Secure Program to lower-income seniors and disabled residents. This included free home security devices and home protection measures, including door locks, grab bars, peep holes, and smoke detectors. The program was advertised through case management with Jewish Family Services, AIDS Project Los Angeles (APLA), Westside Center for Independent Living (WCIL), and through referrals by the City's Social Services Division.
HE4 - Mills Act Contracts and Historic Preservation	Conduct outreach regarding the Mills Act to owners of historic properties annually. Continue to advertise the availability of this program through brochures at public counters. Complete study on historic preservation rehabilitation incentives in 2014 and develop a framework for a program to address historic properties.	2013-2021 (ongoing)	In 2018, the City continued 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.

HE5 - Code Compliance	Continue to implement the Code Compliance program to ensure routine property maintenance and eliminate substandard building conditions. In 2014, explore the feasibility of establishing a Rental Housing Inspection program that focuses on physical/structural conditions. (This program will work hand-in-hand with the City's efforts to facilitate multi-family rehabilitation described later.) Explore opportunities for incentivizing upgrades to current standards (see Program 2). In 2014, explore Franchise Tax Board Substandard Housing program for prohibiting certain income tax deductions for landlords who are delinquent in addressing Health and Safety Code violations. By 2015, review the existing program to evaluate its effectiveness and impact on neighborhood conditions to determine if the program needs to be modified or continued.	2013-2021 (ongoing)	In 2018, the Code Compliance Division continued to implement the code compliance program. Code compliance officers responded to needs on a daily basis, including habitability issues, lack of maintenance, and other items. The City continues to expand outreach on the code compliance program. The City uses WeHoDirect, a system that provides the user 24/7 access to City Hall by texting, emailing, or tweeting any Code Compliance issues. The notification system has ensured calls are handled timely, even outside of regular City Hall hours. The Code Compliance Division will continue to evaluate the effectiveness of this system.
HE6 - Rent Stabilization Ordinance	Continue to maintain a Rent Stabilization program, and work towards alleviating the effects of State mandated vacancy decontrol through legislative action and local incentives to maintain affordable rents. In 2014, explore the issues of aging in place for elderly and disabled persons and find solutions such as a legislative change to allow for unit swapping as an exemption under Costa-Hawkins. By 2015, conduct a review of the Net Operating Income (NOI) mechanism to determine its effectiveness. Continue to conduct workshops to educate landlords and tenants on matters related to the Rent Stabilization Ordinance, including topics such as property maintenance, registration, mediation, and evictions.	2013-2021 (ongoing)	In 2018, the City continued to administer the rent stabilization program. City staff worked with the City's legislative advocate to monitor legislation that would impact the City's rent stabilization program. The City meets twice a year with other rent stabilized jurisdictions in the State. In 2018, the City held its 5th annual Building Blocks Education Series. The educational seminars were initiated in 2013 as a way of informing property managers, owners, landlords, and tenants about Rent Stabilization requirements. The City offers two seminar series, one targeted at tenants, and the other at landlords. In 2018, the City continued to implement the Aging in Place Strategic Plan. The Strategic Plan uses a multidisciplinary approach to aging in place through the lens of West Hollywood, where many seniors are long-term renters in rent stabilized units.
HE7 - Housing Choice Vouchers (Section 8)	Continue to encourage local landlords to accept rental vouchers on a daily or as-needed basis and continue programmatic response through Rent Stabilization Ordinance and social services agencies for landlords terminating Section 8. Include information in semi-annual mailings to property owners outlining the benefits of the Housing Choice Voucher program. Undertake proactive measures to ensure the continued availability and usefulness of Housing Choice Vouchers for extremely low and very low income West Hollywood residents. Specifically, work with the Los Angeles County Housing Authority to maintain and increase the payment standards for vouchers to reflect the actual cost of renting in Los Angeles County.	2013-2021 (ongoing)	In 2018, Rent Stabilization and Housing Division staff continued to work with HACoLA to support and retain households with Housing Choice Vouchers in West Hollywood. The City is seeing an overall loss of voucher holders though due to increasing housing costs and fair market rents. The County Housing Authority reviews requests made of voucher payment exemptions when voucher holding households receive a rent increase they cannot afford, and the City support households in filing those requests through the City's partnership with Jewish Family Service, which is the third party agency contracted to operate the City's comprehensive services center. Additionally in 2018, the City began exploring an 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.

HE8 - Preservation of Publicly Assisted Housing	Semi-annually monitor the at-risk projects by continuing to maintain close contact with the property owners regarding their long-term plan for the projects. Coordinate with the County and HUD to conduct meetings to educate the public regarding "at-risk" housing. For the three projects that require short-term renewal of subsidy contracts, communicate to the public regarding the limited potential for and required process of conversion and available tenant protection and assistance. Should the property owners be interested in selling the properties, provide financial and technical assistance to the West Hollywood Community Housing Corporation or other non-profit organizations interested in purchasing and/or managing the units at risk. The City will consider the feasibility of introducing a legislative item in 2013 supporting a permanent funding source for the development, rehabilitation and preservation of affordable units. Pursue State and Federal Funding: Assist non-profit organizations in pursuing State and federal funds for the preservation of at-risk units.	2013-2021 (ongoing)	In 2018, the City continued to monitor at-risk units by maintaining close contact with the property owners regarding long-term plans. In the event a property owner of one of the at-risk buildings is interested in selling, the City would provide financial and technical assistance to West Hollywood Community Housing Corporation and other non-profits interested in purchasing the units, including pursuing State and Federal funds to help preserve affordability. In 2018, the City continued to advocate for state funding for affordable housing development, acquisition, and rehabilitation.
HE9 - Condominium Conversion Ordinance	Continue to enforce the Condominium Conversion Ordinance. Monitor conversion activities annually to ensure the ordinance continues to work effectively in the protection of the City's rental housing stock and tenant rights.	2013-2021 (ongoing)	In 2018, the City continued enforcing its Condominium Conversion Ordinance. In the event of a conversion the Rent Stabilization and Housing Division would support tenants at risk, to help them understand options.
HE10 - Residential Referral List	Continue to make available and update weekly the residential referral list of rental units. Expand the referral list to include accessibility as part of the listed amenities to assist persons with disabilities in identifying suitable units. Continue to encourage landlords to participate in this program to expand access to information by prospective tenants.	2013-2021 (ongoing)	In 2018, 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. In 2018, 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.
HE11 - Mixed Use and Transit-Oriented Development	Amend the Zoning Code to implement the Transit Overlay Zone, providing incentives to facilitate transit-oriented mixed use development at specific locations. Assist interested developers in site identification and as appropriate, support developers in funding applications.	2013-2021 (ongoing)	In 2018, the Community Development Department regularly worked with property developers interested in developing mixed-use and transit-oriented development. Staff helps with understanding the City's entitlement and development process.
HE12 - Inclusionary Housing Ordinance	Continue to implement the Inclusionary Housing Ordinance. Continue to monitor market conditions and development trends to ensure that the Ordinance works effectively to provide affordable housing in the community but does not unduly constrain housing development in general. If constraints are identified, the City will make necessary improvements to the ordinance to enhance its effectiveness in facilitating the development of housing for all income groups. Continue to prioritize inclusionary housing units for tenants displaced due to Ellis Act and consider developing a programmatic approach within the Inclusionary Housing Ordinance to assist persons with disabilities (including persons with developmental disabilities) and those aging in place. Consider revising the Inclusionary Housing Ordinance to specifically identify the very low income households.	2013-2021 (ongoing)	In 2018, the City continued to implement the Inclusionary Housing Ordinance, which requires a percentages of units to be set aside for low income and moderate income households in new residential buildings. In certain instances, a developer can pay a fee in-lieu of providing the units. The City has completed a nexus study for both the residential and the commercial affordable housing impact fees, and adjusted the fees based on the Builder's Cost Index/Construction Costs Index. The City is also going to review an alternative in-lieu fee calculation in 2019. This ensures the City's fees reflect anticipated affordable housing needs resulting from new development.

HE13 - Affordable Housing Development through Partnerships with Non-Profits	Continue to support WHCHC and other non-profit organizations in the development of affordable and special needs housing through the provision of financial and regulatory incentives. Devise incentives for the development of housing for extremely low and low income households including persons with disabilities, for example, explore the feasibility of fee incentives.	2013-2021 (ongoing)	In 2018, the West Hollywood Community Housing Corporation (WHCHC) opened its most recent residential building in the city. The project, known as Blue Hibiscus, includes 22 units of housing for very low income seniors, transitional age youth, and households with special needs/disability.
HE14 - Workforce Housing, Family Housing, and Ownership Housing Opportunities	Explore creative housing types such as accessory dwelling units, co-op housing, micro units, and other flexible housing types to increase opportunities for affordable homeownership.	2013-2021 (ongoing)	The 2017-18 RSH Budget included a study of housing options to increase opportunities for home ownership. A study evaluating alternative housing types in West Hollywood is part of the Long Range and Mobility Planning Division's work plan. In March 2019 four recommended pilot programs will be presented to Council. Currently, the City's Inclusionary Ordinance provides a certain percentage of workforce housing through its moderate income housing requirement. Additionally, links to first time home buyer information is available on the City's website.
HE15 - Commercial Development Impact Fee	Continue to implement the Commercial Impact Fee program. Monitor market conditions and development trends regularly to ensure that the Commercial Impact Fee works effectively to provide affordable housing in the community but does not unduly constrain development in general. In 2014, issue a Request for Proposals to study the Commercial Impact Fees, and adjust if necessary.	2013-2021 (ongoing)	In 2018, the City continued to implement the Commercial Impact Fee Program.
HE16 - Green Building	Continue to implement the Green Building program that offers incentives and flexibility for compliance, and update as needed. Continue to fund and operate the Green Building Resource Center. Promote green building standards in the City's affordable housing stock by providing financial assistance for improvements.	2013-2021 (ongoing)	In 2018, the City's Community Development Department continued to implement the Green Building Program, offering incentives and flexibility for compliance. Also, the City's Rent Stabilization and Housing Division continued to promote green building standards in the City's affordable housing stock, working with developers of new affordable housing projects to implement green building standards.
HE17 - Potential Sites for RHNA	Ensure that adequate capacity exists to accommodate the City's RHNA of 77 housing units. Encourage mixed-use development at key nodes along commercial boulevards. Annually monitor the City's progress toward meeting the RHNA, including an analysis of any RHNA shortfalls, and evaluate the land availability to meet the remaining RHNA.	2013-2021 (ongoing)	In 2018, the City continued providing information to developers upon request about sites where residential and mixed-use development is appropriate. The City continued to encourage mixed-use development in commercial zones and particularly in the Mixed-Use Incentive Overlay in certain areas along commercial boulevards. The City has met its RHNA and continues to encourage housing development to address housing needs for all community members. Data available through HUD's CHAS portal indicates 35% of the community earns very-low incomes, 17% earns low income, which demonstrates the ongoing need for affordable housing in the community (https://www.huduser.gov/portal/datasets/cp.html#2006-2013_query)
HE18 - Zoning Ordinance	Beginning in 2014, conduct a study to explore the suitability of various housing types such as micro units, co-op housing, accessory dwelling units, and other flexible housing types, or tools such as parcel subdivision, to meet the housing needs of the underserved groups, such as seniors aging in place and moderate income households.	2013-2021 (ongoing)	In 2018, a study of various pilot programs to encourage greater affordability in the local housing market was conducted, and in 2019 it is anticipated that four of the program initially identified will be advanced to pilot programs for further evaluation of how each addresses community housing needs.
HE19 - Streamlined Processing	Continue to work on improving the streamlined processing procedures and by 2015 develop a handbook to guide developers through the City processes and requirements. Continue to offer pre-application conference with project applicants to identify issues and concerns prior to application submittal.	2013-2021 (ongoing)	In 2018, the City's Community Development Department continued to work on creating new procedures, including updates and clarifications to application forms. The Department also regularly met with project applicants in pre-application conferences to identify issues and concerns prior to application submittal.
HE20 - Fee Waivers for Affordable Housing	Continue to waive art, park, and transportation fees for residential projects with 25 percent or more affordable units. Continue to waive all City-imposed plan check and other fees for nonprofit-sponsored projects are 100 percent affordable. Review the City's various planning and development fees, as was done in 2006 and 2010, to ensure they are reasonable and do not unduly constrain housing development.	2013-2021 (ongoing)	The City Council waives all hard-cost fees for non-profit affordable housing projects.

Table E**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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

Jurisdiction	West Hollywood
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	West Hollywood	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units 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		22
Total Units		23

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

Submitted Applications Summary	
Total Housing Applications Submitted:	59
Number of Proposed Units in All Applications Received:	233
Total Housing Units Approved:	190
Total Housing Units Disapproved:	43

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