CITY OF WEST HOLLYWOOD

-

INCLUSIONARY HOUSING PROGRAMS

Peter Noonan, AICP
West Hollywood Housing Manager

City of West Hollywood

1.8 Sq. Miles

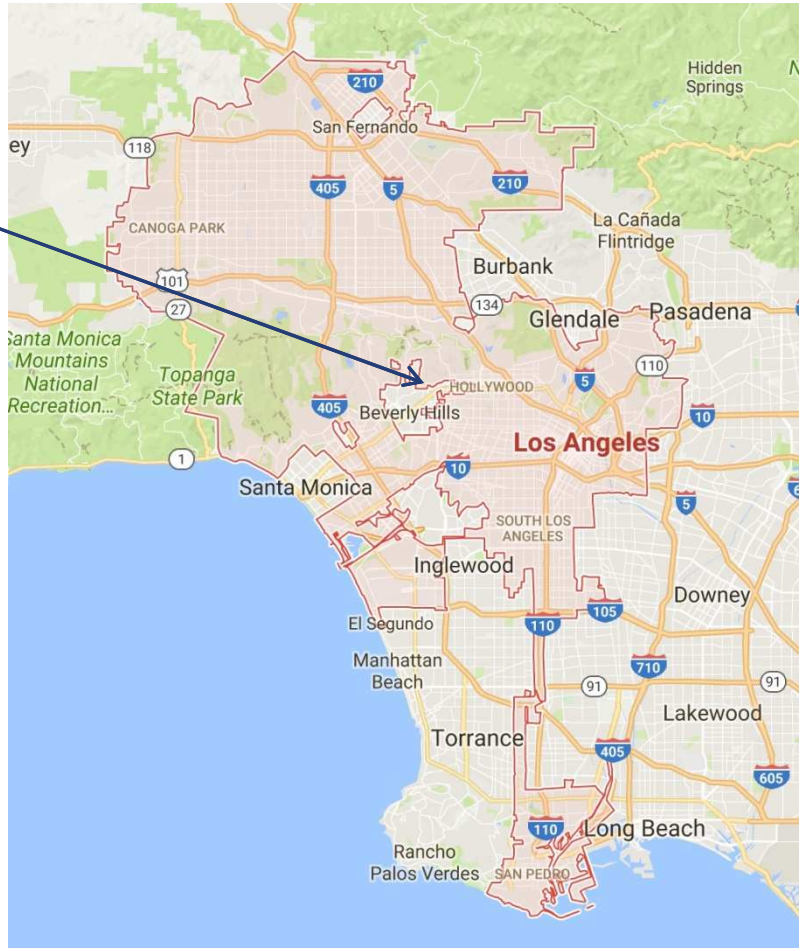
Pop. 35,000

West of Hollywood

East of Beverly Hills

Urbanized, Dense

Rapid Increases in Property Value



1984 – Incorporated

1985 – RSO

1986 – IZ

WHCHC

West Hollywood Community

80% Renters

Higher than region:

- Seniors
- Single person households
- LGBT
- USSR Immigrants

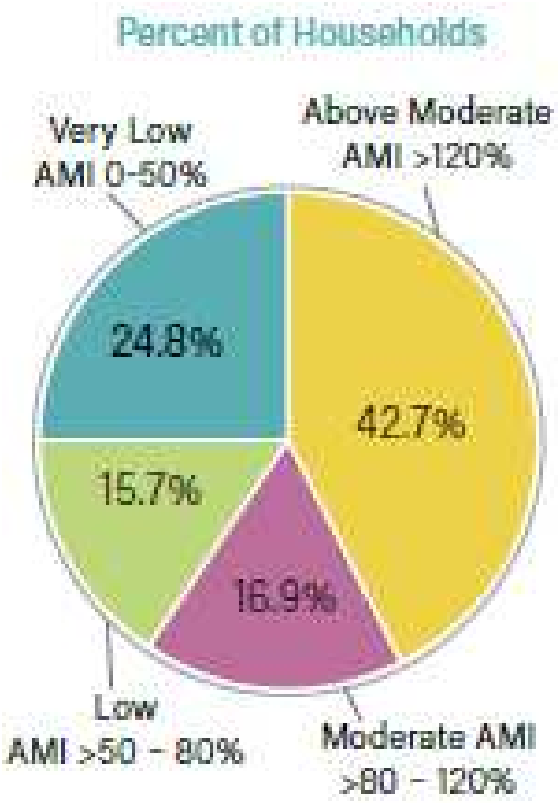
50% of households move every 5 years.

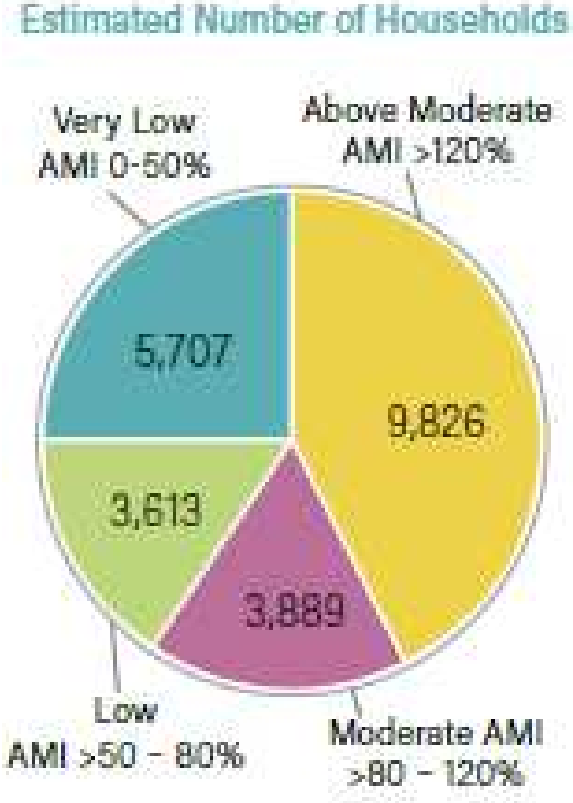
40% Lower Income

17% Moderate

43% Above Moderate

Income & Housing Need

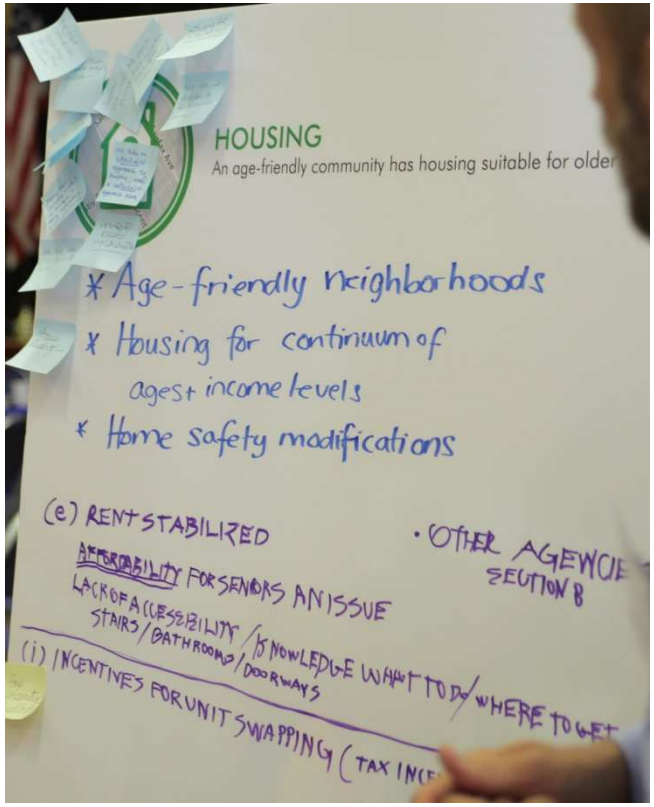




HUD CHAS dataset: https//:www.huduser.gov/portal/datasets/cp.html

WeHo Inclusionary Programs

- Rent Stabilization
  Rented before 7/1/1979
- Onsite Affordable in New Construction (*Inclusionary Zoning/Inclusionary Housing*)
- Affordable Housing
  In-Lieu Fee
- Commercial Impact Fee



Rent Stabilization

- 70% of WeHo Housing
- Important source of *affordability*

Pre-96'	2017
$944	$1,863
	($114)

(323) 848-6450
rsh@weho.org
www.weho.org/rsh

Inclusionary Zoning

- 2 – 10 Unit Projects
  - Optional to provide 1 unit
  - Pay Fee In-Lieu
- 11+ Unit Projects
  - 20% Onsite Mandatory Requirement
  - ½ Lower Income, ½ Moderate Income (*approx.*)

Inclusionary Zoning

- Equitable Distribution in Building
  - Unit sizes/bedroom counts
  - Location within building
- Equal Size, Finishes, Appliances

HUNTER KERNART

2017 Accomplishments

- 58 Units Completed
  - 4 Very Low
  - 30 Low
  - 24 Moderate

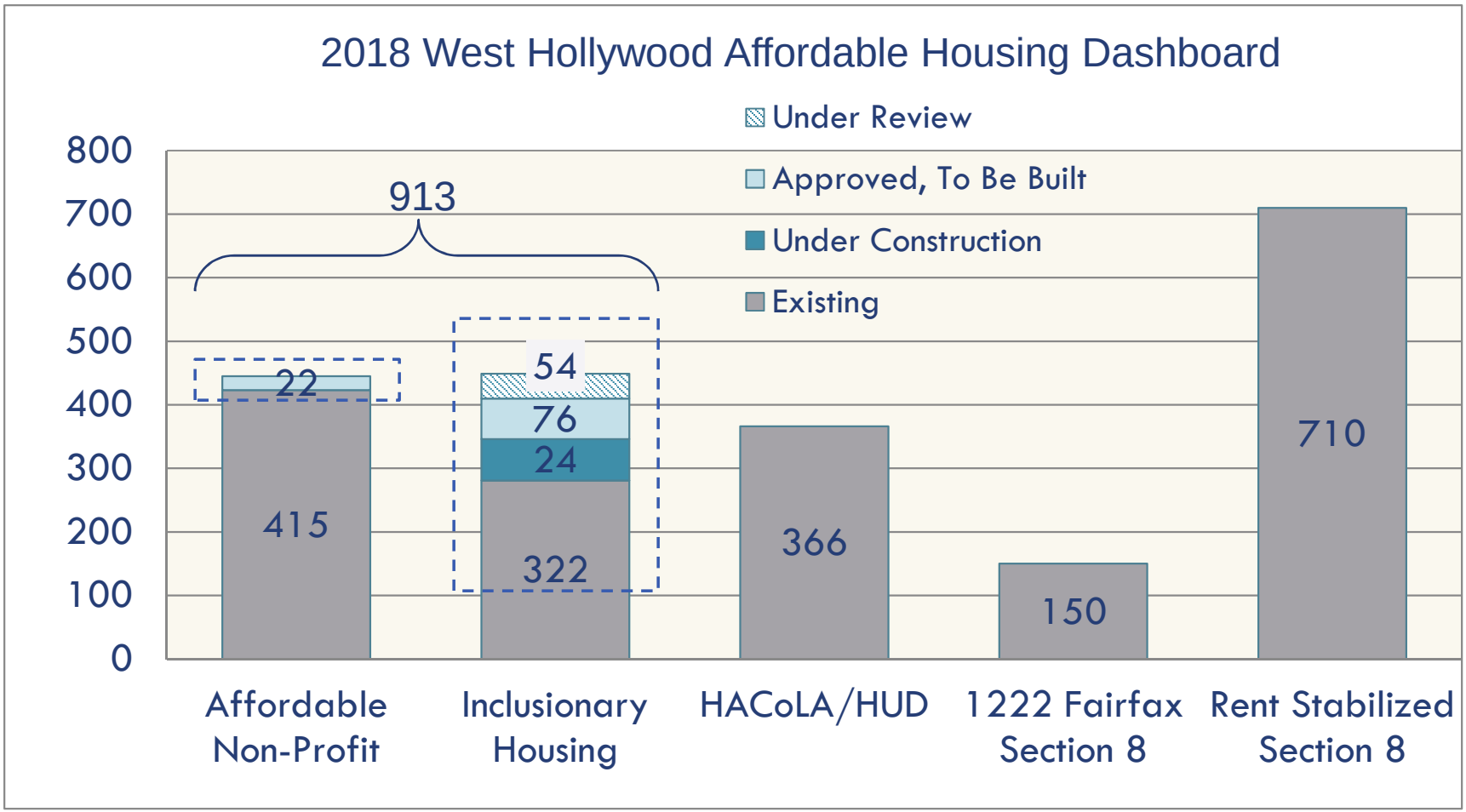
- 154 Units in Pipeline
  - 40 Very Low
  - 54 Low
  - 60 Moderate

Inclusionary Impact

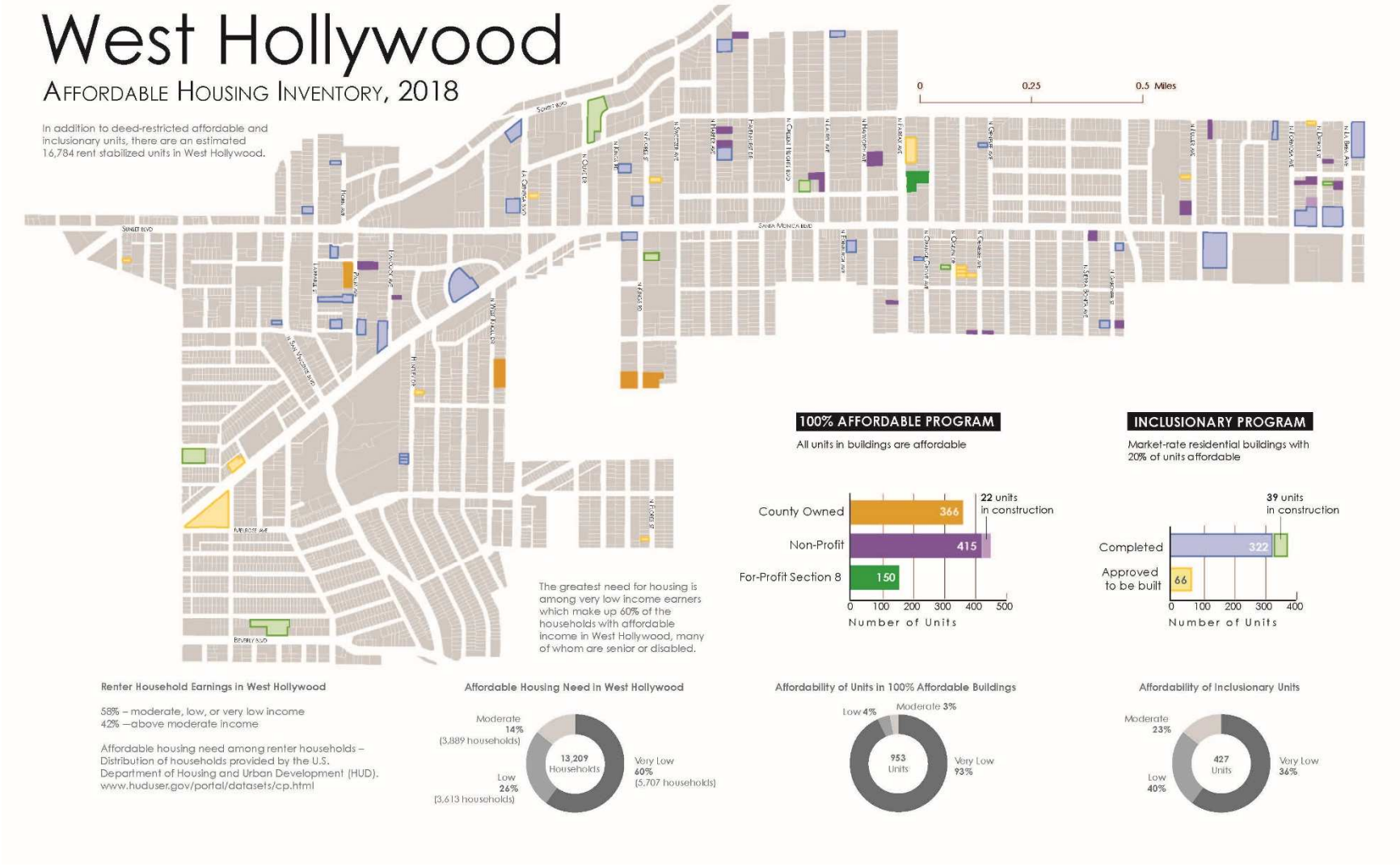
	Very Low	Low	Moderate	Affordable	Market Rate
Complete	117	130	75	322	1311
Under Construction	7	6	11	24	103
Entitled	9	37	30	76	328
Under Review	24	11	19	54	352
Total	157	184	135	476	2094

	Units Completed	Cumulative Total
1986-2013	106	106
2014-2016	158	264
2017	58	322
Pipeline	154	476

Inclusionary Impact



Distribution



Meeting Community Needs

24,000 Households
(approximate)

13,209 Households earning affordable incomes

16,784 Rent Stabilized Units

Permanently Affordable Units

- 953 Units in Affordable Buildings
  - *22 Units in Construction*
- 322 Inclusionary Units
  - *157 in pipeline*

Other Inclusive Activities

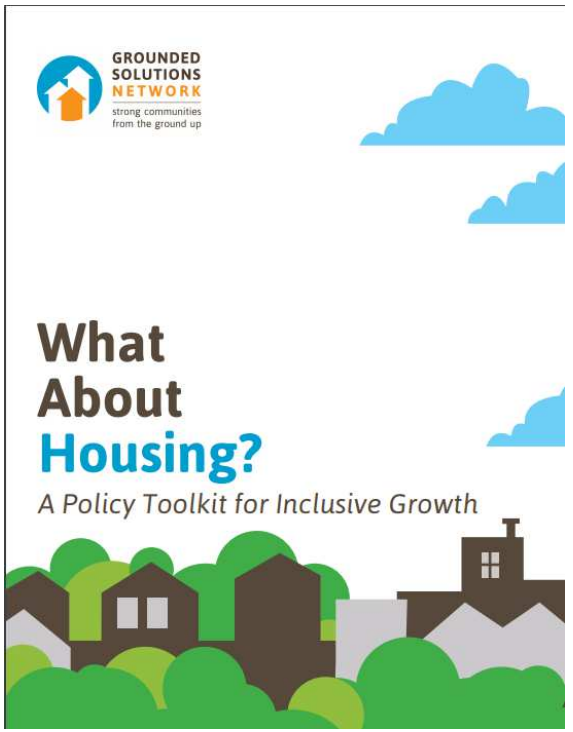
- Eviction Protection and Relocation Fees
- Protection from Tenant Harassment
- Legislative Advocacy
- Home Secure Program

- Incentives for Landlords to Reinvest in Buildings
- Tenant Opportunity to Purchase
- Innovative Housing Types and Policies

- Aging in Place, Aging in Community
  www.wehoaging.org

Considerations

- Design to meet community housing need, not RHNA
  (HUD CHAS data)
- Programs can be tailored to fit your community
- Meaningful housing policy requires political commitment
- Grounded Solutions Network
  https://groundedsolutions.org/



THANK YOU

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WWW.WEHO.ORG/RSH

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