



STAFF REPORT
CITY OF BEVERLY HILLS

For the Planning Commission
Meeting of July 22, 2010

TO: The Planning Commission
FROM: Peter Noonan, AICP, Associate Planner
THROUGH: Jonathan Lait, AICP, City Planner
SUBJECT: **Housing Element** – Review of draft Housing Element in Preparation for Submittal to the Department of Housing and Community Development.

EXECUTIVE SUMMARY

This study session concludes the Housing Element update discussion which began on April 22, and continued on May 13, June 24, and July 8, 2010.

The focus of this study session is to:

1. Review, and refine the language proposed for Housing Implementation Program 12.1 (Imp. 12.1)
2. Review the draft element in preparation for submittal to the Department of Housing and Community Development

DISCUSSION

During the most recent study session on July 8, the Planning Commission requested additional information on the housing types addressed by Imp 12.1. Supplemental information, along with revised program language is provided in Attachments A, and B respectively.

Also during that study session on July 8, the Planning Commission concluded the review of all sections of the draft Housing Element. The study session dates and Housing Element sections reviewed are provided in the following chart.

Planning Commission Study Sessions on draft Housing Element Sections	
April 22	Community Needs
	Housing Characteristics
	Housing Costs

Planning Commission Study Sessions on draft
Housing Element Sections

Housing Constraints	
May 13	Goals and Policies
June 24	Programs, part 1
July 8	Programs, part 2
Potential Sites Inventory Maps	

The sections have been compiled to form the draft Housing Element document. Language resulting from the discussion on Imp. 12.1 will be included in the draft Housing Element (Attachment C).

Draft Housing Element. Some language has been refined in the Constraints, Past Accomplishments, and Potential Sites Sections since the Planning Commission last reviewed those sections, based on further analysis and assessment. The changes are not substantive. No other language changes have occurred (Goal and Policy language was refined by the Planning Commission on June 24 and July 8; Program language was refined on July 8, grammar and punctuation corrections for the programs was provided shortly thereafter by Commissioner Corman).

NEXT STEPS

Following review and direction by the Planning Commission, the draft Housing Element will be sent to HCD for initial review. Typically, HCD requires two reviews. In the initial review, HCD will identify any additional information necessary for State certification. This review usually takes 60 days. Once complete, HCD will formalize their comments in a letter to the City. When this letter arrives, the Housing Element and letter will be brought back to the Planning Commission. If the draft element is sent to HCD in August, staff anticipates that the Housing Element could return to the Planning Commission in November. At that time, the Planning Commission may consider the recommendations from HCD and refine the draft Housing Element as appropriate. Once any refinements have been completed, the draft element will be send back to HCD for a second review, and an environmental review will be conducted per the California Environmental Quality Act (CEQA). The draft document would then come before the City Council for consideration in the spring of 2011.

RECOMMENDATION

Review the proposed language for Imp. 12.1 in Attachment B, using Attachment A as reference. Revise Attachment B as appropriate. Once reviewed and revised, direct

Attachment B (Imp. 12.1) be included in the draft Housing Element (Attachment C), and the draft Housing Element be sent to the State Department of Housing and Community Development.



PETER NOONAN, AICP

Attachments:

Attachment A – Definitions and Summary of Housing Addressed by Draft Housing Implementation Program 12.1 (Imp. 12.1)

Attachment B – Proposed Language for Draft Housing Implementation Program 12.1

Attachment C – Draft Housing Element (provided as a separate document)

Definitions and Summary of Housing Addressed by Draft Housing Implementation Program 12.1 (Imp. 12.1)

Before providing summaries and discussion for the various housing types addressed in Housing Implementation Program 12.1, a brief summary of Federal regulation of housing for individuals with disabilities is provided. This regulation forms the basis for State law.

Federal Fair Housing Amendments Act. The Federal Government prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning rules, policies, practices and procedures under the Federal Fair Housing Amendments Act. This Act went into effect in 1988, extending fair housing protections to individuals with disabilities in virtually every housing activity, or transaction (42 U.S.C. §§ 3601 et seq. (Federal Fair Housing Act)). The legislative history of the Act specifically recognizes that zoning ordinance provisions have discriminated against people with disabilities by limiting opportunities to live in the community in congregate or group living arrangements.

Residential Care Facilities

(Regulated by the California's Community Care Facilities Act)

Summary. State licensed "Residential Care Facilities", and "Alcoholism or Drug Abuse Recovery or Treatment Facilities" that serve 6 or fewer persons are regulated by the State, and this regulation pre-empts local zoning ordinances. Therefore, local jurisdictions must treat such uses as they would single-family uses. A short definition and discussion for each type of facility follows.

Definition. A "residential care facility" is any group care facility or similar facility that provides 24-hour non-medical care of people in need of supervision or assistance essential for sustaining activities of daily living (Health and Safety Code § 1502(a)(1)).

Discussion. The State's Community Care Facilities Act requires that State licensed residential care facilities for six or fewer persons be treated the same as single-family residences and, in doing so, pre-empts local zoning regulation of these facilities (Health and Safety Code §§ 1566 et seq.). The Act is designed to move individuals with disabilities out of institutions and into family-like surroundings in residential neighborhoods. By requiring that these group homes with up to six residents be treated as single-family residences, the Act negates the "business" feature of any such facilities which might preclude them from location in compatible residential zones.

The law further provides that resident care facilities serving six or fewer individuals with disabilities be considered family uses for purposes of zoning laws which relate to the residential use of the property. State law specifies that for purposes of local zoning codes, these facilities shall not be included in the definition of boards or rooming house,

guest home, rest home or other similar term which implies that residential care facilities are a business and different than a family dwelling (Heath and Safety Code § 1566.3.)

Alcoholism or drug abuse recovery or treatment facility

(Regulated by the State Department of Alcohol and Drug Programs Regulations)

Summary. "Alcoholism or Drug Abuse Recovery or Treatment Facilities" that serve 6 or fewer persons are regulated by the State, and this regulation pre-empts local zoning ordinances. Therefore, local jurisdictions must treat such uses as they would single-family uses. A short definition and discussion for each type of facility follows.

Definition. "Alcoholism or drug abuse recovery or treatment facility" means any premises that provides 24-hour non-medical services to adults who are recovering from problems related to alcohol and/or drug abuse or misuse and who need recovery treatment or detoxification services (Heath and Safety Code § 11834.02.).

Discussion. Individuals in recovery for substance abuse are considered as having a disability. The California legislature has enacted a series of laws intended to provide and ensure the accessibility of alcohol and drug recovery, and intervention and prevention services to these individuals (Heath and Safety Code § 1781.)

These Alcohol and Drug Recovery Program statutes provide that alcoholism or drug abuse recovery or treatment facilities that service six or fewer person be considered a residential use for purposes of zoning (Heath and Safety Code § 11834.23.). Like the Community Care Facilities Act, which addresses licensed residential care facilities of six or fewer residents, these statutes pre-empt local regulation of state licensed alcohol or drug abuse recovery or treatment facilities servicing six or fewer individuals. These facilities which serve six or fewer individuals shall not be included within the definition of rooming or boarding house, institution or home for the care of minors, the aged or other similar term that implies that the facility is a business run for profit and differs in any other way from a single-family residence (Heath and Safety Code § 11834.23.)

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Emergency Shelters, Transitional Housing, Supportive Housing, and Single-Room Occupancy (SRO) Units

(Regulated by Senate Bill 2 (Government Code Section 65583))

Summary. Emergency shelters, transitional housing, supportive housing and single-room occupancy (SRO) units are addressed together in the following section. All of these housing types play a role in providing permanent housing for those in need. As such, these housing types will usually be integrated into a system of care giving (referred to as a "continuum of care" or COC), and are typically constructed, owned, and operated by non-profit housing and services providers. A person in need will enter into the COC

typically through an emergency shelter, where immediate housing is provided while their immediate needs are assessed. As soon as possible the operator of the emergency shelter will then move the person into transitional housing (length of stay is limited) or into supportive housing (length of stay is unlimited). In transitional and supportive housing, the person's long-term needs will be assessed, and the service provider works towards meeting those needs. This may include setting the person up on State and Federal assistance, social security or other forms of public aid. A person is placed in supportive housing when through their needs assessment it becomes apparent that they will need continuous care and support, such as the chronically homeless and persons suffering from certain illnesses. In the case of transitional housing, through this time period, the service provider will work towards placing the person in longer-term housing. If possible, the service provider works to locate the person in permanent housing, this could be in an apartment (or SRO, which is more affordable than other types of rental housing), where the person pays rent, and if they are capable may work.

Definitions. Definitions from the State Department of Housing and Community Development are provided below.

"Emergency Shelter" – (Health and Safety Code 50801(e)): means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

"Transitional Housing" – (Health and Safety Code 50675.2(h)): means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

"Supportive Housing – (Health and Safety Code 50675.14(b)): Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Supportive housing has no limit on length of stay (whereas there is a length of stay in Transitional Housing), and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Single-Room Occupancy (SRO) Units" are small, between 200 to 350 square foot, rooms that include a bed, closet, small kitchenette, and bathroom. Many SRO's are converted from hotels. These units provide a valuable source of affordable housing lower-income individuals, seniors, people with disabilities, and the formerly homeless.

Discussion. All cities and counties must identify zone or zones that allow emergency shelters as a permitted use, without a conditional use permit or other discretionary permit.

Emergency Shelters. Every locality must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary

permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, EXCEPT that all local governments must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters.

Shelters may only be subject only to development and management standards that apply to residential or commercial development in the same zone except that local governments may apply written and objective standards that include all of the following:

- maximum number of beds;
- off-street parking based upon demonstrated need;
- size and location of on-site waiting and intake areas;
- provision of on-site management;
- proximity to other shelters;
- length of stay;
- lighting; and
- security during hours when the shelter is open.

Transitional Housing. Transitional housing is to be considered as a residential use and must be subject to the same restrictions that apply to similar housing types in the same zone. Transitional housing is used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional apartment for up to two-years while receiving services that enable independent living. Every locality must identify zones that will allow the development of transitional housing. Appropriate sites for transitional housing have the following characteristics:

- **Zoning:** Transitional housing should be subject to the same permitting processes as other housing in the zone without undue special regulatory requirements.
- **Location:** The zoning should include sites located within the boundaries of the jurisdiction and close to public services and facilities, including transportation.
- **Development Standards:** Parking requirements, fire regulations, and design standards should not impede the efficient use of the site as transitional housing.

Supportive Housing. Supportive housing is to be considered as a residential use and must be subject to the same restrictions that apply to similar housing types in the same zone. Supportive housing is similar to transitional housing; however there is no time limit on a person's stay in supportive housing. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction; such persons may remain in supportive housing indefinitely. Study after study attest to the cost effectiveness of supportive housing. Not only is it significantly less expensive than the institutional alternatives that homeless and disabled people often cycle through – including shelters, institutions and hospitals – it ends tenants' dependence on emergency services for healthcare and treatment. The types of support services that can be provided include medical and mental health

care, vocational and employment services, substance abuse treatment, childcare, and independent living skills training.

Most supportive housing is built and managed by non-profit housing developers in partnership with non-profit service providers. However, local governments must play a proactive role in assuring support and providing necessary approvals. The housing element should identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing.

Supportive housing comes in all shapes and sizes, and is designed to meet the needs of both the people to be served and the communities where it is located. It could be a renovated hotel or a new multifamily development where tenants with disabilities live alongside other families. Supportive housing can include services for the residents in the building, or a number of small supportive homes may share a central neighborhood service center. Whatever the configuration, supportive housing allows tenants, who would otherwise be homeless, or utilizing emergency services and institutions to access support services that enable them to live as independently as possible, while reducing the burden on community emergency services.

Single-Room Occupancy (SRO) Units: Many older SROs have been lost due to deterioration, hotel conversions, and demolition. Therefore, in addition to identifying zoning and development standards that will allow and encourage the construction of new SROs, local governments should consider including program actions in their housing elements that commit to preserving and rehabilitating existing residential hotels and other buildings suitable for SROs. Other implementation actions that would encourage both the development of new SROs and the preservation of existing opportunities include:

- Zoning and permit procedures. The element could include a program action that commits the local government to amending their zoning and building codes, and permitting procedures to facilitate and encourage new SRO construction. A more streamlined entitlement process helps in providing greater predictability in the approval and development of new SROs. In terms of preservation, local governments could include programs to promote the rehabilitation of older (structurally sound) buildings located in appropriate areas, rather than demolition.
- Provide regulatory and fiscal assistance. The element could include a program action that commits the local government to providing funding sources and regulatory relief to assist non-profit developers in constructing and preserving SRO facilities.
- Implement educational programs. Include a program to outreach to neighborhood groups, stakeholders, advocates, and local businesses regarding the advantages of providing opportunities for new construction and preservation of SROs.

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Definition. A "residential care facility" is any group care facility or similar facility that provides 24-hour non-medical care of people in need of supervision or assistance essential for sustaining activities of daily living (Heath and Safety Code § 1502(a)(1)).

Discussion. The State's Community Care Facilities Act requires that State licensed residential care facilities for six or fewer persons be treated the same as single-family residences and, in doing so, pre-empts local zoning regulation of these facilities (Heath and Safety Code §§ 1566 et seq.). The Act is designed to move individuals with disabilities out of institutions and into family-like surroundings in residential neighborhoods. By requiring that these group homes with up to six residents be treated as single-family residences, the Act negates the "business" feature of any such facilities which might preclude them from location in compatible residential zones.

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HOUSING

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Community Needs

To better understand the housing needs of Beverly Hills community members, a community profile was completed. This profile provides population estimates, household and income characteristics, and an analysis of housing needs. This assessment serves as part of the foundation on which housing programs for the 2006-2014 planning cycle may be based.

Population Characteristics

The City's resident population has remained relatively stable over time, sustaining a steady increase since the 1930s, with a leveling off during the 1970s. Table 1 shows Beverly Hills' population as enumerated over the last 27 years and compares its population changes with those of neighboring cities, and Los Angeles County. Between 1980 and 1990, Beverly Hills experienced a slight decrease in population. Specifically, the City's population decreased approximately 1 percent between 1980 and 1990. More recently however, Beverly Hills has experienced a modest increase in the level of growth. Between 1990 and 2000, the City's population grew by almost 6-percent and increased another 6 percent from 2000 to 2007.

Table 1 Population Growth 1980–2007, Neighboring Communities and Los Angeles County

Jurisdiction	1980	1990	% Change '80-'90	2000	% Change 1990–2000	2007	% Change '00-'07
Beverly Hills	32,367	31,971	-1.2%	33,784	5.7%	36,084	6.8%
Santa Monica	88,314	86,905	-1.6%	84,084	-3.2%	91,124	8.3%
Culver City	38,139	38,793	1.7%	38,816	0.1%	40,792	5.1%
West Hollywood	*1	36,118	n/a	35,716	-1.1%	37,653	5.4%
LA City	2,966,850	3,485,398	17.5%	3,694,820	6.0%	4,018,080	8.7%
LA County	7,477,503	8,863,164	18.5%	9,519,338	7.4%	10,331,939	8.5%

SOURCE: U.S. Census of Population and Housing 1980, 1990, 2000 and California Department of Finance, January 2007

The Southern California Association of Governments (SCAG), as part of its mandated planning functions, has developed population and employment projections for each jurisdiction in the region. According to SCAG projections, Beverly Hills is expected to experience only moderate levels of new growth over the next decade, with population levels increasing by 2 percent to 36,642 persons by 2015.

Age Composition

The age characteristics of a community have important effects on housing demand. Different age groups have distinct lifestyles, income levels, and family types and sizes that influence preferences and ability to afford housing. These housing choices evolve over time; therefore, evaluating the age characteristics of a community is important in addressing housing needs of residents.

Several trends with regard to age characteristics have occurred in the community from 1990 to 2000. One of the most dramatic changes was the size of the preschool and school age children population, which increased significantly both in proportion and number from 1990 to 2000 (Table 2). The number of children less than five years old increased by 22-percent during 1990 to 2000. During the same period, school-aged children (ages 5–18) increased by 43-percent. Collectively, the proportion of children under age 18 increased by 39-percent, representing an increase of approximately 2,082 children in the community.

¹ West Hollywood was not incorporated until 1984, prior to this the West Hollywood area was included in the Los Angeles County population growth estimates.

Table 2 Population and Percent Change by Age Group, 1990 and 2000, City of Beverly Hills

Age	1990		2000		% Change 1990-2000
	Number	Percent	Number	Percent	
Preschool 0-4	1,038	3.2	1,266	3.7	22.0
School Age 5-18	4,305	13.5	6,161	18.2	43.1
Young Adults 19-34	6,892	21.5	6,237	18.5	(9.5)
Older Adults 35-64	13,291	41.6	14,171	41.9	6.6
Seniors 65/+	6,445	20.2	5,949	17.6	(7.7)
Total	31,971	100.0	33,784	100.0	5.3

SOURCE: U.S. Census 1990 and 2000

In contrast, the number of young adults between ages 19 and 34 decreased by approximately 9-percent between 1990 and 2000. This age group typically consists of students, recent graduates, or adults in the early stages of their careers that are seeking more affordable housing opportunities such as rental units, condominiums, or smaller single-family homes. However, older adults between ages 35 and 64 increased by almost 7 percent between 1990 and 2000. Adults in the lower range of this age group are typically more settled in their careers, starting to raise families and may seek larger, move-up housing opportunities. Persons age 65 or more decreased between 1990 and 2000, for an overall decrease of almost 8 percent. However, while the overall proportion of seniors decreased in Beverly Hills, this age group remains a significant portion of the community, accounting for almost 18 percent of residents. Attention must be paid to the housing needs of older residents who as they age, may require smaller, more affordable housing near transportation and supportive services

Race and Ethnicity

Los Angeles County has become increasingly diverse in terms of race, culture, and ethnicity over the past decade. These changes can have important implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their needs and preferences for housing.

As displayed in Table 3, although the population of Beverly Hills remains primarily comprised of non-Hispanic White residents, it has become more ethnically and racially diverse since 1990. In 1990,

non-Hispanic White residents comprised 91 percent of the population, compared to 85 percent in 2000. In contrast, the share of Asian residents increased from 5 percent in 1990 to 7 percent in 2000. The proportion of African American or Hispanic residents did not increase substantially over this time period. Compared to Los Angeles County as a whole, the City's share of African-American, Asian, Hispanic, and other minority residents is significantly lower.

A slightly larger percentage of Beverly Hills residents were foreign born (38-percent) in 2000 than in the county as a whole (36-percent). Although not a racial category, the ancestries of Beverly Hills residents are quite diverse although the Census categories do not provide the ancestries of many—over 48-percent of residents selected the category “other ancestry.” The next largest group reported was Russian ancestry (9-percent), followed by American ancestry (6-percent) and German ancestry (5-percent). The remaining 32-percent reported a wide range of ancestries.

Many different first languages are spoken by Beverly Hills residents, with 44-percent of the population over the age of five reporting a language other than English spoken at home. Of this group, 37-percent are described as speaking English less than very well.

Table 3 Ethnicity of Population for Beverly Hills and Los Angeles County, 1990-2000

Race	2000		1990	
	Percent	Number	Percent	Number
Beverly Hills				
White	85.10%	28,735	91.30%	29,182
African American	1.80%	597	1.70%	543
American Indian	0.10%	43	0.20%	59
Asian	7.10%	2,383	5.50%	1,745
Native Hawaiian	0.00%	10	0	n/a
Other	1.50%	508	1.40%	442
Two or more	4.5%	1,507	n/a	n/a
Total	100.00%	33,784	100.00%	31,971
Hispanic	4.60%	1,565	5.40%	1,725
Los Angeles County				
White	48.70%	4,637,062	56.80%	5,035,103
African American	9.80%	930,957	11.20%	992,974
American Indian	0.80%	76,968	0.50%	45,508
Asian	11.90%	1,137,500	10.80%	954,485
Native Hawaiian	0.30%	27,053		n/a

Table 3 Ethnicity of Population for Beverly Hills and Los Angeles County, 1990-2000

Race	2000		1990	
	Percent	Number	Percent	Number
Other	23.50%	2,239,997	20.70%	1,835,094
Two or more	4.90%	469,781	n/a	n/a
Total	100.00%	9,519,338	100.00%	8,863,164
Hispanic	44.60%	4,242,213	37.80%	3,351,242

SOURCE: 1990, 2000 U.S. Census of Population and Housing

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 Census introduced a new category—"two or more races." This marked the first time that respondents were allowed to select more than one race in the Census. This recent Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2000 Census, approximately 4-percent of Beverly Hills residents identified themselves as being of mixed racial/ethnic heritage.

As displayed in Table 4, the trend of greater racial and ethnic diversity in the community is reflected in an examination of school enrollment data from the Beverly Hills Unified School District since 1995. The District operates one high school, one alternative high school (grades 9–12), four elementary schools (grades K–8), and one adult school within the District that provide school services to Beverly Hills residents. In addition, there are eight private schools operating in the City of Beverly Hills. Information on racial and ethnic composition is not available from these schools.

Table 4 Ethnicity of Student School Enrollment Beverly Hills Unified School District, 1995-2006

Ethnicity	1995/96		2005/06		% Change 1990-2000
	Number	Percent	Number	Percent	
White	4,205	81.2%	3,930	74.2%	-6.5%
Asian	550	10.6%	790	14.9%	43.6%
Hispanic	194	3.7%	224	4.2%	15.5%
African American	225	4.3%	238	4.5%	5.7%
American Indian	4	0.1%	2	0.0%	-50%
Multiple/No Response	n/a	n/a	113	2.1%	n/a
Total	5,178	100%	5,297	100%	2.3%

SOURCE: California Department of Education, 2006

According to school enrollment data, there have been changes in the racial and ethnic composition of Beverly Hills students

over the past ten years. While non-Hispanic Whites students remain the majority of all students enrolled, the proportion of non-Hispanic White students decreased from 81-percent in 1995/96 to 74-percent in 2005/06. In contrast, the number of Asian students enrolled during the same period increased from 11-percent to 15-percent. The number of Hispanic and African American students remained relatively stable, each accounting for approximately 4 percent of all students enrolled.

Employment

Highly correlated to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles County. Beverly Hills has a high concentration of jobs due in part to its central location along the Wilshire Boulevard corridor. There are 3.8 jobs per housing unit in Beverly Hills as compared to 1.4 in Los Angeles County as whole in 2006.² As shown in Table H 5 (Beverly Hills Jobs and Pay by Industry Group, 2004 Industry Employers Jobs Payroll Avg. Pay), a variety of employment opportunities are available in Beverly Hills; many of these employers pay high wages. The average wage in Beverly Hills was approximately \$80,000 in 2004; by comparison, the average wage in Los Angeles County was \$44,000. Not all jobs in Beverly Hills are targeted towards upper-income occupations however, and so the average wage in Beverly Hills being higher than the county average does not mean that all jobs in the city earn a higher income. Many service industry jobs are also located within the community and these industries typically pay lower wages.

The largest industry group in Beverly Hills based on number of jobs is the retail sector, followed by the health industry, entertainment, business services, restaurants, professional, and finance occupations. Retail pay levels are relatively low compared with other large industry groups, so this industry ranks fifth in terms of payroll levels. The health care sector employs 12-percent of workers in Beverly Hills. These employers include doctors, nursing facilities,

² *Beverly Hills Economic Profile: Sharpening the Competitive Edge*. MBIA MuniServices Co. June 2006.

health aides, laboratories, and outpatient health services. Average pay is also below average in this sector due to the many low-skilled workers who perform basic service jobs. Most of these workers likely commute from places outside the City. Eight-percent of workers are employed by restaurants. Restaurants are the lowest paying industry group. The average pay for this sector is \$22,000; by comparison, the average pay citywide is over \$80,000.

Higher paying jobs include those in the entertainment industry, and profession service jobs and finance comprise 11-percent of jobs are in the entertainment industry. Entertainment employers include talent agents, entertainers, producers, and post production. Professional occupations such as law firms, architects, engineers, accountants, advertising agencies, and consultants employ 7-percent. Another 7-percent are employed in the finance sector consisting of security brokers, investment advisers, portfolio managers, holding companies, and banks. These are also extremely well-paid positions.

**Table 5 Beverly Hills Jobs and Pay by Industry Group, 2004 Industry Employers
Jobs Payroll Average Pay**

Industry	Employers	Jobs	Payroll	Average Pay
Retail	392	6,487	\$293,262,052	\$45,208
Health	897	5,216	\$312,838,444	\$59,981
Entertainment	813	5,048	\$1,220,890,314	\$241,860
Business Services	484	3,978	\$270,321,796	\$67,958
Restaurants ³	142	3,550	\$79,090,851	\$22,278
Finance	264	3,113	\$490,517,826	\$157,596
Professionals	726	3,282	\$309,822,061	\$94,408
Real Estate	481	2,356	\$146,691,576	\$62,260
Services	204	1,987	\$51,386,337	\$25,858
Tourism	63	2,873	\$96,627,911	\$33,636
Government	2	1,684	\$120,258,647	\$71,412
Household	1,039	1,481	\$39,253,878	\$26,512
Education	18	902	\$36,218,158	\$40,168
Beauty	93	797	\$22,517,354	\$28,247
Construction	49	626	\$61,493,898	\$98,159
Wholesale	144	625	\$39,528,598	\$63,240
Computer	74	483	\$34,136,212	\$70,647
Industrial	48	308	\$15,326,101	\$49,809
Insurance	64	269	\$23,508,448	\$87,239
Nonprofit	37	206	\$9,075,372	\$43,966
Recreation	31	197	\$6,882,965	\$34,934
Transportation	21	121	\$4,974,329	\$41,157
Communications	10	110	\$6,776,069	\$61,601
Total	6,103	45,719	\$3,692,106,435	\$80,757

SOURCE: Beverly Hills Economic Profile: Sharpening the Competitive Edge. MBIA MuniServices Co. June 2006, based on QCEW and Beverly Hills data.

³ Restaurant pay excludes tips.

Household Characteristics

The characteristics of a community's households impact the type of housing needed in that community. Household type, income level, and the presence of special needs populations are all factors that affect the housing needs of a community. The U.S. Census defines a household as all persons who occupy a housing unit, that may include families, an nonfamily households such as unrelated individuals living together (such as roommates), and persons that live alone. Persons living in group environments such as convalescent homes, dormitories, or other group living environments are not considered households.

Household Composition and Size

As shown in Table 6, over half (55-percent) of all households in Beverly Hills in 2000 were comprised of families. Single person households comprised 38-percent of households while 7-percent were nonfamily households. Households of all types that include children under age 18 comprised over one quarter of all households in 2000. Among all family types, families with young children have shown the greatest increase since 1990. Married couple families with children increased from 16-percent in 1990 to 18-percent in 2000, while female-headed households with children increased from 4-percent to 8-percent. Male-headed households within children continued to comprise 1-percent of all households in the community.

Table 6 Household Size and Type, 1990–2000, City of Beverly Hills

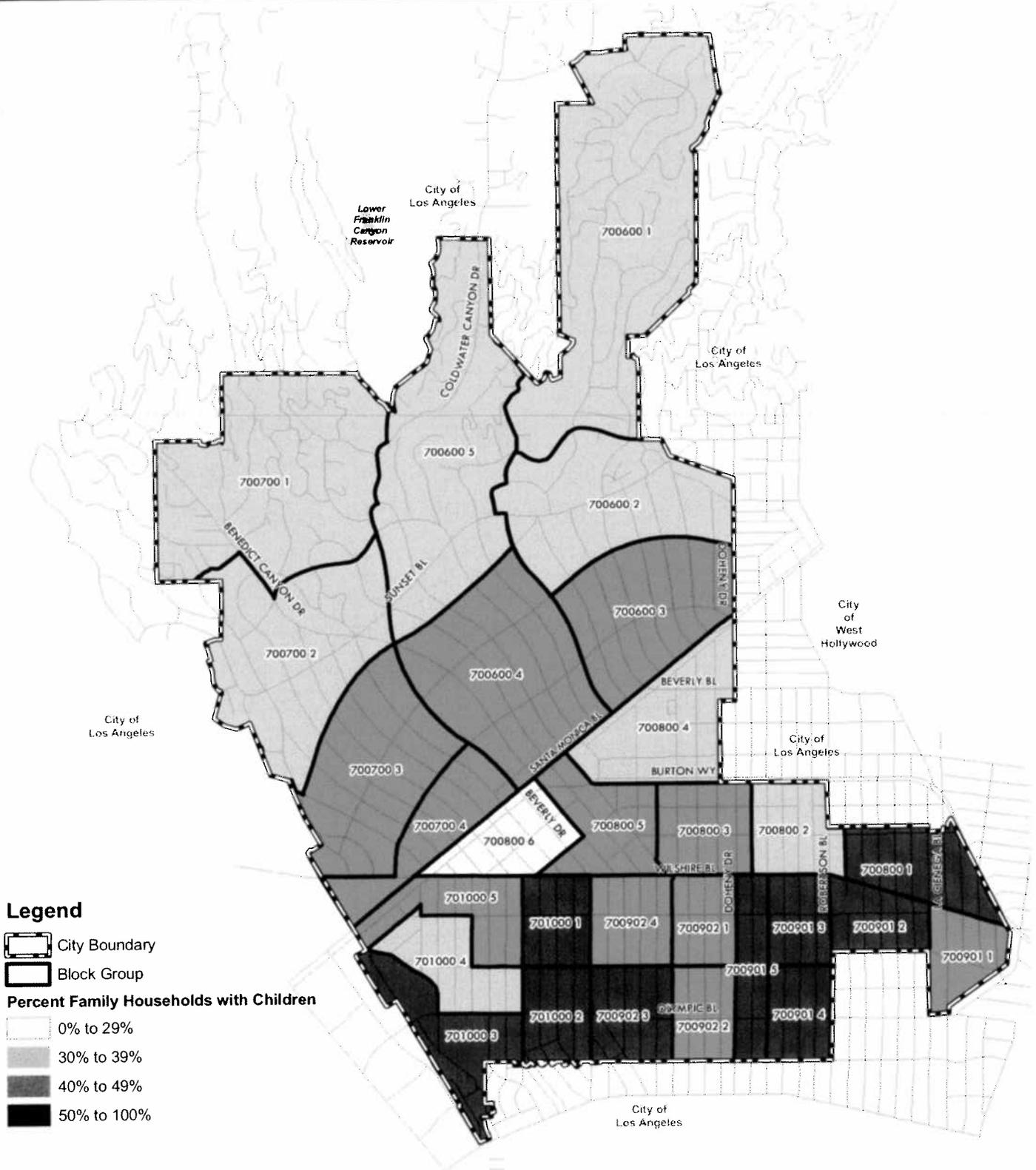
Type of Household	1990		2000	
	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households
1 Person	5,548	38.1%	5,737	38.2
Male	1,727	11.8%	2,012	13.4%
Female	3,821	26.2%	3,725	24.8%
2+ Persons				
<u>Family Households:</u>	8,024	55.1%	8,263	55.0%
<i>Married Couple Family</i>	6,463	44.4%	6,584	43.8%
–With children < 18 yrs	2,305	15.8%	2,822	18.8%
–With no children < 18	4,158	28.5%	3,762	25.0%
<i>Other Families</i>	1,561	10.7%	1,679	11.2%
<i>Male householder (no wife)</i>	385	2.6%	456	3.0%
–With children < 18 yrs	148	1.0%	180	1.2%
–With no children < 18 yrs	237	1.6%	276	1.8%
<i>Female householder (no husband)</i>	1,176	8.1%	1,223	1.8%
–With children < 18 yrs	590	4.1%	661	8.1%
–With no children < 18 yrs	586	4.0%	562	3.7%
<u>Nonfamily Households⁴</u>	992	6.8%	1,035	6.9%
Male Householder	481	3.3%	480	3.2%
Female Householder	511	3.5%	555	3.7%
Total Households	14,564	100%	15,035	100%

SOURCE: 1990 and 2000 U. S. Census of Population and Housing (SF3 P10)

⁴ A non-family household consists of a householder living alone, or a householder who shares the home exclusively with people to whom he or she is not related such as roommates.

FAMILY HOUSEHOLDS WITH CHILDREN

Beverly Hills General Plan



Legend

City Boundary

Block Group

Percent Family Households with Children

0% to 29%

30% to 39%

40% to 49%

50% to 100%



Source: US Census Bureau, Census 2000 Summary File 1



0 1,000 2,000 Feet

Figure H 1

As shown in Figure H 1 (Family Households with Children), most census tracts in the community have a significant proportion of households with children. Census tracts with a high concentration of family households (over 50 percent) are located south of Wilshire Boulevard.⁵

Table 7 displays the total number of households in Beverly Hills in 1990 and 2000 by household size. Household size can be another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the household size in a community. For example, household size is larger on average in communities where many households are families with children, compared to those where the elderly population is significant. In either case, understanding the average household size can help identify the type of housing necessary in a community.

The vast majority (68-percent) of all households in Beverly Hills is comprised of one and two-person households, with the remaining 32-percent of households consisting of three or more persons. This proportion of one-person households has remained relatively stable from 1990 and 2000. However, the share of households of three or more has increased from 29-percent in 1990 to 32-percent in 2000. Conversely, the share of two-person households decreased from almost 33-percent to 30-percent during the same time period.

Table 7 Household Size, 1990 and 2000 City of Beverly Hills				
Persons in Household	Households			
	1990		2000	
	Number	Percent	Number	Percent
1	5,548	38.1	5,737	38.2
2	4,741	32.6	4,515	30.0
3	1,739	11.9	1,897	12.6
4	1,498	10.3	1,678	11.2
5	710	4.9	846	5.6
6 or more	328	2.2	362	2.4
Total	14,564	100.00	15,035	100.0
Average Household Size	2.19		2.24	

SOURCE: Compiled by Beverly Hills Community Development Dept. from U.S. Census of Population and Housing 1990 (SF-1) and 2000 (SFI H13)

According to the 2000 Census, average household size in Beverly Hills was 2.24, increasing from 2.19 in 1990. This trend is

⁵ It is important to note that while there are no residential uses in the western most portion of Block Group 700700 3, the map is showing a concentration in that portion of the City since the entire Block Group is displayed.

reflective of the growing number of family households with children in the community. However, it should be noted that the average household size in Beverly Hills remains significantly lower than the countywide average of 2.98.

Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by U.S. Department of Housing and Urban Development (HUD) as being overcrowded. A housing unit with more than 1.5 persons per room is considered to be severely overcrowded.

Overcrowding occurs when the relatively high cost of housing either forces a household to double up with another household or live in a smaller housing unit to be able to afford food and other basic needs. Overcrowding can also occur if a community lacks housing units of adequate size to meet the need of large households. In either case, overcrowding can potentially lead to more rapid deterioration of homes, more traffic, and a shortage of on-site parking.

In 2000, 1,000 dwelling units in Beverly Hills, or 7 percent of the 15,032 occupied units, had more than 1.01 persons per room. Of the overcrowded units in Beverly Hills, 81-percent were renter-occupied dwellings. The amount of overcrowded dwellings in the City has increased since 1990 when 5-percent (653) of all units were overcrowded. The increase in overcrowding has also occurred countywide. In 2000, the countywide overcrowding rate was 23-percent, rising from 19-percent in 1990. Approximately 5-percent of renter households and less than 1-percent of owner households were severely overcrowded.

Household Income

The ability of a household to acquire adequate housing is almost solely dependent on the income of the household. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors, including race, gender, and household type.

According to the 2000 Census, the per capita income in Beverly Hills was \$65,507, more than three times the county per capita income of \$20,683. The median household income in the community was \$70,945; the 17th highest in Los Angeles County. The 2000 Beverly Hills median household, family, and nonfamily

household incomes are compared with the county and state in Table 8 below.

Area	Median Household Income	Median Family Income	Median Nonfamily Household Income
Beverly Hills	\$70,945	\$102,611	\$49,394
Los Angeles County	\$42,189	\$46,452	\$30,917
California	\$47,493	\$ 53,025	\$32,024

SOURCE: 2000 US Census

Table 9, on the following page, provides information on median-family income by household family type. As shown, household type and income levels vary considerably by household family type. Within Beverly Hills, the lowest income levels are for families headed by women who have children and no spouse (\$35,294). The highest household income is for married-couple families with children (\$120,987).

Family Type	Median Income
All families	\$102,611
<i>Married-Couple Families</i>	
-With Children	\$120,987
-No Children	\$114,929
<i>Other Family</i>	
Male Householder, no spouse:	
-With Children	\$83,945
-No Children	\$84,420
Female Householder, no spouse:	
-With Children	\$35,294
-No Children	\$45,179

SOURCE: 2000 U.S. Census of Population and Housing

Income

In discussing lower-income households, it is important to identify the income levels associated with labels such as "extremely low," "very low," "low" or "moderate" income. These are usually defined as annual household incomes not exceeding a percentage of the median family income identified annually by the Department of Housing and Urban Development (HUD) for the Los Angeles-Long Beach Metropolitan area, which was \$56,500 in 2007.

For planning and funding purposes, the California Department of Housing and Community Development (HCD)

categorizes households into five income groups based on county area median income (AMI):

- Extremely Low Income—up to 30 percent of county area median income
- Very Low Income—31–50 percent of county area median income
- Low Income—51–80 percent of county area median income
- Moderate Income—81–120 percent of county area median income
- Above Moderate Income—greater than 120 percent of county area median income

Special-income data based on the 2000 Census developed by the Department of Housing and Urban Development (HUD) is used to provide an overview of income distribution by household type, tenure and cost burden in Beverly Hills. According to HUD data, 8-percent of the City's total households in 2000 were Extremely Low, 6-percent were Very Low Income (0 to 50-percent AMI), and 8-percent were Low Income (51 to 80 percent AMI). Approximately 77-percent of the households had incomes above 80 percent of the median in 2000 (Table 10).

Certain groups had higher proportion of lower-income households. As shown in Table 10, elderly households had higher proportions of lower-income households than any other household type. Approximately 55-percent of all elderly renter households and 16-percent of owner households earned lower-income levels (earned less than 80 percent AMI).

Table 10 Household Income Profile and Cost Burden⁶ by Household Type, Beverly Hills 2006

Households	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	313	305	55	942	139	94	25	318	1,260
Housing Cost Burden >30%	229	160	45	584	105	79	25	219	63.7
Very Low Income (31-50% AMI)	295	125	24	779	79	39	19	147	926
Housing Cost Burden >30%	260	115	24	714	79	39	19	133	802
Low Income (51-80% AMI)	308	210	33	951	169	69	40	308	1,259
Housing Cost Burden >30%	258	210	33	817	119	59	40	247	1,065
Moderate Income and Upper Income (81%+ AMI)	740	1,700	305	5,825	2,089	2,569	720	5,752	11,577
Housing Cost Burden >30%	205	479	125	1,520	319	943	330	1,731	3,253
Total	1,656	2,340	417	8,497	2,476	2,771	804	6,525	15,022
Housing Cost Burden >30%	952	964	223	3,637	621	1,122	414	2,349	5,979

SOURCE: 2006 HUD CHAS Data Book. Based on 2000 Census
Definitions: Small Renter households (2 to 4 members)
Large Families (5 or more members)

Figure H 2 (Low/Moderate-Income Areas) shows the areas of concentrated low and moderate-income households in Beverly Hills. Areas with a concentration of low and moderate income are census block groups with 51-percent or more of households earning low and moderate income (120-percent or less of AMI). These four census blocks are located south of North Santa Monica Boulevard.

Housing Cost Burden

Housing cost burden occurs when the cost of a desired unit is greater than the monthly affordable rent or mortgage payment for that household. Though it is not uncommon to overpay for housing, maintaining a reasonable level of cost burden, especially among lower-income households, is an important goal. Housing cost burden is defined as a

According to the 2007 CHAS data presented in Table 10, 36-percent of Beverly Hills home owners and 43-percent of renter

⁶ **Cost burden** is the fraction of a household's total gross income spent on housing. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include the mortgage payment, taxes, insurance, and utilities.

households had a housing cost burden in 2000. This translates into 3,637 renter households and 2,349 owner households in the community.

However, this level of cost burden for households is not unique to Beverly Hills. Housing costs have been rising in California and Los Angeles County as a whole over the past decade. In 2000, 38-percent of all Los Angeles households paid more than 30-percent of their income on housing, including 33-percent of owners and 42-percent of renter households. Approximately 34-percent of all California households paid more than 30-percent of their income towards housing costs according to 2007 CHAS data.

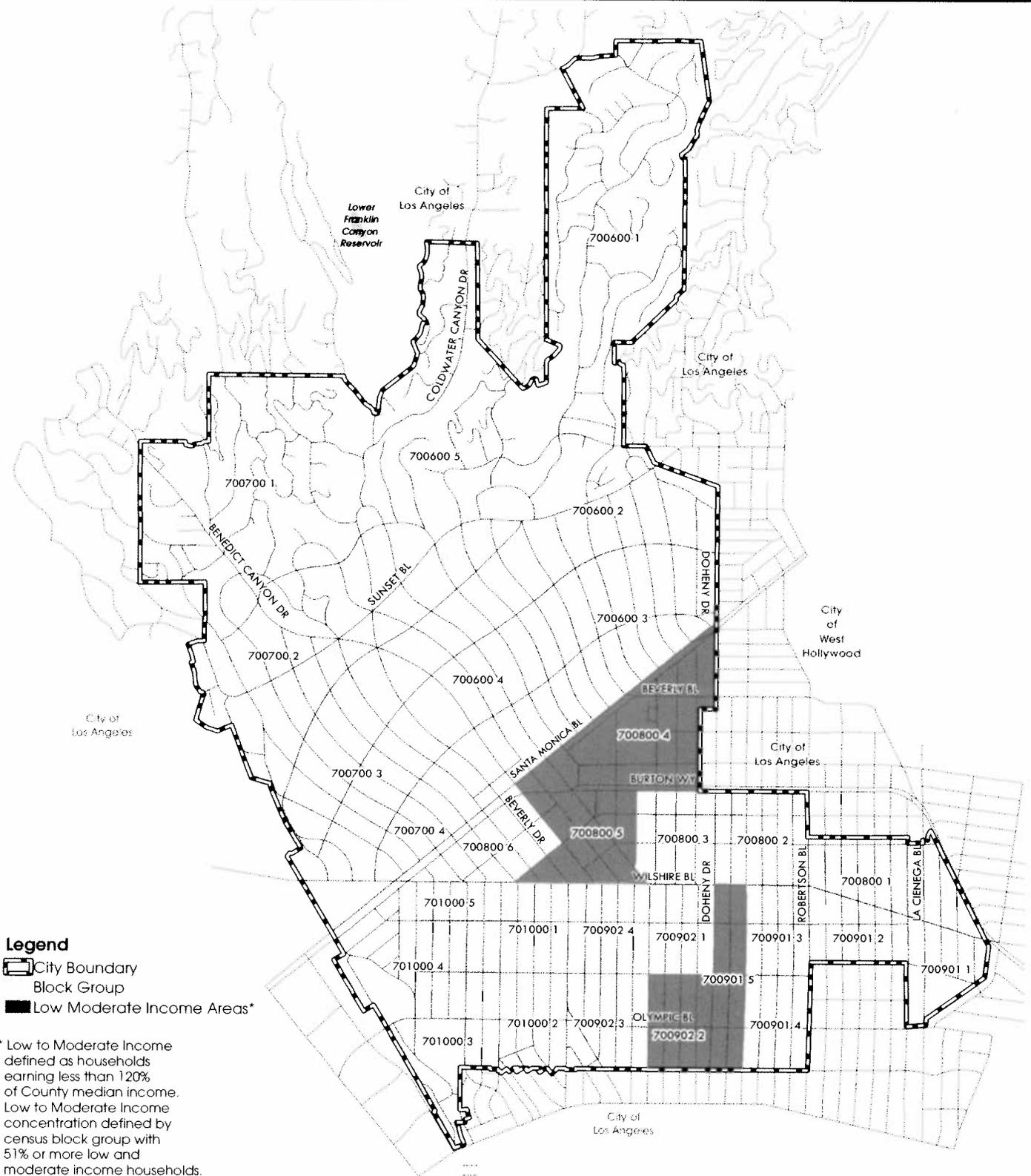
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LOW/MODERATE INCOME AREAS

Beverly Hills General Plan



Source: US Census Bureau, Census 2000 Summary File 1

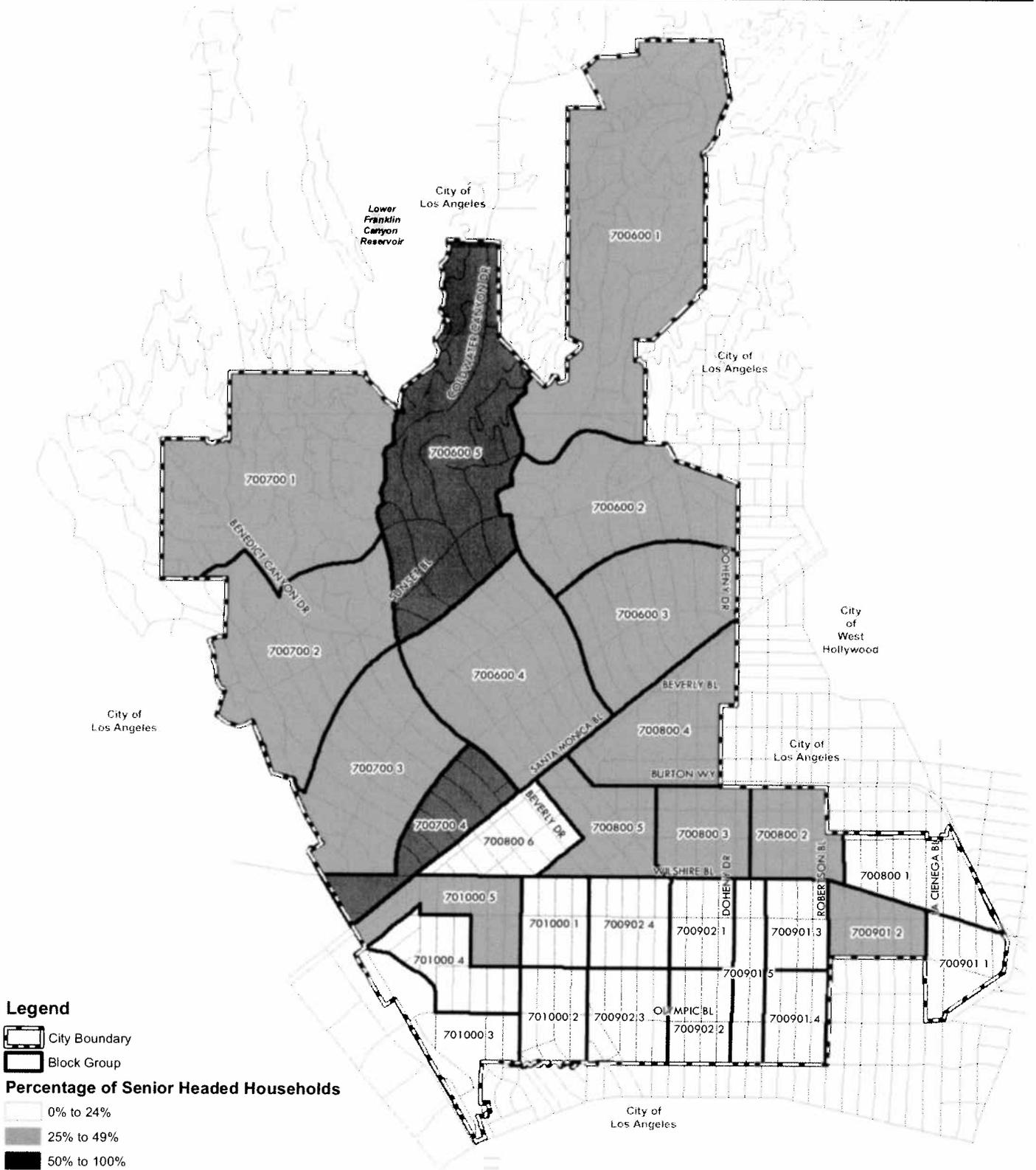


0 1,000 2,000 Feet

Figure H 2

SENIOR HEADED HOUSEHOLDS

Beverly Hills General Plan



Source: US Census Bureau, Census 2000 Summary File 1

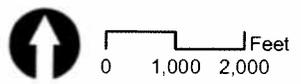


Figure H 3

Special Needs Groups

There are certain segments of the population that may have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics among others. State Housing Element law defines "special needs" groups to include the following: senior households, disabled persons, large households, single-parent families with children, homeless people, and farm workers.

Senior Households

The special housing needs of the elderly (age 65 and older) are an important concern for the City of Beverly Hills, due to the significant proportion of senior households in the community and since many retired persons are likely to be on fixed incomes. In addition, the elderly may have special requirements related to housing construction and location.

According to the 2000 Census 27-percent (4,060) of households in Beverly Hills were headed by persons aged 65 years and older. Figure H 3 (Senior-Headed Households) displays the location of senior-headed households in the City.⁷ Of these households, 64-percent were renters and 36-percent owned their own home. Over 66-percent of residents aged 65 or more lived in family households, while 30-percent lived alone. Of those residents aged 65 or more who lived alone, 77-percent were women. As mentioned earlier, among all household types, a higher proportion of seniors earned very low- and low-income levels households than any other household type. Approximately 55-percent of all senior renter households and 16-percent of owner households earned less than 80-percent of the area median income.

To help meet the special housing needs of senior households, the City offers a variety of programs and services for senior residents. These include the Senior Case Management Program that assists seniors to live as independently as possible in the community. Seniors are linked to various services such as shuttle buses and discount taxi coupons, meal services, caregivers, assistance with government forms, and counseling. This program is funded by Community Development Block Grant (CDBG) funds and the City's

⁷ It is important to note that while there are no residential uses in the western most portion of Block Group 700700 3, the map is showing a concentration in that portion of the City since the entire Block Group is displayed.

general fund. Through the Beverly Hills Community Services Department, a variety of programs and supportive services are also offered including classes and information programs, free transit shuttle services, case management, legal counseling, and lunch services.

The City's existing assisted housing stock includes the 150 unit Beverly Hills Senior Housing project that provides affordable housing to very low-income senior/handicapped residents. The project was constructed in 1987 and fully rented in 1988. Located at 225 N. Crescent Drive (Wholefoods Grocery), the project was a joint development by the City and the nonprofit Beverly Hills Senior Citizen Housing Corporation (now Menorah Housing). In addition to funding the public parking and market portions of the structure, the City provided the housing portion the nine-lot site and funding (general fund, CDBG, and Jobs Bill funds) to support feasibility studies, environmental review, legal fees, site clearance and preparation, partial excavation, off-site improvements, and amenities beyond those allowed by the federal Section 202 program.

Persons with Disabilities

Disabled persons have special housing needs because of their typically fixed- and lower-income, the lack of accessible and affordable housing, and the higher health care costs associated with their disability.

The Census defines a “disability” as a long lasting physical, mental, or emotional condition. According to the Census, 15,922 persons with one or more disabilities resided in Beverly Hills in 2000, representing almost 18-percent of the City's residents over five years of age. Of the population with disabilities, 2,274 were seniors; seniors comprise 38-percent of the City's population with disabilities (Table 11).

Age	Persons	Percent
5-15	96	2.1%
16-64	3,383	15.3%
65+	2,274	37.9%
Total	5,753	17.6%

SOURCE: 2000 Census SF3: P53, P77, P80

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members.

Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

For individuals unable to live a primarily independent setting, a 100-unit elderly residential community-care facility is located within Beverly Hills. The Bridge Point Assisted Living and Retirement Residence provides residential support and supportive services for such daily tasks, medication management, coordination of health care services and customized diets, housekeeping, laundry and transportation needs.

Single-Parent Households

Single-parent households, especially female-headed households, are generally characterized by lower-incomes and a greater need for affordable housing. In addition, these households can have needs such as accessible day care and health care, as well as other supportive services. The relatively low incomes earned by single-parent households, combined with the need for supportive services, severely limit the housing options available to them.

The 2000 Census reported 841 single-parent households with children under age 18 in Beverly Hills, representing approximately 5.5-percent of all households in the City. Of these single-parent households, 661 were female-headed households and 180 were male-headed households with children.

The number and proportion of single-parent families in Beverly Hills had increased modestly since 1990. In 1990 738 single-parent (148 male-headed and 590 female-headed) households resided in the community, representing 5 percent of all households. In 2000, 11-percent of all Los Angeles County households were comprised of single parent households raising children under the age of 18. In contrast, 9-percent of all households countywide were comprised of single parent households with children in 1990.

Large Households

Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. Larger units can be very expensive, which often results in large households residing in smaller, less

expensive units or doubling up with another family or other persons to save on housing costs, both of which result in unit overcrowding.

The 2000 Census identified 1,208 large households in Beverly Hills, representing approximately 8 percent of all households. Among the City's large households, 69-percent were owner-households, while 31-percent rented their home. While the proportion of large households in the community has not increased significantly since 1990, the overall share of large renter households in Beverly Hills has increased. In comparison, Beverly Hills had 1,038 large households, accounting for 7-percent of all households in the community in 1990. Of these households, 74-percent of the large households were owners and 26 percent were renters in 1990.

In comparison to Los Angeles County as a whole, the proportion of large households in Beverly Hills remains small. Countywide in 1990, 17-percent of all households had five or more members; by 2000, this proportion had increased to 19-percent.

Farm Workers

Farm workers are identified as persons whose primary income is earned through seasonal agricultural labor. Housing needs for farm works are a function of their relatively low incomes and the unstable nature of their jobs. In 2000, 22 persons were employed in farming, forestry, and fishing occupations, accounting for only 0.1 percent of the City labor force. These occupations include gardeners, landscapers, and persons who work in plant nurseries. Given that no farming operation is located in or near Beverly Hills, housing for farm workers is not identified as a need in the City.

Homeless Persons

During the period of January 25 to 27, 2007, the Los Angeles Homeless Services Authority (LAHSA), in conjunction with Applied Survey Research (ASR), conducted the 2007 Greater Los Angeles Homeless Count. This homeless census was one of the largest community enumeration ever performed and involved canvassing 505 U.S. Census Tracts over the three-night period, information collected from shelters and institutions, telephone surveys, in-person surveys and a sophisticated statistical analysis used to project homelessness in non-enumerated areas.

According to the Greater Los Angeles Homeless Count, the overall homeless population of the Los Angeles Continuum of Care (CoC) at a given point in time is estimated to be 68,608 people. Approximately 15-percent of these, or 10,100, are children under the

age of 18. An additional 5,094 homeless people counted in the cities of Pasadena, Glendale, and Long Beach (distinct separate Continuums in Los Angeles County) increase the estimated homeless population for the entire county of Los Angeles at a point in time to 73,702.

Approximately 57,166 were unsheltered, and 11,442 people were living in either emergency shelters or transitional housing programs at the time of the census. The data is collected by sub-regions of the county; no information is broken down by City. Nevertheless, it provides a general overview of the homeless situation in West Los Angeles. As shown in Table 12, according to LAHSA, the West Los Angeles Service Planning Area (SPA 5) which includes the cities of Beverly Hills, Culver City, Santa Monica, Malibu and west Los Angeles, has an estimated 6,703 point-in-time homeless individuals. This translates into approximately 13,318 persons that are projected to be homeless per year. The majority of these homeless individuals are men between the ages of 25 to 55.

According to the Beverly Hills Police Department, there are typically 20 to 25 homeless or street persons visible within Beverly Hills on a given day. Approximately 90-percent of these are single males and are visible throughout the community, within parks, the street, and parking structures. These homeless individuals are referred to People Assisting the Homeless (PATH) or other nearby shelters.⁸

Although only a small number of homeless persons are located within the community, efforts have been made to provide assistance to groups that provide services to the homeless or at-risk individuals in recognition of the regional nature of the problem that must be addressed on an inter-jurisdictional, cooperative basis. Throughout the years, the City has provided both General Fund and Community Development Block Grant funds to various homeless service providers. The funds were used to support the construction of the New Directions' Regional Center for Homeless Veterans at the West Los Angeles Administration facility and to support PATH's recently constructed Regional Homeless Center in Los Angeles. In addition, PATH's street outreach team works with the Beverly Hills Police Department to bring services directly to homeless people, with the goal of encouraging them to take advantage the services that are available. PATH receives CDBG funding from the City to provide the outreach team and other services to homeless people in Beverly Hills. Over the years, the City has provided General and CDBG funds

⁸ Stg. Rex McEvoy. Beverly Hills Police Department. 10/31/2007

to other services providers such as the Westside Food Bank, PATH, and the Los Angeles Free Clinic (Table 13).

Table 12 Estimated Homeless Population⁹ in West Los Angeles (SPA 5), 2007

Subpopulation	Point-in-Time Results	Annual Projections
Men	4,232	8,408
Women	1,411	2,803
Transgender	91	181
Sheltered	1,041	2,068
Unsheltered	5,662	11,250
Age Under 18	969	1,925
Age 18-24	505	1,003
Age 25-55	4,289	8,522
Age 56+	940	1,868
Number of Individual Families with Children	604	1,200
Number of People in Families	1,592	3,163
Youth in Families	825	1,639
Mentally Ill	2,165	4,302
Substance Abusers	2,874	5,711
Victims of Domestic Violence	563	1,119

SOURCE: Los Angeles Services Authority, 2007

⁹ A person may fall within more than one identified sub-populations, and therefore the sum of sub-populations exceeds the total homeless estimate.

Table 13 Homeless Services and Facilities, Beverly Hills and Nearby Areas

Organization	Services	Beds
St. Joseph Center 373 Rose Ave. Venice, CA 90291	Provides supportive services to homeless individuals, families, and mentally ill adults.	
All Saints Episcopal Church 405 N. Camden Dr. Beverly Hills	Provides food to homeless and at-risk individuals.	
Barrington House New Directions, Inc. Confidential site on the Westside	Provides transitional housing to chronic substance abusing veteran women with multiple disorders.	17
The Los Angeles Free Clinic Beverly Clinic 8405 Beverly Boulevard Los Angeles, CA 90048	The Los Angeles Free Clinic provides high-quality medical and dental care, social services and education and outreach to men, women and children in need.	
The Serra Project Scattered sites – 1 group home on the Westside	Provides permanent supportive housing to homeless persons and families living with HIV/AIDS or dual diagnosed.	6
Ocean Park Community Center Santa Monica	Provide emergency housing and services as well as hotel/motel vouchers for the target population. The length of stay in shelters or hotels/motels is 120 days.	
PATH-Westside 2346 Cotner Ave. Los Angeles, CA 90064	Provides emergency beds to homeless men and women and families. Program provides job program, case management, life skills workshop, money management workshop and other meetings.	32
New Directions, Inc. 11303 Wilshire Blvd., VA Bldg. 116 Los Angeles, CA 90073-1003	Provides supportive services, including employment services to homeless veterans with chronic substance abuse and other disorders.	
The Sober Inn CLARE Foundation, Inc. 905 Pico Blvd. Santa Monica CA 90404	Provides 16-bed transitional housing facility with outreach, intake, and assessment for drug addicted homeless men.	16
Westside Food Bank 1710 22nd Street Santa Monica, CA 90404	Westside Food Bank is a nonprofit agency that serves virtually all Westside nonprofit agencies that have kitchens or food pantry programs.	

SOURCE: Los Angeles Services Authority, 2007

Housing Characteristics

The Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

According to the California Department of Finance, Beverly Hills had 16,110 housing units as of January 1, 2007 (Table 1). This represents a gain of 387 new homes since 1990. This modest rate of new housing growth over the past 16 years is reflective of the limited amount of residential land remaining in the community. Nearby urbanized communities of Santa Monica, Culver City, and West Hollywood also experienced limited new housing growth over the same period. In contrast, the City of Los Angeles and Los Angeles County experienced greater levels of new housing construction.

Composition

Housing growth in Beverly Hills was largely constrained by the regional economic recession in the early 1990s and the limited remaining vacant residential land. However, through the recycling of underutilized commercial properties and land made available through mixed-use development, several new housing developments could be realized over the next few years.

Table 14 Housing Stock - Growth

Jurisdiction	1990	2000	2007	%Change 1990-2000	% Change 2000-2007
Beverly Hills	15,723	15,855	16,110	0.8%	1.6%
Santa Monica	47,753	47,863	49,409	0.2%	3.2%
Culver City	16,943	17,130	17,135	1.1%	0.03%
West Hollywood	23,821	24,110	24,450	1.2%	1.4%
Los Angeles City	1,299,963	1,337,668	1,386,169	2.9%	3.6%
Los Angeles County	3,163,343	3,270,909	3,382,356	3.4%	3.4%

SOURCE: 1990, 2000 Census and California Department of Finance January, 2007.

Approximately 36-percent of Beverly Hill's housing stock consists of single-family detached homes, and slightly over 1 percent is comprised of single-family attached units (Table 2). Multi-family dwellings account for 63-percent of homes in Beverly Hills, with the majority of these units consisting of complexes with five or more units. Due to the limited amount of new housing growth in the community

since 1990, the proportion of single-family homes and multi-family housing has remained relatively stable.

Housing Type	1990		2000		2007	
	# Units	%	# Units	%	# Units	%
Single-Family Detached	5,611	35.7%	5,664	35.7%	5,747	35.7%
Single Family Attached	220	1.4%	236	1.5%	236	1.5%
<i>Total Attached and Detached</i>	<i>5,831</i>	<i>37.1%</i>	<i>5,900</i>	<i>37.2%</i>	<i>5,983</i>	<i>37.1%</i>
Multi-Family 2-4 Units	1,643	10.4%	1,802	11.4%	1,802	11.2%
Multi-Family 5+ Units	8,172	51.9%	8,125	51.2%	8,297	51.4%
<i>Total Multi-Family</i>	<i>9,815</i>	<i>62.4%</i>	<i>9,927</i>	<i>62.6%</i>	<i>10,099</i>	<i>62.7%</i>
Mobile Homes, Trailer & Other	77	0.5%	28	0.2%	28	0.2%
Total	15,723	100%	15,855	100%	16,110	100%

SOURCE: 1990, 2000 Census and California Department of Finance, January 2007.

There are no manufactured or mobile homes existing in Beverly Hills. The 1980 U.S. Census included five mobile homes, which have carried over into Department of Finance estimates, and the 2006 Department of Finance housing estimates indicate 28 mobile homes in the City, but City staff indicates these figures are in error.

Tenure and Vacancy

The tenure distribution (owner-occupied versus renter-occupied) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Tenure is primarily related to household income, composition, and age of the householder, with housing cost burden being generally more prevalent among renters than among owners.

As indicated in Table 3, the majority of housing occupied in Beverly Hills is by renter households. Renter households are those occupying any type of housing, including apartments, condominiums, and single-family houses. Housing tenure did not change substantially between 1990 and 2000. Renter households increased slightly from 56-percent renter in 1990 to 57-percent in 2000. The tenure in Beverly Hills is similar to most other Westside cities in 2000. In the City of Los Angeles, 61-percent of households were renters, while 70-percent were renters in Santa Monica and 78-percent were renters in West Hollywood. The exception to this pattern among Westside cities is Culver City, where only 44-percent of households rent their home.

As shown on Figure H 4 (Owner-Occupied Housing Units) and Figure H 5 (Renter-Occupied Housing Units), the majority of owner occupied housing in the City is located north of North Santa Monica Boulevard. Homes in this area are almost exclusively large lot, single-family residential except for some local schools, a hotel and some neighborhood parks. In contrast, the area to the south contains higher-density single-family homes and multi-family uses. Consequently, the majority of the census tracts located south of North Santa Monica Boulevard contains a significant amount of renter households.¹⁰

Table 16 Housing Tenure 1990 and 2000				
Tenure	1990		2000	
	Number	% of Total	Number	% of Total
Total Occupied	14,731	100%	15,035	100%
Owner Occupied	6,482	44%	6,518	43%
Renter Occupied	8,249	56%	8,517	57%
Rental Vacancy Rate	6.2		3.2	
Owner Vacancy Rate	2.7		1.6	
Overall Vacancy Rate	7.3		5.2	

SOURCE: 1990 and 2000 Census.

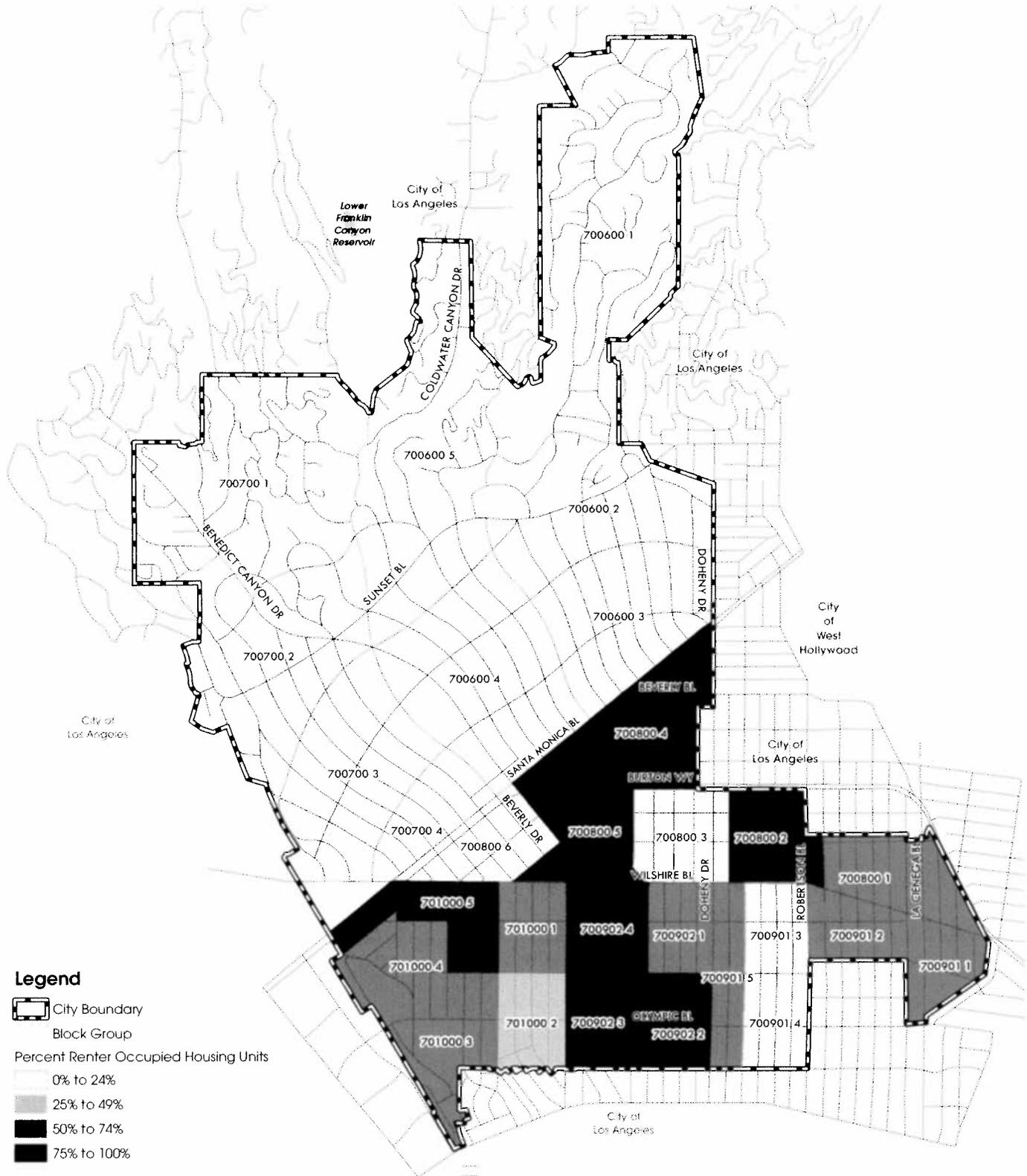
The housing market in Beverly Hills and throughout Los Angeles has become increasingly tight, as the vacancy rate continues to shrink. A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5-percent to 6-percent for rental housing and 1-percent to 2-percent for ownership housing are generally considered optimum, where there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices.

The housing vacancy rate in Beverly Hills has decreased noticeably since 1990. The 2000 city vacancy rates of 3-percent for rental housing and approximately 1-percent for ownership housing indicate a high demand for housing in the City. The low vacancy

¹⁰ It is important to note that while there are no residential uses in the western most portion of Block Group 700700 3 the map is showing a concentration in that area since the area is depicted by the entire Block Group.

RENTER-OCCUPIED HOUSING UNITS

Beverly Hills General Plan



Source: US Census Bureau, Census 2000 Summary File 1

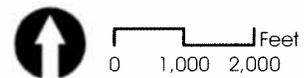
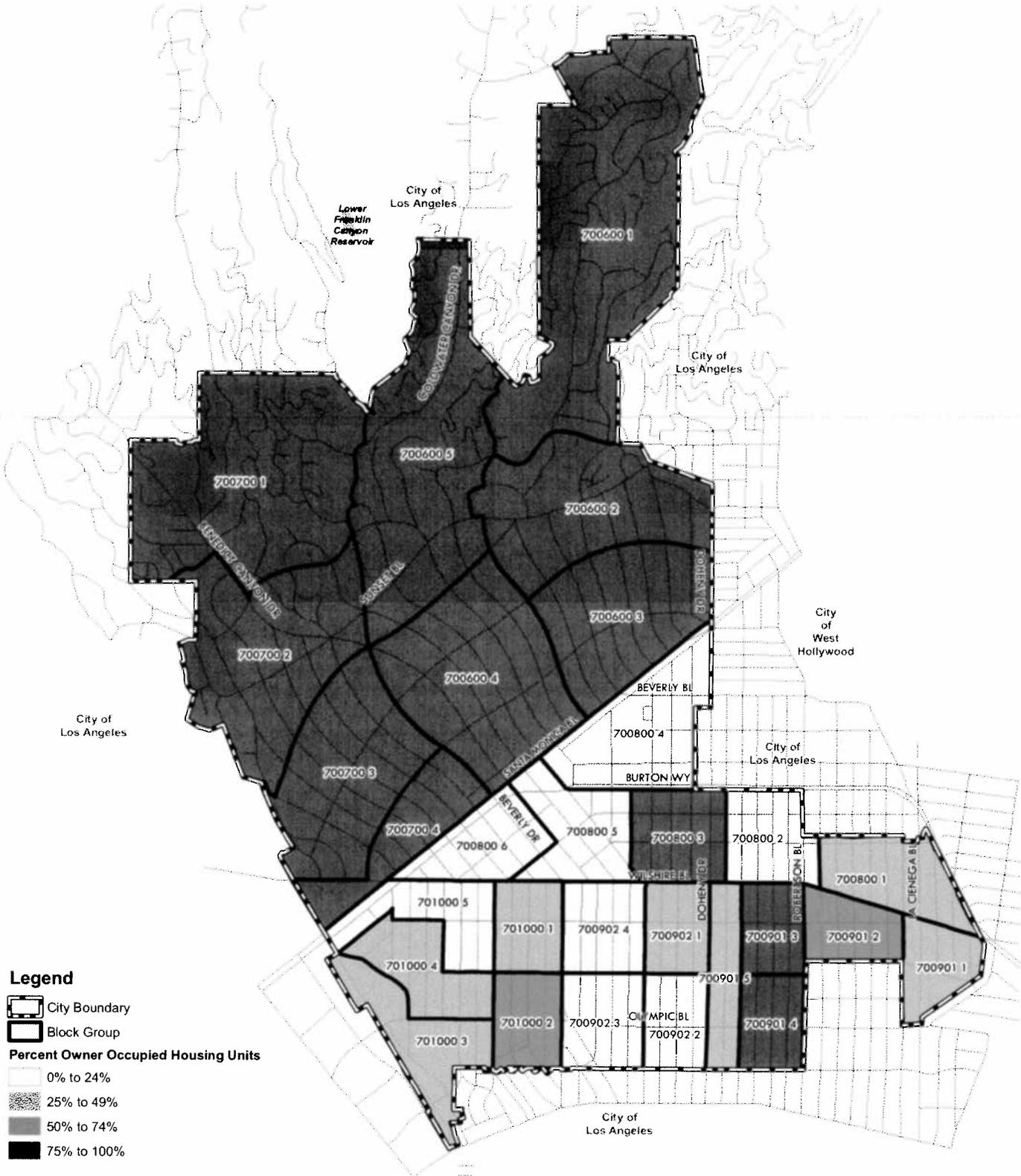


Figure H 4

OWNER-OCCUPIED HOUSING UNITS

Beverly Hills General Plan



Legend

- City Boundary
- Block Group
- Percent Owner Occupied Housing Units**
- 0% to 24%
- 25% to 49%
- 50% to 74%
- 75% to 100%



Source: US Census Bureau, Census 2000 Summary File 1

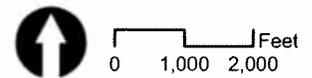


Figure H 5

rates also mean that finding affordable and appropriate housing maybe difficult for many households in the community.

Age and Condition

The age and condition of the housing stock in a community is an important indicator of need. Housing units deteriorate over time, discouraging reinvestment, depressing neighborhood property values, and eventually impacting the quality of life in the community. Maintenance of existing housing units is especially important in Beverly Hills, given the older age of the community's housing stock.

Like several other Southern California communities, the City of Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. There are a substantial number of single-family houses in the City that were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), a few dating from before 1910. The City experienced its greatest residential development and growth during the period from the late 1920s through the 1930s.

In general, housing over 30 years of age is usually in need for some major rehabilitation, such as a new roof, foundation work, plumbing, etc. As of 2000, nearly 35-percent of the City's housing stock was built before 1940 and approximately 47-percent of the City's units were constructed prior to 1950 (Table H 4). The median year of construction was 1952. Approximately 44-percent of owner-occupied housing and 28-percent of renter-occupied housing was constructed prior to 1940.

Table 17 Housing Age		
Year Structure Built	Number	Percent of Total
2001–2006	255	1.6%
1990–2000	771	4.8%
1980–1989	1,188	7.4%
1970–1979	1,615	10.0%
1960–1969	2,356	14.7%
1940–1959	4,441	27.6%
1939 or earlier	5,484	34.0%
Total	16,110	100%

SOURCE: 2000 Census and California Department of Finance, January 2007

Deficient units are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction, or which were under extensive repair. Some of the older, multi-family rental

properties have need of minor and major rehabilitation, particularly in the interior (such as plumbing, electrical, and aesthetics).¹¹ The Building and Safety Division estimates that units requiring substantial rehabilitation constitute approximately 3-percent of the City's housing stock. The City currently has a reactive code enforcement program but is in the process of becoming more proactive and is developing an annual rental housing inspection program to address this issue. There are no structures in the community that require demolition.

Assisted Housing at Risk of Conversion

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of January 1, 2006, through June 30, 2016.

Assisted Housing Inventory

The City of Beverly Hills has one assisted senior housing project financed under the HUD Section 202 program. This project is the Beverly Hills Senior Housing that has 150 units for disabled and senior residents (Table 5). The project was developed in 1988 and has a 40 year affordability covenant. It is owned and operated by the Menorah Housing Foundation, a nonsectarian, nonprofit 501(c)(3) corporation that develops and manages affordable independent-living senior apartment units throughout Los Angeles. Residents must be 62 years of age or older and must earn 50-percent or less of the area median income. Discussion with the Menorah Housing Foundation indicates that there is a need for senior housing in community and there is currently a long wait list for the project. The Beverly Hills Senior Housing project is not at-risk of converting to market-rate housing during the current RHNA planning period.

Project Name	Tenant Type	Project Owner	Funding Source(s)	Units Subject to Conversion	Earliest Date of Conversion
Beverly Hills Senior Housing	Senior/disabled— Very low income	Menorah Housing	202/811	150	10/26/2028

SOURCE: Menorah Housing Foundation, 2007

¹¹ Nestor Otazu. Code Enforcement Officer, City of Beverly Hills. 11/02/07

Section 8 Housing

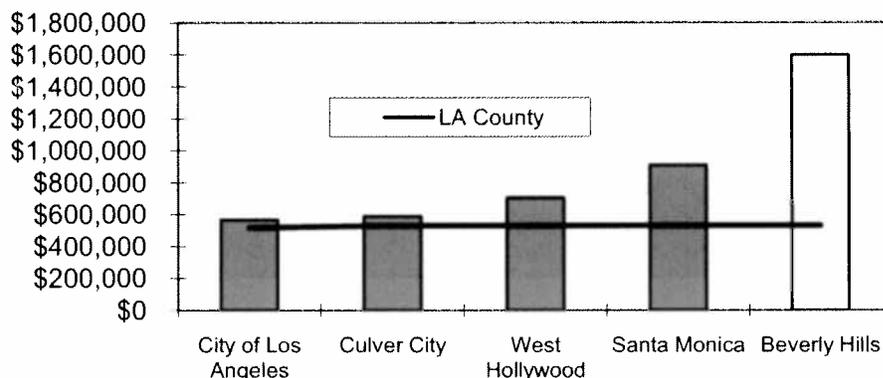
The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher Program for sixty-one jurisdictions throughout the county including the City of Beverly Hills. The Section 8 program provides rent subsidies to lower-income households (earning 80 percent or less than the county's area median income) in the form of vouchers. According to the County of Los Angeles 2003–2008 Consolidated Plan, a total of 19,563 households throughout the county of Los Angeles receive Section 8 assistance from the Housing Authority. Within Beverly Hills, three households receive Section 8 vouchers. Of these households, two are senior residents and one is a family household.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of the local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Beverly Hills and examines the overall affordability of housing within the City.

Home sales prices throughout Los Angeles County have escalated dramatically over the past decade, even though there has been a general downturn in the market in the past years. The median price of all homes and condominiums in Beverly Hills sold in calendar year 2007 was \$1,599,000. As shown in figure 1 (Median Home Prices for 2007), home prices in Beverly Hills were significantly higher than other nearby Westside communities. Prices for homes in Beverly Hills were higher than West Hollywood (\$705,000), Santa Monica (\$910,000), Culver City (\$589,000), and the City of Los Angeles (\$567,500). Home prices in Beverly Hills were also notably higher than the county median of \$530,000.

Figure 1 Median Home Prices for 2007



SOURCE: DataQuick Information Systems, 2007

Home Sales

Table 1 summarizes all home and condominium sales during calendar year 2009 within the three Beverly Hills zip codes. The median price for single-family homes ranges from \$1,335,000 in Zip Code 90211 to \$2,775,000 in Zip Code 90210. Condominiums offer buyers a slightly lower-priced alternative to the single-family homes. Although fewer condominiums were sold in the City during 2009, the median price for condominiums ranged from \$680,000 in Zip Code 90211 to \$830,000 in Zip Code 90210.

Table 19: Home Sales, 2009 – Single-Family and Condominiums

Zip Code	Number of Sales	Median Price
Single-family Homes		
90210*	212	\$2,775,000
90211	36	\$1,335,000
90212	24	\$1,800,000
Condominiums		
90210	26	\$830,000
90211	24	\$680,000
90212	21	\$740,000

• SOURCE: DataQuick Information Systems (2009)

* 90210 also includes hillside communities north of the Beverly Hills city limits.

272 total single family homes were sold in 2009. As can be expected, sales prices generally increased with the size of the unit,

with three bedroom units selling for a median of \$1,470,000, compared to \$4,260,000 for a home with five or more bedrooms. The smaller homes tended to be older, built primarily in the 1930s, with the larger homes encompassing a broader mix of older and more recent construction.

Condominiums comprised one-quarter of all units sold during 2009. Sales prices ranged from \$350,000 to \$2.35 million, with an overall median price of \$845,000 for a 1,900 square foot unit built in 1987.

Single-family and condominium home sales are further summarized in the following chart.

Table 20 Single-Family and Condominium Home Sales in Beverly Hills, 2009

Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size (sq ft)	Av. Parcel Size (sq ft)	Av. Year Built
Single-family Homes						
2	18	\$615,000 - \$3,200,000	\$1,170,000	1,700	8,200	1936
3	48	\$765,000 - \$6,700,000	\$1,470,000	2,500	12,100	1939
4	50	\$1,080,000 - \$8,200,000	\$2,460,000	3,600	12,100	1946
5+	46	\$1,200,000 - \$10,000,000	\$4,260,000	5,900	20,300	1953
Total	162	\$615,000 - \$10,000,000	\$2,350,000	3,725	14,000	1945
Condominiums						
1	6	\$400,000 - \$699,000	\$560,000	1,050	--	1963
2	52	\$350,000 - \$1,400,000	\$760,000	1,700	--	1984
3	23	\$710,000 - \$2,300,000	\$1,470,000	2,400	--	2003
4	5	\$600,000 - \$2,350,000	\$1,050,000	3,100	--	1982
Total	86	\$350,000 - \$2,350,000	\$845,000	1,900	--	1987

SOURCE: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Housing Affordability

Table 3 presents the maximum affordable purchase price for moderate income households¹² and compares this with 2009 market sales prices for single-family homes and condominiums in Beverly Hills.

For example, a moderate income three person household can afford to pay up to \$222,000 to purchase a home, which is well below the median priced two-bedroom condominium (\$760,000) and two-bedroom single-family home (\$1,170,000) in Beverly Hills. Even the lowest priced, two-bedroom condominiums were in the mid \$300,000 range which is more than \$100,000 above the level of affordability to moderate income households.

Table 21 Maximum Affordable Purchase Price, 2009

Moderate Income Households			
	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 110% Median	\$61,490	\$68,310	\$73,755
Income Towards Housing @ 35% Income	\$21,522	\$23,908	\$25,814
Maximum Monthly Housing Cost	\$1,794	\$1,992	\$2,151
<i>Less Expenses:</i>			
Utilities	(\$95)	(\$115)	(\$135)
Taxes (1.1% affordable hsg price)	(\$205)	(\$225)	(\$245)
Insurance	(\$100)	(\$115)	(\$130)
HOA Fees & Other	(\$180)	(\$180)	(\$180)
Monthly Income Available for Mortgage	\$1,214	\$1,357	\$1,461
Supportable Mortgage @ 6.0% interest	\$202,000	\$226,000	\$244,000
Homebuyer Downpayment (10%)	\$20,000	\$23,000	\$24,000
Maximum Purchase Price for Moderate Income Households:	\$222,000	\$249,000	\$268,000
Beverly Hills Median Single-Family Sales Price	\$1,170,000	\$1,500,000	\$2,460,000
Beverly Hills Median Condo Sales Price	\$760,000	\$1,470,000	\$1,050,000

Source: Beverly Hills Housing Element

¹² Moderate income households are households which earn less than 110% of the Area Median Income or "AMI". AMI is calculated by the US Department of Housing and Urban Development (HUD) annually for every metropolitan area. The AMI for Los Angeles County in 2009 is provided in Table 3. Charts defining affordability of for sale and rental housing based on income levels is provided at the end of this assessment.

Rental Costs

Current rental information as of March 2010, for Beverly Hills was obtained from internet rental listings on Craig's List and Westside Rentals websites. Table 4 summarizes the results of this survey by unit type, including apartments, second units, and room rentals within single-family homes.

A total of 58 apartment units were advertised for rent in Beverly Hills, with one-bedroom units comprising over 60 percent of the available stock. The median monthly rent was \$1,520 for a one-bedroom, \$2,375 for a two-bedroom, and \$3,100 for a three-bedroom unit. In comparison to the City's 2006 rent survey, apartment rents have remained relatively stable for one and two bedroom units, with 2006 median rents of \$1,600 and \$2,400 respectively. Rents on three bedroom units dropped by over 15 percent from the 2006 level of \$3,700, although the sample size was somewhat limited, with only four units advertised for rent.

A portion of advertised rentals also included second units. The monthly median rent for a second unit was \$1,100, with rents ranging from \$900 to \$1,695.

In addition to second units, there were also a number of individual rooms advertised for rent within single-family homes. Rooms with a private bath rented for a median of \$940 per month, with tenants also having access to the kitchen, common areas and outdoor space. At approximately \$150 per month less expensive than second units and \$600 less than a one-bedroom apartment, room rentals provide a relatively lower cost rental option for single individuals.

Table 22 Survey of Vacant Rental Listings March 2010

Unit Type/ Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments			
1	36	\$1,000 - \$3,000	\$1,520
2	18	\$1,500- \$3,800	\$2,375
3	4	\$2,400 - \$4,800	\$3,100
Second Units			
1	6	\$900 - \$1,695	\$1,100
Rooms for Rent in Single-Family Homes			
1	6	\$850 - \$1,260	\$940

SOURCE: www.craigslist.org; westsiderentals.com.

Table 5, on the following page, compares apartment rents in Beverly Hills with the maximum affordable rent for very low, low and

moderate income households based the standard of spending no greater than 30% of income on housing.

Table 23 2009 Maximum Affordable Rents¹³

Income Range Level	Max Affordable Rent After Utilities		
	1 Bedroom	2 Bedroom	3 Bedroom
Very Low Income (50% AMI)	\$569	\$633	\$693
Low Income (80% AMI)	\$942	\$1,052	\$1,159
Moderate Income (120% AMI)	\$1,439	\$1,611	\$1,780
Beverly Hills Median Apartment Rents	\$1,520	\$2,375	\$3,100

In aggregate, the median apartment rent exceeds the level of affordability to households earning low and moderate incomes. However, the rent survey documents a number of units with rents below the midpoint which fall within the affordability threshold to moderate income households. For example, of the 36 vacant one-bedroom units advertised, 15 units rented for less than \$1,400 and are thus considered affordable to households earning moderate incomes. As the unit size increases, however, so does the affordability gap, with no three-bedroom units renting at affordable levels.

Rent Control

All apartment units in Beverly Hills are subject to rent control. Rent control of apartment units first went into effect March 31, 1979. The initial rent control ordinance rolled back rent to May 1978 levels and applied only to those apartments renting for \$600 or less as of May 31, 1978. Regulations governing just cause evictions and pass-through of capital improvements were adopted as well. Under this ordinance, rent levels may be annually increased by 8 percent or the average Consumer Price Index, whichever is less. Unit are no longer controlled once voluntarily vacated (or tenants are evicted for just cause) and may be rented at market levels. However upon the re-rental of the unit, those renting for \$600 or less continue to be subject to the ordinance.

¹³ Income levels reflect the 2009 Official State Income Limits published by State HCD. Maximum affordable rent reflects deduction of LACDC utility allowance for Valley sub-region

\$52 - 1 bdrm, \$66 - 2 bdrm, \$83 - 3 bdrm (assumes water and trash included in rent).

In 1986, in response to complaints about exorbitant rent increases from tenants whose units were not rent controlled, a second rent control ordinance was enacted. This ordinance regulates rental of all apartment units not otherwise regulated by the first ordinance and limits annual rent increases to 10 percent. Vacancy de-control or rent levels to market levels is also permitted, although units continue to be subject to the ordinance's provisions governing evictions as well as the maximum 10 annual rent increase.

The rent control ordinances do not require registration of apartments and consequently the number of units initially regulated by each ordinance is not known, nor is the extent of change in the numbers of the units governed by each of the ordinances.

...

Housing Constraints

Several factors can constrain the production and conservation of housing. These factors include potential market-driven and governmental influences that could affect the City's ability to address its future housing needs and secure adequate and affordable housing for very low-, low-, and moderate-income households. This "Potential Constraints on Housing Production" section discusses these constraints and offers strategies the City can employ to mitigate the impacts of potential constraints on housing, where possible.

Nongovernmental Constraints

State law defines nongovernmental constraints as "market factors which may hinder the development, improvement, and maintenance of housing." Nongovernmental constraints can have a negative effect on the availability and affordability of housing and supportive services, thereby potentially constraining the City's ability to achieve its housing objectives. This section describes typical nongovernmental constraints including economic factors, construction costs, land acquisition, and the availability of financing, all of which are primarily market-driven and generally outside the direct control of the City. However, through programs and policies, the City of Beverly Hills may be able to influence and offset the impacts of potential nongovernmental constraints.

Construction Costs

Construction factors such as the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. In general, multi-family housing is less expensive to construct than single-family housing. However, construction costs vary significantly, depending on the size of the unit and the number and quality of amenities offered. This includes items such as fountains, swimming pools, underground parking, gyms, and other less obvious decisions based on the type of flooring, types of appliances, light fixtures, and quality of cabinetry and woodwork.

The average per-square-foot cost for good-quality housing in nearby communities is approximately \$200 for multi-family housing and \$200 to \$250 for single-family homes, including labor. Estimates are based on "good quality" construction, providing for materials

and fixtures well above the minimum required by state and local building codes.¹⁴

Though construction costs comprise a large portion of the total development cost of a project, these costs are fairly consistent throughout the county and therefore would not constitute an actual constraint on housing production in Beverly Hills.

The Cost and Availability of Land

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Land costs typically account for a large share of the total housing production costs. All other things being equal, very high land costs may make housing development infeasible unless expected rents or sales prices are high enough to recuperate the additional land costs. In Beverly Hills one of the primary market constraints to producing affordable housing is land cost. This is directly attributable to the City's desirable location and limited availability of vacant and developable land for residential development. According to recent data, the price for single-family residential land approximately ranges from \$4 million to \$18 million an acre. No multi-family residential vacant land was listed for sale in the City of Beverly Hills during the survey period (May 2007).¹⁵

The Cost and Availability of Financing

Historically, communities have experienced a pattern where households seeking to finance the purchase of a home have had more difficulty in lower-income neighborhoods. The Community Reinvestment Act was passed in 1977 in an effort to address this issue. In tandem with the Home Mortgage Disclosure Act (HMDA), lending institutions are required to make annual public disclosures of their home mortgage lending activity. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance. The most current HMDA available data for Beverly Hills is for 2005.

As shown in Table H 24 (Disposition of Home Purchase Loans and Home Improvement Loans in Beverly Hills by Census Tract, 2005), mortgage financing and improvement financing is generally available to homebuyers in Beverly Hills and is not considered a

¹⁴ Reed Construction Data. Los Angeles Times. July 15, 2007.

¹⁵ Sources: www.loopnet.com, www.trulia.com, and www.prudentialproperties.com (accessed May 2, 2007)

constraint. The annual HMDA report for 2005 indicates that 752 conventional home purchase loan applications and 104 home improvement applications were submitted for homes in Beverly Hills. Approximately 61 percent of home purchase loans and 57 percent of home improvement loans were approved by the lenders and accepted by the applicants.

Table H 24 Disposition of Home Purchase Loans and Home Improvement Loans in Beverly Hills by Census Tract, 2005

Tract	Home Purchase Loans				Home Improvement Loans			
	Total	Percent			Total	Percent		
		Orig	Denied	Other		Orig	Denied	Other
7006.00	127	59.8%	14.2%	25.9%	31	51.6%	41.9%	6.5%
7007.00	79	64.6%	17.7%	17.7%	5	80.0%	20.0%	0%
7008.00	284	58.9%	20.4%	20.7%	28	50.0%	17.9%	32.1%
7009.01	104	64.4%	18.2%	17.3%	17	64.7%	11.8%	23.5%
7009.02	91	58.2%	19.8%	21.9%	10	60.0%	20.0%	20.0%
7010.00	67	64.2%	25.4%	10.4%	13	84.6%	15.4%	0%
City Total	752	60.8%	19.1%	20.1%	104	57.1%	21.0%	22.1%

SOURCE: Federal Institutions Examination Council (FFIEC) 2005 (accessed 06/25/07)
Orig = Originations; loans approved by the lending institutions and purchased by the applicants

Governmental Constraints

Local government can affect the production of housing in a variety of ways through its police powers as generally expressed in its land use and development regulations. Some commonly used practices include limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions, and requiring review periods prior to approval of a project. Local land use regulations can also help to define residential character and facilitate housing production.

It is important to recognize that the goal of producing housing may at times conflict with other City goals, such as the desire to provide open space and recreation facilities, the desire to protect environmental features and historic resources, and the desire to ensure the health and safety of residents by maintaining the current level of community services and infrastructure. This section evaluates the extent to which government regulation in Beverly Hills acts as a constraint to the production, maintenance, or improvement of housing for all income groups, and whether such constraints would prevent the City from achieving its assigned share of the regional housing need.

Land Use Controls

The Beverly Hills General Plan establishes maximum residential densities throughout the community based upon the availability of public services, circulation capacities, and the desire to maintain the character of existing neighborhoods. The City has three single-family land use districts, ranging in density from one to six units per acre, and five multi-family districts, accommodating densities from 22 up to 50 units per acre. As indicated in Table H 25 (General Plan Land Use Categories for Residential Areas), the General Plan also designates three areas for Planned Development, providing greater flexibility by regulating development density/intensity through floor area ratios (FAR) rather than units per acre. Specific Plans have been adopted for each of the three Planned Developments.

...

Table H 25 General Plan Land Use Categories for Residential Areas

Category		Uses	Density/ Intensity
Residential Land Use Designations (General Plan)			
Single Family	Low	Single-family detached dwelling units on a single legal lot; with second units in accordance with state law.	1 du/ac
	Medium	Single family detached dwelling units on a single legal lot; with second units in accordance with state law.	4 du/ac
	High	Single family detached dwelling units on a single legal lot; with second units in accordance with state law.	6 du/ac
Multi family	Very Low	Multi-family residential development containing attached or detached residential units.	22 du/ac
	Low	Multi-family residential development containing attached or detached residential units.	40 du/ac
	Low-Medium	Multi-family residential development containing attached or detached residential units.	40 du/ac
	Medium	Multi-family residential development containing attached or detached residential units.	45 du/ac
	High	Multi-family residential development containing attached or detached residential units.	50 du/ac
Planned Development			
	Robinsons-May	Residential, with supporting retail and services	2.6 FAR
	Hilton	Hotel, with residences, retail and supporting restaurant and commercial	2.5 FAR
	Beverly Hills Garden/Montage	Hotel, with residential, retail and supporting restaurant and commercial, and public plaza	

a. Incentives specified in Table LU 1 for additional development density and height exceeding existing baseline standards, as indicated by an asterisk (*), shall not be applied "by right" and considered only in very limited and special circumstances for the specific purpose of accommodating "key industries" that provide substantial community benefit, including, but not limited to: (a) support and enhance Beverly Hills key business sectors (such as entertainment, Class-A offices, high-end retail, hotel, technology, and comparable uses); (b) provide high-paying employment opportunities; (c) contribute significant revenue for City services; (d) exhibit a high level of architectural design excellence; and (e) are scaled and massed to complement and "fit" with adjoining residential neighborhoods. Criteria shall be established in the Municipal Code for the types of uses that qualify and the process to be used in considering additional density and height, which, at a minimum, shall require public comments regarding their appropriateness. Developer obligations and community benefits shall be confirmed by a Development Agreement with the City.

Zoning

Zoning is an implementation tool that establishes districts to control the physical development of land consistent with the General Plan. Zoning regulations identify land uses and activities that are permitted, prohibited, or are permitted only with a conditional use permit or other discretionary permit within the zoning designations. In addition to permitted uses, zoning establishes development standards relating to intensity, lot coverage, setbacks, and height requirements. As shown in Table H 26 (Zoning Designations), Beverly Hills has seven single-family and five multi-family residential zoning designations, with 86 percent of all land devoted to residential uses.

Table H 26 Residential Zoning Designations			
Zoning	Parcels	Acres	Percentage
Single-Family Residential			76.84
R-1	1373	492.7	17.64
R-1.5X	451	76.3	2.73
R-1.5X2	359	49.0	1.76
R-1.6X	451	62.6	2.24
R-1.7X	162	21.5	0.77
R-1.8X	426	70.8	2.54
R-1.X	2,968	1,372.8	49.16
Multiple Family Residential			9.20
R-3	6	1.0	0.04
R-4	1,410	222.9	7.98
R-4-P	10	1.0	0.04
R-4X1	116	18.0	0.65
R-4X2	79	14.0	0.50
Commercial			8.37
Other Zones			5.59
Total		2,792.2	100%

SOURCE: General Plan Technical Background Report, October, 2005

The City's zoning regulations establish standards for residential development including minimum lot sizes, density (based on amount of site area) unit size, height, setback and parking standards, as well as additional standards related to hillside areas. Table H 27 (City of Beverly Hills Residential Zoning Requirements—Single Family), Table H 28 (City of Beverly Hills Residential Zoning Requirements—Multiple Family), and Table H 29 (Site Area Standards) summarize the City's residential development standards.

In general, rehabilitation or reconstruction of older units does not require conformance with current zoning standards unless over 50 percent of the value of the structure is involved. In order to address the potential loss of units on properties developed with more units than currently permitted under zoning, the Housing Element establishes a program (Imp. 12.2) for the City to consider allowing the same number of units to be rebuilt as currently exist.

Single-Family Development Standards

The City has development standards that apply to all single-family housing in the community and those that are unique to three different single family areas of the City:

- Hillside Area and Trousdale: (north of Sunset Boulevard)
- Central Area of the City, north of Santa Monica (north of Blvd., below Sunset Boulevard)
- Central Area of the City, south of Santa Monica (all areas south of North Santa Monica Boulevard)

Single-family dwellings must be a minimum of 1,600 square feet in size. There is no maximum size per se for single-family dwellings. Maximum size is a function of the lot size, setback, height limit, size of buildable pad, etc. Projects in excess of 1,500 square feet plus 40 percent of lot size (or over 15,000 square feet plus in the Hillside Area) must be first reviewed by the Planning Commission, which has the authority to establish a maximum size. The maximum floor area is further regulated in the Hillside Area by the topography and buildable area.

The maximum allowable height for single-family homes varies from 14 to 32 feet depending on the location, slope, roof style and other conditions. These standards are further identified in Table H 27.

Table H 27 City of Beverly Hills Residential Zoning Requirements—Single Family

	Central, North of Santa Monica	Central, South of Santa Monica	Hillside	Trousdale
Minimum Site Area (sf)	1,600 sf	1,600 sf	1,600 sf	1,600 sf
Density Range (units/acre)	3.4 du/acre	5.8 du/acre	1.0 du/acre	
Minimum lot Size	13,000 sf	7,500 sf	43,560 sf	None; FAR limited to 1,500 sf plus 40% of site area
Minimum Front Yard Setback	As established in the records for each site area ^a	As established in the records for each site area ^a	As est.in the records for each site area ^a	15 ft
Minimum Side Yard Setback	Min. 7 to 6 ft on each side; for lots wider than 70 ft the sum is 15 ft plus 30% of lot wide in excess of 70 ft	5 feet on each side; one side shall be 9 ft for first 38 ft behind front setback line South of Olympic Blvd. west of Roxbury Dr.: 5 ft on each side; sum min. 20% of lot width South of Olympic Blvd. east of Doheny Dr.: 5 feet on each side	10 ft or 12% of the lot width for each setback	5 ft Exception: For buildings on sites consisting of two or more lots as subdivided on July 3, 1984, side setback shall be 20 ft if width of a site area exceeds one hundred 100 ft, then the side setback shall be increased by 10% of the width in excess of 100 ft.
Minimum Rear Yard Setback	30% of lot depth minus 9 ft ^b		15% of the lot depth or 20 ft, whichever is greater	10 ft
Height Limit (dwellings)	28 ft	Sloped roof: 30 ft Flat roof: 25 ft	26 ft ^c	14 ft
Lot width and depth	Maximum width and depth shall not exceed the average depth of the lots in the same block			—

SOURCE: City of Beverly Hills May 2007.

- a. If no record, the distance between the front lot line and the closest element of the existing primary residence; or the average of the front setbacks of the other site areas on the same side of the street in the same block.
- b. Doheny Drive and Olympic Boulevard. Lots located easterly of Doheny Drive and southerly of Olympic Boulevard, a maximum of four hundred fifty (450) sf of floor area of the principal residential building may encroach into the rear yard provided that a 10' rear setback is provided.
- c. A structure may exceed this height if the structure is constructed within a height envelope that begins at 22' in height at the front setback line and increases toward the rear of the site at a 33° slope to a maximum height of 30'.

Multi-Family Development Standards

The number of dwelling units that may be constructed on any individual multi-family residential property is determined by applying a combination of standards to the specific site, summarized in Tables H 28 and H 29. The development standards for condominiums and rental apartments are the same. The City's multi-family development standards permitted densities ranging from 26 units per acre to 48 units per acre.

Minimum front and rear yard setbacks are generally 15 feet although there are site-specific exceptions. Minimum side yard setbacks are calculated at a rate of 5 feet for a one-story structure with increments of two additional feet for each additional story or 12 feet in height of the structure. No structure may exceed 175 feet in length. A minimum of 200 square feet plus of living area is required for each unit.

Dwelling Unit Size

The City of Beverly Hills Zoning Code currently requires the following minimum individual dwelling unit sizes:

- 0 Bedroom: 600 square feet
- 1 Bedroom: 1,000 square feet
- 2 Bedrooms: 1,300 square feet
- 3 or more Bedrooms: 1,500 square feet

These minimum unit sizes can act to limit the achievable densities to less than that otherwise permitted under zoning. As a means of better facilitating the provision of smaller, and more affordable units, the City has included a program in the Housing Element (Imp 12.2) to decrease the minimum unit size and potentially replace the current density calculation with a maximum floor area ratio. The City already provides for reduced dwelling unit sizes for senior and disabled housing.

Table H 28 City of Beverly Hills Residential Zoning Requirements—Multiple Family

	R-3^b	R-4^b	R-4X-2^c	R-4P4
Minimum Front Setbacks ^a	As established in the records for each site area. If not shown, than 15 feet. ^b			
Minimum Side Yard Setback	Three stories or less or 33 feet or less: sum of side setback from the two longest side lot lines must be at least 17 feet In addition, each side setback shall be at least 8 feet Four stories or 33 feet to 45 feet: sum of side setback from the two longest side lot lines must be at least 19 feet. In addition, each side setback shall be at least 8 feet More than four stories or greater than 45 feet: sum of side setback from the two longest side lot lines must be at least 23 feet in addition, each side setback shall be at least 9 feet			
Modulation Requirement ^{c,d}	Three stories or less: the area of modulation shall be 3 percent of the aggregate principal building or 1,500 sf Four stories: the area of modulation shall be 3.5 percent of the aggregate principal building or 1,500 sf Five stories: the area of modulation shall be 4 percent of the aggregate principal building or 1,500 sf	For lots that do not exceed 50 feet in width: The front façade shall be modulated so that a portion of the building are set back at least 5 feet from the front setback line. For lots that exceed 50 feet in width: The front façade shall be modulated so that a portion of the building are set back at least 10 feet from the front setback line.		
Minimum Rear Yard Setback	15 feet from the rear lot line or 22½ feet from the centerline of the abutting alley, whichever is greater			
Height Limit (dwellings)	No building or structure located on a site that is less than or equal to sixty feet (60') in width shall exceed 3 stories or 33 in height. In addition, no building or structure shall exceed the relevant height limitation imposed by Height districts (refer to Figure 3-2)			
Minimum Unit Size	0 Bedroom: 600 sf 1 Bedroom: 1,000 sf 2 Bedrooms: 1,300 sf 3 or more Bedrooms: 1,500 sf <i>Note: These standards are reduced for senior and disabled housing.</i>			
Structure Width	Maximum of 175 feet			
Outdoor Living Area	Minimum of 200 sf of outdoor living each for each unit			

a. Large scale multi-family developments (width of 100 feet or more) shall have a minimum of 60% and maximum of 70% of the front facade of the first two stories built back to the front setback line.

b. Exceptions are properties previously zoned R1.5. Notwithstanding any other provision, the front setback is 15 feet.

c. A reviewing authority may allow a reduction of the modulation requirement if found that the development does not have an adverse impact on the scale and massing of the streetscape.

d. Large scale multi-family developments (width of 100 feet or more) must provide an additional area of front modulation based on the following formula: Area of Modulation= Width of the principle buildable area x 5 feet x the number of stories.

Minimum Site Area

Each area zoned for multi-family residential use is subject to one of three possible minimum site area requirements for each dwelling unit, depending on the number of contiguous lots comprising the site, the proximity of the block to single-family zoned areas, and the street width (referred to as “conditions”). The City’s standards provide increased densities for parcel assembly, thereby reducing the number of driveway curb cuts, decreasing the cost of parking by increasing the number of parking spaces possible on each subterranean level and decreasing the percentage of garage area devoted to ramps and aisles. The standards are listed in Table H 29 (Site Area Standards).

Table H 29 Site Area Standards¹⁶			
Condition	Number of Lots on Site	Minimum Site Area per Unit	Resulting Density (units/acre)
A	1	1,700 sf	26
	2	1,450 sf	30
	3	1,200 sf.	36
B	1	1,500 sf	29
	2	1,200 sf.	36
	3	1,000 sf	44
C	1	1,300 sf.	34
	2	1,100 sf	40
	3	900 sf	48

In order to encourage the provision of smaller, more affordable units, the City’s development standards allow one additional efficiency unit (0 bedroom) per project above the maximum densities defined in Table H 29 above. This “efficiency bonus” has not been utilized since its adoption during the prior Housing Element cycle due in large part to the lack of apartment development during the period. The Housing Element includes a program to promote the availability of the efficiency unit bonus.

¹⁶ An exception of these site area requirements is a small R-3 zoned area on North Doheny Drive where a minimum of 1,700 square feet of site area is required for each additional unit.

Height Limits

No building or structure located on a site that is less than or equal to 60 feet in width may be more than three stories or 33 feet in height.

In addition, there are maximum heights for multi-family development depending on the designated Height District. Maximum heights are the lesser of the indicated number of stories or height in feet:

- Height District A: three stories/33 feet
- Height District B: four stories/45 feet
- Height District C: five stories/55 feet

Deviations from Multi-Family Development Standards

The City has established an “R-4 Permit” to accommodate projects that deviate from the basic development standards within specified criteria. The R-4 permit allows for modifications to building height, length, setbacks, articulation, depth of garages that encroach into the front yard setback, and permitted paving in the front yard.

The R-4 permit also allows for “bonus units” to be developed above existing carports or garages where the rear property line abuts an alley. One-bedroom units ranging between 400 to 999 square feet in size are permitted, with heights of up to 28 feet, or the height of the principal building.

Parking Requirements

The number of parking spaces required per dwelling unit is dependent upon the type of residential use, number of bedrooms, and for single-family dwellings, location in the community. Table H 30 (Residential Parking Requirements) presents the required parking spaces necessary for residential development.

The City requires multi-family housing to provide structured parking and to screen all parking spaces from view of public streets. These requirements have resulted in most multi-family projects providing subterranean parking. In order to reduce development costs by providing alternatives to subterranean parking, the Housing Element includes a program (Imp 12.2) for the City to evaluate revisions to its standards to allow greater flexibility in the type and location of multi-family parking.

Table H 30 Residential Parking Requirements		
Use Type	Required Parking Spaces	Covered Spaces
Single-Family Central Area		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
Single-Family Hillside Area		
<6,000 sq ^e	4	2
>6,000 sq ^e	3	2
Single-Family Trousdale Estates		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
Multiple-Family^{a, b}		
Efficiency Unit (<1,000 sf)	1	None
1 Bedroom	2	
2 Bedrooms	2.5	
3 Bedrooms	3	
4 Bedrooms	3	
5 or more Bedrooms	4	
Congregate Housing for Elderly and Disabled	Studio or 1 bdrm – 1 space 2 bdrm - 1½ space (May be reduced to 1/2 a space per unit)	
Multi-family Housing for Elderly and Disabled (Affordable)	1 space per unit (May be reduced to 4/10 th of a space per unit)	

SOURCE: City of Beverly Hills, Municipal Code, December 2006.

a One guest space for each four units.

b Up to 20% of parking spaces may be tandem. The Planning Commission may increase the percentage of tandem parking spaces as part of an application for an R-4 permit.

Cumulative Impact of Development Standards

As a means of assessing the cumulative impact of the City's development standards on achievable densities, the City reviewed multi-family projects built in the R-4 zone over the past several years. Table H 31 below summarizes the characteristics of ten multi-family projects, and compares the maximum densities permitted under the General Plan with the actual built project. (The specific zoning parameters for each site is included in a more detailed table in the appendix).

Table H 31 Comparison of R-4 Units Built with General Plan, and Zoning Code Unit Density (2008-09 Projects)

General Plan Category	Project Address/ APN	Number of Lots	Parcel Size (Acres)	Max. Units (Gen. Plan)	Max. Units* (Zoning)	Units Built (Actual)	Built Density	% Max. Gen. Plan Density	% Max. Zone Code Density
Multi-Family Residential – Medium Density (45 Units/ Acre)									
	4334010042	1	0.15	6	4	5	33 du/acre	83%	100%
Multi-Family Residential – High Density (50 Units/ Acre)									
	4331003063	4	0.55	25	26	23	42 du/acre	93%	89%
Multi-Family Residential – Low Density (40 Units/ Acre)									
	4328008029	3	0.41	21	20	20	49 du/acre	95%	100%
	4328026021	1	0.18	9	5	7	39 du/acre	78%	100%
	4334021089	2	0.30	15	12	13	43 du/acre	87%	100%
	4333028006								
	4333028005	3	0.39	20	19	17	44 du/acre	85%	90%
	4333028004								
	4333028003	2	0.30	15	14	8	27 du/acre	53%	57%
	4333028002								
	4342033010	1	0.38	19	15	13	34 du/acre	68%	
	4342036009								
	4342036008	3	0.48	24	23	20	42 du/acre	83%	87%
	4342036007								

*Unit Density in Zoning Code rounded based on code allowance

**One additional studio unit allowed above calculated Zoning Density (after rounding) for new projects

^All sites with less than 60-feet of street frontage limited to 3 stories height

As the table above shows, more than half of these projects were built to at least 80 percent of the maximum General Plan density. While projects which assembled more than one lot tended to achieve higher densities (consistent with the site area standards presented in Table H29), projects built on a single lot were still able to achieve over 80 percent the maximum density. Projects built to near the maximum General Plan density illustrate that the City's development standards do not serve as a constraint to the provision of higher density housing. Developers may opt to build fewer, larger units to appeal to a certain target market, but the ability remains to build higher densities under zoning.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family homes, mobile homes, second units, emergency shelters, and transitional housing among others. The Beverly Hills Zoning Code designates permitted (P), use permit (UP), regulatory permit (RP) or conditional uses (CUP) for all developable use types in the City in relation to the City's zoning designations. Table H 32 (City of Beverly Hills Residential Allowable Residential Development Land Use Regulations) summarizes housing types permitted within the City's zoning districts.

Residential uses are not permitted in commercial zones pursuant to the current zoning code, although the City assesses the potential for mixed residential/ commercial uses in commercial areas for the City on a case by case basis and has approved four projects since 2006 (9900 Wilshire, 9876 Wilshire, 9200 Wilshire, and 8600 Wilshire). Mixed use projects involving the construction of a new building require General Plan amendments and Zone Changes for approval. The conversion (adaptive reuse) of an existing office building on Wilshire Boulevard (Commercial Zone) to residential use with ground floor retail use was approved without a General Plan amendment (8601 Wilshire).

The City has a multi-family residential-commercial parking (RMCP) zone to provide a transition between residential and commercial zone districts. The RMPC zone allows for R-4 residential, commercial and parking uses, and is currently applied to a six acre area located on North Crescent Drive between Wilshire Boulevard and north of Brighton Way. The area is developed with the City's affordable senior project, and a mix of local serving commercial uses, offices, assisted living elderly units, a newly developed market rate apartment development, and public parking.

Table H 32 City of Beverly Hills Residential Allowable Residential Development Land Use Regulations

	Single-Family										Multiple-Family				
	R-1	R-1X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R1-7X	R-1-8X	R-3	R-4	R-4X-1	R4X-2	R-4P4	RCMP*	
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P				P	
Duplex									P	P	P	P	P	P	
Multi-Family									P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P							
Congregate Housing for Elderly and Disabled**									CUP	CUP	CUP	CUP	CUP	CUP	
Multi-Family Residences for Elderly and Handicapped									CUP	CUP	CUP	CUP	CUP	CUP	
Manufactured/Mobile Homes	P	P	P	P	P	P	P	P							
Community Care Facilities															
Transitional and Supportive Housing															
Emergency Shelters															
Single Room Occupancy (SRO)															
Small-Family Day Care	P	P	P	P	P	P	P	P							
Large-Family Day Care Home	UP	UP	RP	RP	RP	UP	UP	UP							

Not currently specified in Zoning – addressed in Housing Element program 12.1

SOURCE: City of Beverly Hills, Municipal Code 2007

* RCMP: Multi-family Residential-Commercial Parking zone

** The project site must be located in an area with four- or five-story height limits; located adjacent to commercially zoned areas; separated from adjacent commercial areas by an alley; and located on a street greater than thirty feet (30') in width

Second Units

The City's Zoning Code defines second units as an attached or detached residential dwelling unit that provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on the same site area as the primary dwelling. In compliance with AB 1866, Beverly Hills has developed both a ministerial approval process for second units that are less than 650 square feet in size on minimum 6,000 square foot R-1 parcels, and a discretionary review process for larger second units proposed on R-1 properties located north of Santa Monica Boulevard. Each second unit can be provided with one parking space in addition to the parking spaces required for the primary dwelling, which additional parking space can be provided behind the front setback line of the site area.

The City has received and approved an average of 3 discretionary applications annually since the current ordinance was adopted in 2003, and is in the process of identifying building permits for second units less than 650 feet in size not required to undergo discretionary review. In order to collect information on second units to determine who lives in them, rent ranges, size, and additional steps the City can take to encourage construction of second units, the City is in the process of conducting a Citywide survey of residential property owners. One of the questions posed in the survey is the amount of rent charged on existing second units (if any), as a means of assessing affordability and contribution towards addressing the community's regional housing needs (RHNA).

To further encourage the provision of second units, the Housing Element includes a program (Imp 10.4) to evaluate modifications to its second unit ordinance, including:

- Consider greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard.
- Consider allowing larger sized second units, of up to 1,000 square feet by right, to eliminate the need for a second unit permit, thereby reducing processing times and development costs.
- For second units built above a garage, consider allowing an increase in the permitted height up to the height of the primary residence.

- Consider allowing reduced setback requirements where privacy is not compromised

Senior and Disabled Housing

Beverly Hills has established modified standards to specifically encourage the provision of higher density rental housing for seniors and persons with disabilities at costs lower than could otherwise be achieved. While housing which serves seniors and the disabled is permitted in any residential zone district subject to the same standards as other residential uses, for such housing to take advantage of a potential doubling in density and other modified standards, a conditional use permit is required. The City's Municipal Code specifies the following two distinct types of senior and disabled housing: 1) Multiple-Family Congregate Housing for Elderly and Disabled Persons; and 2) Multiple-Family Residences for Elderly and Handicapped Persons. The definition and zoning incentives for each are described in the following section.

Multiple-Family Congregate Housing for Elderly and Disabled Persons

Congregate housing provides a range of support services for residents, including all meals, housekeeping and laundry service, private transportation, planned activity programs, and 24 hour emergency in-house call system. The City requires at least one household member to be 65 years of age or older, or to have a substantial physical impairment. Congregate housing which meets these criteria is conditionally permitted in R-3 and R-4 zones on sites that are located in an area with four- or five-story height limits and are located adjacent to commercially zoned areas. Densities of up to 165 units per acre are permitted, with a maximum of 113 units on any one site. The City provides for significant reductions in the minimum unit size for congregate housing:

- 450 square feet for an efficiency unit
- 500 square feet for a one-bedroom unit
- 800 square feet for a two-bedroom unit

As presented earlier in Table H 30, the City has adopted a reduced parking ratio for congregate housing of one space for one-bedroom units and 1.5 spaces for two bedroom units. The Planning Commission may provide further reductions of one-half space per unit.

*Multiple-Family Residences for Elderly and Handicapped Persons
(Deed-Restricted Affordable)*

Affordable independent multi-family housing for the elderly (age 62+) and disabled persons is permitted by conditional use permit in any zone allowing multiple-family residential uses. Densities of up to 165 units per acre are permitted, with a maximum project size of 150 units. Minimum unit sizes are not less than the maximum allowable under HUDs Section 202 senior housing program, with no more than five percent of project units permitted to be two-bedrooms. Building height shall be consistent with the prevailing height of surrounding buildings, and not greater than 60 feet. A reduced parking ratio of one space per unit is provided, with further reductions to 4/10 of a space per unit permitted at the discretion of the Planning Commission.

If the rental rates for any such senior or disabled housing are not under the provision of a federal, state, or other public agency, then the rental rates for any this housing will be set by the Planning Commission at affordable rental rates as a condition of issuing the conditional use permit.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City enforces several regulations that serve to enhance accessibility to disabled residents. For example, any new apartment development is subject to requirements under the Americans with Disabilities Act (ADA) for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. The City's Zoning Code allows property owners to build handicapped ramps into residential structures which encroach into the front, or sideyard setbacks to allow first floor access for physically disabled residents. The City's zoning code allows elevators to encroach in the side yard

setbacks on single-family properties to allow persons no longer able to climb stair to remain in their homes.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Though Beverly Hills has not identified any constraints on the development, maintenance, and improvement of housing for persons with disabilities, the City has not developed specific procedures for requesting a reasonable accommodation. Therefore, as a means of facilitating such requests, the City has included a program in the Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.

[INSERT LANGUAGE FROM ATTACHMENT B HERE]

Farm Employee Housing

The Census identifies 22 Beverly Hills residents employed in farming, fishing and forestry occupations, accounting for only 0.1 percent of the City's labor force. These occupations include gardeners, landscapers, and person who work in plant nurseries. Given the extremely limited presence of "farmworkers" in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

Mobile Homes

No mobile homes or mobile home parks are located in the community. Pursuant to state law, the City permits manufactured housing place on a permanent foundation in all residential zones.

Development Review Process

All residential development is reviewed by City staff for zoning, building, and fire code compliance prior to issuance of construction permits. Most multi-family residential and some single-family residential development require review by the Planning Commission. The Community Development Department offers a "one-step" process where the formal Planning Commission review application will be made through the City's Permit Center and routed to all applicable departments such as Fire and Engineering. A concept meeting is held with the applicant within 30 days from acceptance of a complete application. If there are no revisions to the plans, a hearing is scheduled before the Planning Commission.

Single-Family Homes

New single family homes that overpower the general local neighborhood scale "lot to house size" ratio ("mansionization") are a concern to the community. To address this issue, all single-family residential development not located in the "Hillside" Area must be first reviewed and approved by the Director of the Community Development Department, or the Design Review Commission. Design review required for single family projects falls into two categories based on whether the project complies with the City published design guidelines:

- **Staff-Level Review** — A proposed residential development is reviewed to determine whether it substantially adheres to the architectural style as outlined in the Single-family Design Review Catalogue. If the required review determines that the proposed development adheres to the architectural style within the catalogue, and meets all of the applicable development standards, the development may be granted a building permit without further design review.
- **Commission-Level Review** — Projects that do not comply with a style in the City's guidelines are reviewed by the Design Review Commission.

Multi-Family Housing

All multi-family residential projects are subject to the City's Development Plan Review process. Projects with five or more units are reviewed by the Planning Commission; others are reviewed at the administrative level. Development Plan Review generally involves evaluating the proposed development for General Plan consistency and compatibility to the area in which the development is proposed to be located.

Development Review

In addition to the Development Plan Review requirements, if a building does not meet all of the basic R-4 Zone standards, the applicant may apply for an R-4 permit. If the deviation from the basic standards meets specific criteria, an R-4 Permit allows for the reduction in development standards for setbacks, building height, articulation of the building façade, building length, depth of garages that encroach into the front yard setback and the amount of paving in the front yard. An R-4 permit is also required to allow residential units to be constructed above existing detached

garages. The Planning Commission typically reviews the R-4 permit at the same time as the development plan and the tentative map.

A conditional use permit is required for multiple-family housing projects that provide assisted or independent living for the elderly or disabled.

The City of Beverly Hills has procedures to ensure that reasonable accommodations are made for persons with disabilities. Individuals with disabilities and/or their family member(s), caretaker(s), or designee(s), on behalf of the disabled applicant, can telephone the City, send an e-mail, write a letter, stop by City offices, or appear at a Planning Commission or City Council meeting to request special accommodations or variances from the requirements of City Zoning or Building Codes for disability accommodations. Based on analysis of City actions, no evidence can be found that the City's current procedures for processing building permits, enforcing the California Building Code, or implementing its Code represent impediments to reasonable accommodations for persons with disabilities.

Expedited Plan Check

At this time, the Planning Division does not provide an expedited review process for multi-family projects. The Building and Safety Division does provide an expedited plan check option which can reduce plan check times from six weeks to three weeks.

City Commissions

Design Review Commission

The Design Review Commission reviews proposed single-family residential development and its impact on the streetscape by controlling the mansionization of the City's residential neighborhoods, which would degrade and depreciate the character, image, beauty, and reputation of the City's residential neighborhoods with adverse consequences for the quality of life of all residents.

Architectural Commission

The Architectural Commission is appointed by the City Council to make decisions regarding the aesthetics of development in all commercial and multi-family residential areas of the City. All multi-family residential projects are reviewed by the Architectural Commission.

Environmental Review Process

Residential projects developed consistent with the General Plan and Zoning Code are, in most cases, categorically exempt from environmental review. Only when the new project would demolish a building determined to be of historic significance would additional environmental review be performed (additional environmental review would also be required in some instances for projects that disrupt natural habitats, however, Beverly Hills is located in a dense urbanized area and there is very little to no natural habitat remaining the city which would warrant additional review).

Typical timeframes for the environmental review is as follows:

Table H 33 Environmental Review – Processing Times	
Type of Review	Processing Time
Categorical Exemption	2 months
Negative Declaration/ Mitigated Negative Declaration	4 months
Environmental Impact Report	12 months

SOURCE: City of Beverly Hills, July 2010

Development Review Fees

The City of Beverly Hills requires all new residential projects to go through a zoning review for entitlements and a plan review for building permits. The Community Development Department oversees both review processes in coordination with the City's Public Works Department (Engineering, and Public Services).

New Multi-Family Housing Projects

Table H 34 Planning Fees for Multi-Family Residential Projects	
Project Type/ Entitlement	Cost
New Apartment Projects	
Development Plan Review (10-3.2570)	
Commission-level (Planning Commission)	\$12,302.80
Architecture/ Landscape Plan Review (10-3.3016)	
Commission-level (Architectural Commission)	\$5,955.30
Environmental Review	\$276.50
Covenant Processing (upon entitlement)	\$447.00
Zoning Confirmation (upon submittal for building permits)	\$701.30
Total Fees	\$19,682.90

Table H 34 Planning Fees for Multi-Family Residential Projects (Con't)	
Project Type/ Entitlement	Cost
New Condominium Projects	
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$14,133.20
Development Plan Review (10-3.2570) Commission-level (Planning Commission)	\$2,522.50
Architecture/ Landscape Plan Review (10-3.3016) Commission-level (Architectural Commission)	\$5,955.30
Environmental Review	\$276.50
Covenant Processing (upon entitlement)	\$447.00
Zoning Confirmation (upon submittal for building permits)	\$701.30
Final Parcel/ Tract Map Review (Vesting and Non-Vesting) Zoning Review	\$427.20
Engineering Review	\$3,100.00
Total Fees	\$27,563.00
Conversion Projects (Apartments to Condominiums)	
Common Interest Development Review ^a	\$16,748.10
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$2,522.50
Environmental Review	\$276.50
Final Parcel/ Tract Map Review (Vesting and Non-Vesting) Zoning Review	\$427.20
Engineering Review	\$3,100.00
Total Fees	\$23,074.30

Table H 35 Non-Compliant Multi-Family Residential Projects	
Entitlement (Potential Entitlements and Fees in Addition to the Base Entitlements and Fees for projects not complying with the General Plan and Zoning Code)	Cost
Multiple Application Fee (for projects with multiple applications for a single commission, the highest cost is applied and then all additional applications are set at this rate if actual cost would be higher) – the Multiple Application Fee does not apply to applications that are before separate commissions.	\$2,522.50
Character Contributing Structural Review (07-R-12338) (To request an Apartment to Condominium Conversion without upgrading the existing building to all current zoning, and building and safety code requirements. Evaluates an existing multi-family residential building's structure and identifies necessary upgrades for safety/ seismic safety.)	\$7,465.40
Density Bonus Permit (10-3.1524)	\$6,151.40
R-4 Permit – Without another application	
With Another Application	\$2,203.10

Table H 35 Non-Compliant Multi-Family Residential Projects	
Entitlement (Potential Entitlements and Fees in Addition to the Base Entitlements and Fees for projects not complying with the General Plan and Zoning Code)	Cost
Variance (10-3.2804) (Reduction in parking, or set-backs based on irregularity of the site)	\$11,145.80
General Plan Amendment (Cal. Gov. Code) (plus full costs of processing the application)	\$12,224.30
General Plan Amendment with a Zone Change	\$9,350
General Plan Amendment without a Zone Change	\$6,190
Zone Change (10-3.3904) (plus full costs of processing the application)	\$16,872.20
Environmental Assessment (Negative Declaration)	\$1,130
Environmental Impact Report ^d	\$6,190

...

New Single-Family Housing Projects

Table H 36 Planning Fees for Single-Family Residential Projects	
Project Type/ Fees	Cost
New Single-Family Residence Projects using an architectural type listed in the City's architectural design guidelines	
Staff Level Plan Review (Development, Architectural, Landscape) (10-3.4612)	\$1,902.30
Environmental Review	\$276.50
Total Fees	\$2,178.80
New Single-Family Residence Projects not using an architectural type listed in the City's architectural design guidelines	
Commission Level Plan Review (Development, Architectural, Landscape) (10-3.4612)	\$6,210.30
Environmental Review	\$276.50
Total Fees	\$6,486.80
Non-Compliant Single-Family Residential Projects	
(Potential Fees in Addition to the Base Fees for projects not complying with the General Plan and Zoning Code)	
R-1 Permits (Single Family Review, Central R-1, Hillside, Trousdale)	\$6,430

SOURCE: City of Beverly Hills Community Development Department, May 2007

- Includes condominium conversions
- 50 percent of these fees will be credited towards any future fees for a substantially similar project submitted within 6 months
- For consultants for project requiring environmental impact review (EIR) or legislative/code changes
- Plus a deposit for staff time to be determined by staff with charges at the fully allocated hourly rates for the project for contract planner/engineer plus any outside costs. This fee would include any mitigation monitoring programs that are required.

Impact Fees and Exactions

Cities use exactions and impact fees to assure that a desired standard for public services and facilities is maintained. The City of Beverly Hills charges impact fees and exactions on all new residential development in the city to offset increased use of public infrastructure, public spaces, and services from future residents.

The effect that exactions and impact fees have on the cost of housing is proportional to the amenities and services provided by the exactions and impact fees. Exactions and impact fees do increase the cost of housing; however when implemented well the increased cost results in higher property values and greater public desirability for the housing. The public's desire results from the quality of the housing product, and from the public services and amenities available to the residents.

For housing sold at market rate, exaction and impact fees are a cost that is factored into the overall cost of the project. A market rate housing developer covers the increase in costs due to exactions and impact fees by building a higher quality product which in turn can be sold at a higher price. A person is more willing to pay the higher price for the housing because it is higher quality, and because of the services and amenities provided by the exactions and impact fees. Therefore, the cost of maintaining the City's standards for public amenities and services is shared in part by the future residents.

Table H 37 Exactions & Impact Fees – Fiscal Year 2010-11	
Type of Fee	Fee
Dwelling Unit Tax	\$1,041.30/unit + \$206.80/bedroom
Condo Conversion Fee	\$7,104.40/unit
School Fee—Residential	\$2.97/sf
Parks and Recreation Construction Tax	\$7.10/sf

SOURCE: City of Beverly Hills, July 2010

Exactions and impact fees can present a challenge in the development of affordable housing, since these costs cannot easily be passed on to the, would be, future resident as is the case with market rate housing.

Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Beverly Hills enforces the California Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climatological considerations. Further, state housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

Environmental and Infrastructure Constraints

Environmental and infrastructure constraints can limit or affect the type and density of housing development in a community. These constraints can include natural resources such as topography and flood areas, hazards/safety concerns, or lack of sufficient infrastructure capacity. However, as discussed in greater detail below, Beverly Hills is a built-out community with little remaining vacant land, with the majority of the City's infrastructure systems already in place. Environmental and infrastructure concerns do not compose a significant constraint to housing production.

Environmental Constraints

Seismic Hazards

The City of Beverly Hills contains both active and potentially active faults. Specifically, three active or potentially active faults are located within the city limits, including: the Hollywood Fault, the Santa Monica Fault, and the Newport-Inglewood Zone of Deformation. (Woodward-Clyde 1987) Since the 1987 Study was completed, work completed by Dolan, et al and the California Division of Mines and Geology maps show the Hollywood and Santa Monica faults as converging within the City, and the Newport-Inglewood fault located approximately two miles south of the City.

The City of Beverly Hills implements the most recent California Building Code. In addition, the City's Seismic Safety Program promotes public safety and welfare by reducing the risk of death or

injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

Landslides and Slope Hazards

The hillside areas of Beverly Hills pose the greatest hazard of landslides. Surface movements in the hillside area could be triggered by heavy rain, a reservoir breach, pumping facilities or an earthquake. Hillside development has placed additional loads on the subsurface bedrock. Additionally, improper site grading, steep slopes, and loss of vegetation can increase the potential for localized landslides. In the canyon areas, the presence of subsurface water and geology composition provides the potential for liquefaction during earthquakes. Any significant hillside movement along canyon streets would potentially isolate populations in those areas due to limited ingress egress routes. Potential damage to underground utilities and fire hydrants could also result from landslide movement. Future growth in the canyon areas of the City may be limited due to safety factors.

Flooding Hazards

The City of Beverly Hills is located within the Ballona Creek Watershed, however most of the drainage is controlled by structural flood control measures along a mostly channelized watershed. Approximately 40 percent of the watershed within the City is covered by impervious surfaces leading to greater surface area for storm runoff and the potential for flooding.

FEMA has classified the City under Flood Zone "C," which does not require mandatory flood mitigation enforcement.¹⁷ However, Beverly Hills is highly urbanized and as a result of increased paving, can lead to an increase in volume and velocity of runoff after a rainfall event, exacerbating the potential flood hazards. The City's steep hillside areas are also more susceptible to runoff and slope failures. New development in these areas will require careful adherence to current grading, soil compaction, maximum slope, and drainage regulations.

The Federal Emergency Management Agency (FEMA), as part of its statutory responsibilities to carry out the National Flood Insurance Program, has mapped most of the flood risk areas within the United States. The City of Beverly Hills is located in a FEMA Flood

¹⁷ City of Beverly Hills Hazard Mitigation Plan, September 2004.

Zone "C", which does not require mandatory flood mitigation enforcement. Properties are not required to carry flood insurance (Hazard Mitigation Action Plan 2004 pp 149).

The City of Beverly Hills also lies in the inundation path of the Lower Franklin Canyon Dam which is located north of the City. The reservoir has a 200 acre-feet capacity and can be drained to half capacity in 72 hours and completely emptied in 216 hours. The National Inventory of Dams characterizes this dam with significant hazard potential. Dams with significant hazard potential are those in which failure or misoperation would result in no probable loss of human life but can cause economic loss, environmental damage, and disruption of lifeline facilities. In the event of a breach of the Lower Franklin Reservoir, the residential area north of Carmelita Drive would be exposed to immediate and severe danger. Below that point, the danger diminishes rapidly although flooding of most structures in this section of the inundation path would occur. Approximately 1,200 people live in the sector of the inundation area subject to severe danger and provision for evacuation of this population is required in the event of a breach in the structure. This reservoir, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure.

The possibility of dam failures during an earthquake has been addressed by the California Division of Mines and Geology in the earthquake planning scenarios for a magnitude 8.3 earthquake on the San Andreas fault zone and a magnitude 7.0 earthquake on the Newport-Inglewood fault zone (Davis 1982). These studies found that catastrophic failure of a major dam as a result of a scenario earthquake is regarded as unlikely (Davis 1982). Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake (MCE) for the Incentive Area. FEMA requires that all reservoir owners develop Emergency Action Plans (EAP) for warning, evacuation, and post-flood actions. Although there may be coordination with county officials in the development of the EAP, the responsibility for developing potential flood inundation maps and facilitation of emergency response is the responsibility of the reservoir owner.

Additionally, General Plan Update Safety Element includes flood mitigation including flood hazard mitigation as part of the

City's mitigation the Hazard Mitigation Action Plan to minimize potential risks associated with flooding, including dam or reservoir failure inundation hazards. Furthermore, any project implemented as part of the General Plan Update would be required to undergo project-specific environmental review, at which time specific mitigation or design changes would occur to reduce the exposure of people or structures to flooding. Therefore, potential impacts associated with flooding were found to be less-than-significant in the General Plan EIR and are not considered a constraint to new housing production.¹⁸

Wildland Fire Hazard

Beverly Hills is bounded on the north by hillside and canyon areas. Canyons that empty into the City's boundaries are Benedict, Franklin, Coldwater, and Trousdale Canyons. Benedict, Coldwater, and Trousdale Canyons are densely populated, with Franklin Canyon the least developed of the four. The dense wild brush of Franklin Canyon extends to the boundaries of the City. Due to the extensive hazards originating in the hills north of Sunset Boulevard, the area has been designated a Very High Fire Hazard Severity Zone (VHFHSZ).

Approximately 36 percent of the City is located in the VHFHSZ, with approximately 1,640 single-family residences and 3,700 people.

Urban Fire Hazard

In the built-out areas of the community, the primary fire hazard risks are man-made. Beverly Hills is home to three very large hotels having occupancies in excess of 500 persons per day, 33 high-rise buildings, and a densely populated retail and commercial district. Of particular concern are two high-rise buildings that are residential occupancies and did not fall under the 1998 retrofit sprinkler mandate imposed on buildings 55 feet or higher. These are the only two high-rise buildings in the City that are not equipped with sprinkler systems.

New affordable housing development within the City is expected to occur through the infill of existing sites and mixed-use development in commercial areas. Limited future market rate development is expected to occur in the hillside areas. Wildland fire risks for new development are mitigated by various City programs described below.

¹⁸Beverly Hills General Plan EIR, 2008

Fire Prevention and Suppression Programs

In 1998, the Beverly Hills Fire Department (BHFD) installed a Remote Automated Weather Station (RAWS) in the hillside area just outside the City in Franklin Canyon. Data from the RAWS assists fire officials in determining the need for augmenting or redeploying fire resources depending on current and anticipated weather conditions.

For the VHFHSZ, The BHFD has also developed "Pre-Attack Plans" that enable the fire suppression to predetermine required resource deployment, resources to locate combustible roofs, evacuation routes, safe refuge areas, and resident assemblage locations. These planning resources help firefighting forces make critical decisions during emergency situations. Pre-Attack Plans are also made available to outside agencies who are called for Mutual Aid assistance and that may not be familiar with the area.

In addition, in 2004, the BHFD and residents within the VHFHSZ initiated the FireWise Communities/USA Program, which is designed to enable communities to achieve a high level of protection against wildland/urban interface fire loss while maintaining a sustainable ecosystem balance.

Biological Resources

The City of Beverly Hills is fully developed with urban uses and has little undisturbed open space areas. Review of GIS databases and aerial photographs indicate that there is little native terrestrial vegetation within the City of Beverly Hills. The only relatively undisturbed areas within the City include those located near the foothills of the Santa Monica Mountains and the few open space areas located in the portion of the City north of Sunset Boulevard. The remaining open space within the City is located in public parks, which typically do not contain natural or native vegetation.

Some migratory bird species pass through the City. Due to their mobility and range of travel, avian species tend to be more abundant and conspicuous than other animals. There are migratory birds that pass through the City while moving from wintering grounds in the south to breeding grounds in the north. The number of resident bird species in the City is low due to the lack of undisturbed habitat.

As discussed in the Beverly Hills General Plan EIR (2008), there are no riparian or sensitive habitats that are known to occur in the City of Beverly Hills. As no riparian or sensitive habitats are known to

exist within the City, biological resources do not present a constraint to future housing development within the community.¹⁹

Infrastructure Constraints

Infrastructure needed to maintain and develop new housing includes water facilities, sewer facilities, streets, and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In contrast, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

Very little undeveloped residential land remains in the City. Most of the community's infrastructure is currently in place and adequately serves existing development. Future housing growth will occur within in-fill areas and construction of multi-family or mixed development within commercial areas. Therefore, the provision of infrastructure does not constitute a constraint to housing production.²⁰

Water System

Beverly Hills imports about 90 percent of its water from the Metropolitan Water district (MWD) to approximately 9,400 customers. The remaining 10 percent of water need is met by the four groundwater wells in the City. Three are located in the Beverly Gardens Park and one in the Burton Way median and all are pumped to the treatment plant through a transmission main owned and maintained by the City. About 90 percent of the service area land use is residential in nature. The service area includes the city limits on the west and north San Vicente Boulevard on the east and Whitworth Drive on the south.²¹

As described in the Urban Water Management Plan (UWMP), the current and projected water supply and demand indicates that in average precipitation years the City has sufficient water to meet its customer's needs through 2030. Beverly Hills' water supply is anticipated to meet the demand for future population growth up to

¹⁹ Beverly Hills General Plan EIR, 2008

²⁰ Ibid.

²¹ Ibid.

2030. As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Sewer System

The Beverly Hills Department of Public Works maintains sewer collection and distribution system within the community. The existing sanitary sewer system consists of over 95 miles of sewer mains that connect to the sewer facilities of the City of Los Angeles at the southwestern border of the City. More than half of the existing sewer system within Beverly Hills is over fifty years old. To address this issue, the City of Beverly Hills has a rehabilitation program in place to repair, reline, and/or replace the existing waste water infrastructure. All of the City's wastewater flow is treated at the City of Los Angeles Hyperion Treatment Plant located in the City of El Segundo.²² As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Storm Drainage

There are approximately 47 miles of improved storm drain system within and adjacent to the boundaries of the City of Beverly Hills, approximately two-thirds of which is owned and maintained by the City. The remaining one-third is under the jurisdiction of the Los Angeles County Department of Public Works. Roughly one third of the storm drain system was built before 1940 with the earliest construction taking place in the 1920s and the most recent in the 1970s. The 1999 Storm Drain System Master Plan identified 18 percent of the City's drainage links as insufficient to convey the runoff for the 10-year or 25-year storm. However, approximately 72 percent of the deficient links require a 1-foot diameter or less upgrade to the existing pipe size.

The 2002 Water System Master Plan recommends that the City establish a program to investigate each deficiency and coordinate this replacement work with other City projects in the area within the recommended timeframes for each deficiency. Ongoing inspection of city storm drains, especially the older (pre-1960) drains and those where corrugated metal pipe was used, is recommended to monitor for unusual changes in structural integrity.

²² City of Beverly Hills General Plan Update Technical Background Report, October 2005.

Street System

The City of Beverly Hills is located along the densely developed Wilshire Corridor and is regionally placed in the middle of a variety of regional traffic generators that include Westwood, the University of California, Los Angeles (UCLA), Century City, Los Angeles International Airport (LAX), and Culver City to the west and West Hollywood, the Wilshire Miracle Mile, and downtown Los Angeles to the east. There are only two major facilities that provide regional transportation service for through traffic to bypass the City of Beverly Hills: the I-405 freeway in the north-south direction and the I-10 freeway in the east-west direction. This results in the use of many of the roadways in the City being used by through traffic to get to and from the various activity centers in the area.

The City of Beverly Hills promotes walking as a viable means of transportation. Recently, upgrades in urban design and pedestrian amenities have been completed in the Business Triangle, including mid-block signalized crosswalks and widened sidewalks. The Business District also features some diagonal pedestrian intersection crossings (with an exclusive pedestrian crossing phase) and an ordinance limiting ground floor street frontage of businesses not considered to be pedestrian-friendly. The City's pedestrian facilities include sidewalks, stairs, pedestrian promenades, and paths in the City's parks.

Four separate transit agencies provide bus service in the City of Beverly Hills. The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) operates the majority of the fixed-route bus transit service, with sixteen bus lines within the City. The City of Santa Monica Big Blue Bus (SM), the Antelope Valley Transit Authority (AV), and the Los Angeles Department of Transportation (LADOT) also provide limited transit routes within and through the City.

As part of the General Plan update process, the City conducted an examination of existing traffic volume/capacity conditions in Beverly Hills.²³ According to the report, up to fourteen of the intersections thirty-five intersections analyzed were operating at LOS E or LOS F during the weekday AM peak hour.

As part of the General Plan update process, the City will be comprehensively evaluating and updating existing policies and programs to relieve traffic congestion including examining policies to

²³ Ibid.

encourage transit uses, pedestrian and bicycle access and construction of infill development.

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Housing Plan

1998-2006 Program Evaluation

An evaluation of the City's past housing programs is provided in the charts on the following pages.

1998 – 2005 Housing Element Accomplishments

Program

Progress/Appropriateness

Prior Goal 1: Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.

Objective 1.1: Develop, continue, and pursue programs to maintain and improve the physical condition of existing housing stock.

Program 1.1 Continue and expand federally funded Handyworker Program (minor repairs/improved security/mobility assistance for low-income tenants and homeowners. The goal is to serve approximately 48 households per year; however, based on the actual total of 84 households served between July 1, 1998, and June 30, 2000, it is expected that approximately 210 households will be served between July 1, 2000, and June 30, 2005.

Progress: The City has continued to fund these programs. The funding amounts have remained fixed at approximately \$190,000 for the City's Handyworker program and \$40,000 for Senior Services for the time period of July 1, 2000, to June 30, 2008. While the number of households served has decreased to approximately 40 households per year, approximately 240 households were served by the program in the last cycle of 240.

Appropriateness: Continue this program.

Program 1.2 Continue program under rent stabilization ordinances of investigation of tenant complaints about rent increases, service reductions, evictions, relocations and increase notices at a rate of approximately five per month, based on the actual total of 117 between July 1, 1998, and June 30, 2000. It is expected that approximately 380 tenant complaints will be investigated between July 1, 2000, and June 30, 2005.

Progress: For the period between July 1, 2000, and June 30, 2005, the total rent control complaints received and addressed was 196.

Appropriateness: Continue this program.

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>Program 1.3 Continue program of enforcing property maintenance standards and investigating tenant complaints about property maintenance at a rate of approximately 23 per month, based on an actual total of 539 between July 1, 1998, and June 30, 2000. It is expected that approximately 1,380 tenant complaints will be investigated between July 1, 2000, and June 30, 2005.</p>	<p>Progress: For the period between July 1, 2000, and June 30, 2005, the total number of property maintenance complaints received and addressed was 1,310.</p> <p>Appropriateness: Continue this program.</p>
<p>Program 1.4 Continue to require that the exterior of vacated multifamily structures which will be demolished for condominium development are adequately maintained as a condition of extension of tentative map approval for the site. Explore feasibility of a program to encourage aesthetic maintenance standards for exterior yards and the front of residential structure.</p>	<p>Progress: The total number of Chapter 5 tenants that have displaced as a result of a multi-family building demolition or conversion during the planning period was 13. This number reflects only the complaints received by code enforcement, since there is no requirement to register rent controlled units with the City, the actual total may be higher.</p> <p>Appropriateness: Revise program.</p>
<p>Program 1.5 Encourage residential property owners to rehabilitate empty units using federal, state, or local funds in exchange for limiting rent levels for target groups of low and moderate incomes.</p>	<p>Progress: No units were rehabilitated through this program.</p> <p>Appropriateness: Revise program.</p>
<p><i>Objective 1.2: Stabilize older multifamily areas and at the same time renew selected areas.</i></p>	
<p>Program 1.6 Review the scale and nature of existing multifamily residential development to determine whether development standards should be modified to encourage</p>	<p>Progress: On a case-by-case basis, however, the City has approved additional height and density for multi-family projects.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>development in some areas, and protect the existing scale of development in others. In the event that residential zoning is proposed for the south side of North Santa Monica Boulevard east of Beverly Boulevard, a substantial setback and buffer from North Santa Monica Boulevard should be incorporated.</p>	<p>Appropriateness: Revise program.</p>
<p>Program 1.7 Continue study of parking-deficient multifamily residential areas; evaluate permit parking zones and overnight parking in areas of deficient off-street residential and nonresidential parking.</p>	<p>Progress: This program did not occur. Appropriateness: Revise program.</p>
<p><i>Objective 1.3: Continue to refine development standards for single-family residential zones to assure compatibility of new, large development with established neighborhoods.</i></p>	
<p>Program 1.8 Continue study of all aspects of the maximum zoning envelope for single-family residential development, including standards for accessory structures (as distinct from secondary units), lot coverage, setbacks, basements, possible reduction in minimum unit size, etc.</p>	<p>Progress: In 2003 the City adopted language that allows second units by right, provided that the units are less than 650 square feet in size. In this language, the City references the minimum unit size allowed by California Health and Safety Code 17950.1. Appropriateness: This program has been accomplished.</p>
<p>Program 1.9 Develop standards for lots with substandard widths or sizes.</p>	<p>Progress: This has been addressed on a case-by-case basis as the need has occurred. Appropriateness: Revise program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>Prior Goal 2: Maintain, preserve and seek opportunities to expand rental housing affordable to lower-income households, including the elderly, young households, young households with children and single parent households.</p>	
<p><i>Objective 2.1: Maintain and preserve existing housing affordable to lower-income households.</i></p>	
<p>Program 2.1 If funding permits, continue and if feasible expand the Handyworker Program which provides minor repair/improved security/mobility aids to lower-income households. Continue priority scheduling of elderly, handicapped, and single parent households. (See Program 1.1 for goals for the planning period.)</p>	<p>Progress: Refer to 1.1. Priority scheduling for the elderly, handicapped, and single parent households to receive Handyworker aids did not occur. The City continues to operate this program for lower-income households based on eligibility and the timing of the application.</p> <p>Appropriateness: Discontinue.</p>
<p>Program 2.2 Continue to monitor existing assisted housing (Section 202 project and Section 8 Existing/vouchers). Seek ways to increase access of qualified Beverly Hills residents to available rental support programs.</p>	<p>Progress: The City has traditionally had a low number of Section 8 voucher holders due to high cost of housing in the community. The City has not examined means of increasing access to available rental support programs; however, the City, as a member of the Westside Cities Subregion, is currently assembling a number of strategies and outreaching to local large employers to identify and develop means of providing housing options to the areas workforce.</p> <p>Appropriateness: Revise Program.</p>
<p>Program 2.3 Continue to monitor the conversion or demolition of apartment units subject to Ordinance 82-O-1839, which limits the rate at which apartment units may be demolished or converted to condominium units.</p>	<p>Progress: Through ordinance 06-O-2497, effective 4/6/2006, the City requires discretionary review of all common-interest-developments including the conversion of existing apartment buildings to condominiums.</p> <p>Appropriateness: Revise Program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>Evaluate the effect of this ordinance and make any appropriate changes.</p>	
<p>Program 2.4 Investigate legal ways of delaying demolitions of older apartment buildings until new projects approved for these sites are ready to be implemented, for example upon issuance of construction permits or funding.</p>	<p>Progress: No progress has been made on this. Appropriateness: Revise Program.</p>
<p><i>Objective 2.2: Expand supply of housing affordable to lower-income households.</i></p>	
<p>Program 2.5 Encourage use by for-profit and nonprofit housing developers of available federal and state financing and tax credit programs for development of affordable housing.</p> <ol style="list-style-type: none"> 1. Promote utilization of City's existing density bonus, low-income senior housing, second unit, and efficiency unit bonus ordinances. 2. Consider permitting second units without a discretionary permit provided standards for size, parking, etc. are applied. 3. Consider feasibility of permitting only one kitchen per dwelling unit in order to encourage creation of legal second units. 4. Assist developers of low-income housing by providing or encouraging use of such federal and state funding as is 	<p>Progress: The City has encouraged the use of the existing density bonus, efficiency unit bonus, and second unit ordinances. Due to the high cost of land and the return on allowable development densities only recently has a project come in requesting a density bonus. This project would provide 10% affordable for-sale units in exchange for an increase in allowable height of one story or 10 feet (allowed is 45 feet and three stories, asking for 55 feet and four stories). No new senior housing has been constructed in this housing cycle.</p> <ul style="list-style-type: none"> ■ City has a second unit ordinance that allows second units by right provided that the second units meet certain standards. The ordinance took effect on 9/23/2003. ■ No progress has been made towards this program. However the City has encouraged a local nonprofit housing group to explore opportunities within Beverly Hills.

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>available (e.g., Community Development Block Grant, HOME funds, etc. See Appendix 5.4).</p> <p>5. Analyze feasibility of eliminating Park and Recreation tax and the Dwelling Unit tax for new units reserved for low- and moderate-income households.</p>	<p>■ Any new dwelling unit used exclusively to house very low-, low-, or moderate-income persons, elderly, or handicapped is exempted from Park and Recreation and Dwelling Unit taxes</p> <p>Appropriateness: Revise Program.</p>
<p>Program 2.6 Create a local fund to assist developers of housing affordable to lower-income households. Possible methods of creating this fund could include requiring an in-lieu fee where commercial or residential redevelopment above some minimum size results in a net loss of residential units, or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low-income units or an in-lieu payment to the housing fund.</p> <p>Review appropriateness of utilizing City-owned property for low-income housing, possibly as part of a mixed-use development.</p>	<p>Progress: Currently the City has required money be provided for affordable housing from three major development projects. These projects are still in the permitting process and no money has been deposited yet, although it is the intention to establish a housing trust fund.</p> <p>Appropriateness: Revise Program.</p>
<p>Program 2.7 #1 Continue to use CDBG funds to support a Senior Case Management program which assists frail elderly persons to remain in their homes. The program served 125 persons between January 1, 1998, and June 30, 2000, and is expected to serve 250 persons between July 1, 2000, and June 30, 2005.</p>	<p>Progress: #1 and #2: Approximately 4,000 seniors were served through the Senior Case Management and Senior Homeshare program from 2000-2005.</p> <p>#3: No progress has been made at this time.</p> <p>Appropriateness: Revise Program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>#2 The Senior Homeshare program that provides screened referrals of prospective roommates to seniors who wish to share housing to reduce costs and increase companionship and sense of security, has served 301 seniors between January 1998 and June 2000, and is expected to serve 582 between July 2000 and June 2005.</p> <p>#3 Consider reducing cost of certain City services for seniors with incomes not exceeding some pre-established level.</p>	<p>Progress: The City currently provides funds to two programs that serve homeless persons: CLASP and a family emergency shelter located in Culver City.</p> <p>Appropriateness: Revise Program.</p>
<p>Program 2.8 As funds permit, continue to provide support to organizations assisting the homeless through the provision of services and housing.</p>	<p>Progress: On September 16, 2005, the City's revised Density Bonus Ordinance, 05-O-2482, became effective. The ordinance is in compliance with state legislation.</p> <p>No progress has been made towards reducing parking standards for units reserved for elderly, nor is an additional story in height permitted for senior housing</p> <p>No progress has been made towards developing incentives for set-aside units of three bedrooms or more.</p> <p>By ordinance 01-O-2388, and 02-O-2394, the City allows existing, free-</p>
<p>Program 2.9 Revise the City's density bonus ordinance to bring it into compliance with recently enacted state legislation that includes conversion of office space to residential units as an eligible project.</p> <p>Allow reduction in parking standards for units reserved for elderly; permit one additional story above right of zone in some areas.</p> <p>Study providing additional incentives for set-aside units of three bedrooms to increase the supply of affordable units large enough for families.</p>	<p>Progress: On September 16, 2005, the City's revised Density Bonus Ordinance, 05-O-2482, became effective. The ordinance is in compliance with state legislation.</p> <p>No progress has been made towards reducing parking standards for units reserved for elderly, nor is an additional story in height permitted for senior housing</p> <p>No progress has been made towards developing incentives for set-aside units of three bedrooms or more.</p> <p>By ordinance 01-O-2388, and 02-O-2394, the City allows existing, free-</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>Revise zoning standards to permit replacement of free-standing garages of existing multifamily residential structures with garages with one or more additional dwelling units on the second story.</p>	<p>standing garages serving MFRs to be replaced with garages that include one or more dwelling units as a second story. Appropriateness: Revise Program.</p>
<p>Prior Goal 3: Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.</p>	
<p><i>Objective 3.1: Maintain the general height and density limits, while permitting selected, limited increases in height or other standards to meet other objectives, provided such modifications result in development generally compatible with the surrounding area.</i></p>	
<p>Program 3.1 Permit a limited increase in maximum allowable heights, taking into consideration road width and other factors, in selected multifamily residential areas. Limited height increases can act to compensate for the propensity of developers to build less than the maximum number of units possible where large units are desired, so that the full development potential of sites may be achieved. Such areas could include:</p> <ul style="list-style-type: none"> ■ Areas where existing two-story multifamily residential height limits about three-story commercial streets: increase height limit to three stories (involving approximately 49 lots); 	<p>Progress: The maximum allowable heights in the three-story area east of Maple Drive and north of Burton Way have been increased to four stories or 45 feet. The area around Hamilton, Gale, and Tower Drives has also been increased to four stories or 45 feet. Appropriateness: Discontinue Program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<ul style="list-style-type: none"> ■ Three-story areas currently surrounded by five- and four-story height limits (east of Maple Dr. north of Burton Way): increase to five stories (involving approximately 96 lots); and ■ The area surrounded by commercial development and La Cienega Park (Hamilton, Gale and Tower Drives south of Wishire Boulevard): increase the existing height limit to four stories (involving approximately 76 lots) 	
<p>Objective 3.2: Revitalize older residential areas with new development which provides environments consistent with the character and quality of life generally associated with the City's single- and multiple-family residential areas.</p>	
<p>Program 3.2 Continue review by the Architectural Commission of multifamily development to assure high-quality design. By ensuring high-quality design, the City hopes to lower effective housing costs in the longer term by reducing the need for costly maintenance, repairs, and upgrades after multifamily developments are occupied.</p>	<p>Progress: Ongoing Appropriateness: This program is ongoing and will not be continued as a specific program.</p>
<p>Prior Goal 4: Expand the variety of housing product on a limited basis beyond single-family detached, rental apartment and condominium units.</p>	
<p>Objective 4.1: Create a new single-family residential zone: "single-family attached."</p>	
<p>Program 4.1 Develop standards for a new single-family</p>	<p>Progress: No progress has been made towards the goals of this program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>residential zone (CR-1A) in which attached owner units would be permitted in selected R-1 zoned areas, with standards to be compatible with existing R-1 standards, but which maximize open space and emphasize security. Such developments would require that a minimum of two lots be developed at the same time. In identified areas, include consideration of locating the new zone in such a way as to improve existing transitions between commercial and single-family detached residential areas and border areas in locations where such adjacencies have been identified as a problem. Also study appropriateness of R-1A zone on substandard sized R-1 zoned lots. Analyze effect of the existence or lack of an alley separating commercial and residential land uses</p>	<p>Appropriateness: Discontinue Program.</p>
<p>Objective 4.2: Create a new multifamily residential zone: "townhouse."</p>	
<p>Program 4.2 Develop standards for a new multifamily residential zone (R 4T in which dwelling units would be required to be constructed in the townhouse style, i.e., units would be constructed side-by-side with no other units above or below. Consider feasibility of locating the R-4T zone in such a way as to encourage limited redevelopment of older areas. Initial study areas could include but not be limited to:</p> <ul style="list-style-type: none"> ■ The north side of Clifton Way between Arnaz Drive and 	<p>Progress: No progress has been made towards the goals of this program. Appropriateness: Discontinue Program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<p>Le Doux Road</p> <ul style="list-style-type: none"> ■ Small, substandard sized legally nonconforming lots currently zoned for multi-family residential for which current R-4 development standards are inappropriate ■ N. Doheny Dr. between Wilshire Boulevard and Burton Way <p>(Although the legally nonconforming lots were not inventoried, the potential rezoning of these R-1 zoned areas could result in a net increase of approximately 94 units.)</p>	
<p><i>Objective 4.3: Develop standards for mixed commercial and residential uses.</i></p>	
<p>Program 4.3 Develop standards for mixed residential-commercial structures, with and without low-income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:</p> <ul style="list-style-type: none"> ■ South side of Wilshire Blvd., east of Beverly Dr. (Between Stanley Dr. and Le Doux Rd., extend to north side of Charleville Blvd.) ■ Eastern area of Business Triangle ■ South side of Burton Way (commercially zoned parcels) 	<p>Progress: Currently standards have not been developed for mixed commercial-residential structures; however several mixed commercial/residential developments have been approved on a case by case basis within the City's existing commercial zones.</p> <p>Appropriateness: Discontinue Program.</p>

1998 – 2005 Housing Element Accomplishments

Program	Progress/Appropriateness
<ul style="list-style-type: none"> ■ Olympic Boulevard (commercially zoned parcels) ■ La Cienega Boulevard north of Wilshire Boulevard ■ City-owned property where some or all of the residential units would be for lower-income households ■ East side of South Beverly Drive 	<p>Progress: On November 2, 2001, the City adopted ordinance 01-O-2383 that allowed home occupations in residential zones provided that certain standards</p> <p>Appropriateness: This program has been completed.</p>

Regional Housing Need Allocation

The last planning cycle for Housing Elements in the SCAG region was 1998-2005. The City's Housing Element for the 1998-2005 cycle has been provided as a separate item for reference. Housing production in Beverly Hills during 1998-2005 is summarized in this section. Housing production, and - more importantly - production and continued availability of affordably priced housing (per the State's criteria) are the fundamental outcomes desired by State HCD.

1998-2005 RHNA Numbers

The RHNA Numbers allotted to Beverly Hills for past planning cycle are given in the following chart:

City of Beverly Hills "RHNA Numbers" for the Past Cycle (1998-2005)

		Number of Units to Plan for Based on Affordability (Area Median Income (AMI) for Los Angeles County)			
Total Number of Units to Plan for		Very Low (50% and below)	Low (51-80%)	Moderate (81-120%)	Above Moderate (Greater than 120%) - e.g. "Market-Rate"
RHNA Numbers	256	35	42	40	139

The total number of housing units allotted to Beverly Hills for the 1998-2005 planning cycle was 256. Of that total number, 117 units was the minimum number of new units that were to be affordable to households earning 120-percent or less of the median household income for Los Angeles County (Total minimum number of units that were to be affordable to "Very Low", "Low" and "Moderate" income households). The remaining 139 units is the minimum number that was to be new market-rate housing units.

New Housing Constructed

During the 1998-2005 planning period 460 housing units were constructed in the City and 238 units were demolished, resulting in a net gain of 222 units. All of the units created in the City were market-rate and no affordably-priced units were created during this period.

The following charts provide the mix of multi-family (primarily condominiums) and single-family homes constructed during the 1998-2005 cycle.

Multi-Family Units Constructed during the Past Cycle (1998-2005)

Demolished	Constructed	Net	Affordable Units
89	242	153	0

Single-Family Units Constructed during the Past Cycle (1998-2005)

Demolished	Constructed	Net	Affordable Units
149	218	69	0

The previous charts indicate that, during the past cycle, new housing units were created in both the multi-family, and the single-family housing areas of the city. The total number of new housing units created in the single-family housing areas represents both new single-family homes and new second-units. The creation of affordably-priced second units could be an important component in how the city plans to accommodate its RHNA Numbers; this will be a part of the discussion on May 13.

2006-2014 RHNA Numbers

The City self-certified its housing element in the past cycle and in so doing took on the responsibility of both planning for, and assuring that the units planned for were created. The number of "Above Moderate" (market-rate) units allotted to the city were created during the past cycle, however the number of affordably-priced units (Very Low, Low, and Moderate) were not. Therefore, as a result of self-certification, the 117 affordably-priced units that the city was required to plan for carry-over and are added to the number of units that the city is required to plan for during this cycle. With the carried-over units included, the city's current RHNA Numbers are provided in the following chart.

City of Beverly Hills "RHNA Numbers" for the Current Cycle (2006-2014)

	Total Units	Number of Units to Plan for Based on Affordability (Area Median Income (AMI) for Los Angeles County)			
		Very Low (50% and below)	Low (51-80%)	Moderate (81-120%)	Above Moderate (Greater than 120%) – e.g. "Market-Rate"
1998-2005 RHNA Numbers	256	35	42	40	139
Units Approved	460	0	0	0	460
Carry-Over	117	35	42	40	0
New 2006-2014 RHNA Numbers	437	111	71	77	178
Total 2006-2014 RHNA Numbers (carry-over + new)	554	146	113	117	178

In the current planning cycle, the City is required to plan for the creation of 554 new housing units as specified in the chart on the previous page. Of this number, 178 units planned for are to be affordable to "above moderate" households (Units rented or sold at market-rate). As of the writing of this report, more than 178 new market-rate housing units have been entitled by the city and therefore, the requirement to plan for these units has been met. Now the city must plan for the remaining 376 affordably-priced units, which is the total number of "Very Low", "Low" and "Moderate" units provided in the chart.

Potential Sites Inventory

Maps are provided for the potential sites inventory following. The potential sites inventory is based on potential housing capacity in R-4 Multi-family Residential Districts. In addition to the housing capacity in these districts, there is capacity for additional second units in R-1 Single-family Residential Districts. Beverly Hills is currently conducting a survey of existing second units in the City to better understand what the potential capacity for second unit exists.

Second Units

Second units can provide affordable rental options for smaller households, such as caregivers or the elderly parents of the primary homeowner, and offer an important opportunity to help Beverly Hills address its regional housing needs. The City has adopted a ministerial approval process for second units less than 650 square

feet in size, and allows larger second units, including units above garages, on R-1 properties located north of Santa Monica Boulevard subject to a second unit permit.

In order to collect information on second units to determine who lives in them, rent ranges, size, and additional steps the City can take to encourage construction of second units, the City is in the process of conducting a Citywide survey of residential property owners. One of the questions posed in the survey is the amount of rent charged on existing second units (if any), as a means of assessing affordability and contribution towards addressing the community's regional housing needs (RHNA).

To further encourage the provision of second units, the Housing Element includes a program (Imp 10.4) for the City to evaluate certain modifications to its second unit ordinance, followed by a brochure to disseminate information on the City's second unit standards. Ordinance revisions to be evaluated include:

- Greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard.
- Allowing larger sized second units of up to 1,000 square feet by right, thereby eliminating the need for a second unit permit and reducing processing times.
- For second units built above a garage, allowing an increase in the permitted height up to the height of the primary residence.
- Allowing reduced setback requirements where privacy is not compromised.

The City has received and approved an average of 3 discretionary second unit applications annually since the current ordinance was adopted in 2003, and is in the process of identifying building permits for second units less than 650 feet in size not required to undergo discretionary review. Projecting a slight increase in the rate of second unit construction based on the proposed ordinance modifications and program publicity, the City estimates that approximately 5 new second units will be created annually, for a total of 20 new second units during the 2011-2014 period. The affordability of these units will be estimated based on the results of the City's second unit survey.

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Map H1 – Potential Housing Sites Inventory – Entitled Projects

Map H2 – Potential Housing Sites Inventory – Vacant R-4 Properties

Map H3 – Potential Housing Sites Inventory – Potential R-4 Site

Goals and Policies

Goals and Policies

H1 Maintenance and Conservation. Maintain and enhance the quality and character of existing housing and residential neighborhoods.

H 1.1 **Neighborhood Character.** Maintain the character and quality of residential neighborhoods. (Imp. 9.1, 9.2)

H 1.2 **Healthy and Safe Housing.** Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 9.3)

H 1.3 **Home Repair Assistance.** Provide assistance to low- and moderate-income households to encourage the adequate maintenance and rehabilitation of existing housing, such as through the Handy-worker program. (Imp. 9.4)

H 1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies.

H 1.5 **Conservation of Existing Rental Housing.** Regulate the conversion of rental apartments to condominium ownership. (Imp. 9.5)

H 1.6 **Rent Stabilization.** Continue to provide tenant protections through the City's Rent Stabilization Ordinance. (Imp. 9.6)

H 1.7 **Preservation of Affordable Housing.** Support preservation of publicly subsidized rental housing to maintain affordability to lower income households. (Imp. 9.7)

H2 Housing Supply and Diversity. Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.

Goals and Policies

- H 2.1 **Affordable Housing Incentives.** Offer incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing. Proactively seek out new approaches in the provision of affordable housing. (Imp. 10.1, 11.2, 12.2)
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- H 2.2 **Inclusionary Housing.** Pursue adoption of an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community. (Imp. 10.2)
-
- H 2.3 **Housing Trust Fund.** Create a Housing Trust Fund to financially assist nonprofit and for-profit developers in the creation of affordable housing. (Imp. 10.3)
-
- H 2.4 **Second Units.** Promote second units as a means of providing lower cost housing options for seniors, caretakers, and others. (Imp. 10.4)
-
- H 2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types. (Imp. 12.2)
-
- H 2.6 **Site Information.** Provide information to residential developers regarding sites that may be suitable for new affordable housing development. (Imp. 10.5)
-
- H 2.7 **Environmentally Sustainable Housing.** Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing. (Imp. 10.6)
-

Goals and Policies

H 2.8 **Transit-Oriented Housing.** Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations. (Imp. 12.2)

H 2.9 **Jobs/ Housing Balance.** Promote programs seeking to provide housing opportunities for people who work in the City as a means of reducing long commutes, easing local traffic, improving air quality and helping to achieve a balanced regional jobs/housing distribution for the western portion of Los Angeles County. (Imp. 10.7)

H 2.10 **Workforce Housing.** Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce. (Imp. 10.7, 12.2)

H 2.11 **Partnerships for Affordable Housing.** Explore opportunities for partnerships with adjacent jurisdictions and other governmental agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds. (Imp. 10.7)

H3 Fair Housing and Special Needs Residents. Promote equal housing opportunities for all residents; including Beverly Hills' special needs populations, so residents have a choice of appropriate housing.

H 3.1 **Fair Housing Practices.** Promote fair housing and non-discrimination in the sale and rental of housing by coordinating with organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes. (Imp. 11.1)

H 3.2 **Senior Housing.** Support the provision of a variety of housing options for seniors to foster independence and the ability of seniors to remain in the community as they age. (Imp. 11.2)

Goals and Policies

H 3.3 **Senior Support Services.** Continue to offer housing support services for seniors, including case management and home-share programs. (Imp. 11.2, 11.3)

H 3.4 **Housing Accessibility.** Address the special housing needs of persons with disabilities through adoption of reasonable accommodation procedures, homeowner's assistance grants, and supportive housing. (Imp 11.4)

H 3.5 **Homeless Programs.** Continue to provide support to community service organizations that assist the homeless through provision of housing and services. (Imp. 11.5)

H4 Constraints. Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.

H 4.1 **Zone for a Variety of Housing Types.** Amend the Zoning Ordinance, as required by State law, to facilitate the provision of a variety of housing types for special needs populations, including persons with disabilities, the homeless, and persons at risk of homelessness. (Imp. 12.1)

H 4.2 **Adjust Development Standards.** Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing. (Imp. 12.2)

H 4.3 **Fee Reduction.** Establish a process to provide fee waivers to facilitate the production of affordable, senior, and workforce housing. (Imp 12.3)

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Housing Programs

9.0 Conserve and Improve Existing Housing Stock

Number	Program Name	Status
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Imp 9.1	Upkeep and maintenance of vacated buildings	Existing
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The City requires the exterior of vacated multi-family structures that will be demolished for redevelopment to be adequately maintained as a condition of tentative map approvals, and extensions.

The City's Code Enforcement Office (Community Preservation) maintains a list of all vacant properties in the City, monitors the sites, and works with the property owners to assure that the properties are maintained in an appropriate manner.

Timeline: Ongoing

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 9.2	Property Maintenance	Existing
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The City requires housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes. The program is run as part of the City's comprehensive Code Enforcement program (Community Preservation) and is structured as a re-active, complaint-driven inspection process.

Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 9.3	Rental Housing Inspections	New
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As a means of becoming more proactive in ensuring the continued quality of multi-family housing, the City is developing a housing inspection program funded by a per unit assessment to participating properties. The program will include routine inspections of all multi-family properties every four years, with inspections being more frequent for properties found not in compliance. Property owners will be able to pass the cost of the inspections on to tenants, but not the costs of any upgrades and repairs needed for compliance. As a part of developing this program, the City will consider adopting standards for habitability and building safety that are more stringent than State requirements. Standards for aesthetic condition and routine building maintenance will also be considered.

Timeline: Develop program parameters in 2012, with implementation by

Number	Program Name	Status
2013	Funding Source: Per unit cost assessed on rental properties Responsible City Section: Community Development Department	

Imp 9.4 Home Repair and Improvement Existing

The Handyworker Program provides minor home repair, and improved security and mobility assistance to low income tenants and homeowners in single and multi-family units. The program is administered by Jewish Family Services at no cost to the qualifying low-income owner, or tenant. Jewish Family Services provides community outreach, applicant screening, pre-construction site visits, repairs and remodeling, and confirmation that the property meets the City's standards for habitability.

Population Served: Very-Low and Low- income (up to 80% AMI)households

Eligible Repairs: Interior/ Exterior Repairs, Energy Conservation Activities, Security/ Safety Improvements

Managed By: Jewish Family Services

Maximum Award Amount: \$2,000 grant. Award amount may increase up to \$5,000 if additional repairs are required to meet the City's standards for habitability.

Target: Serve 40 low income households per year.

Timeline: On-going

Funding Source: CDBG

Responsible City Section: City Manager's Office

Imp 9.5 Condominium Conversions Modified

This program limits loss of rental housing units due to the conversion of existing apartment buildings to condominiums by setting an annual cap and providing protections for tenants.

Currently, apartment buildings proposed for conversion to condominium ownership are subject to the City's condominium conversion regulations (Beverly Hills Municipal Code Sections 10-2-710, 711, and 712). These regulations set forth a series of tenant protections including tenant noticing, relocation provisions, right of first purchase, and extended lease provisions for senior and disabled households. These regulations also set an annual limit on the number of conversions allowed.

The City will evaluate success of the existing ordinance, and consider modifying it to require a number of units in any building converted to be set aside as affordable rental or ownership housing. The City will also evaluate the benefit of offering an in-lieu fee option that would go into the Housing Trust Fund and be used to provide affordable housing elsewhere in the City.

Number	Program Name	Status
<p>Timeline: Evaluate ordinance revisions to address affordability in 2011, and, as appropriate, amend the ordinance in 2012.</p>		
<p>Funding Source: Departmental Budget</p>		
<p>Responsible City Section: Community Development Department</p>		

<p>Imp 9.6 Rent Stabilization</p>	Existing
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Continue the City's rent stabilization ordinance to investigate tenant complaints regarding unlawful rent increases, service reductions, evictions and relocations.

The Community Preservation Office administers the rent stabilization program which affects approximately 12,800 apartment units in the City. The ordinance limits annual rent increases to no more than ten percent and provides tenant protections through required noticing of rent increases and evictions. Community Preservation officers respond to approximately 480 inquires from residents annually, with approximately 30 complaints requiring follow-up investigation. Most complaints are resolved within 45 days with the remainder being referred to "stepped up enforcement action", including but not limited to citations and further legal action.

Timeline: On-going

Funding Source: Departmental Budget

Responsible City Section: Community Preservation

Target: Investigate 30 complaints per year.

<p>Imp 9.7 Monitoring Affordable Housing</p>	Existing
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The City of Beverly Hills currently has one assisted housing project providing 150 units of affordable rental housing to very low income seniors. This project was originally financed under the HUD Section 202 program with project-based Section 8 certificates providing ongoing affordability. Although this project is not currently at-risk of conversion to market rate housing, the City will continue to coordinate with the service provider to monitor Section 8 renewals, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants.

Number of Units: 150

Number of Affordable Units: 150 (Very Low Income, Senior/ Disabled)

Year Built: 1988

Affordability Covenant: 40 years

Owner/Operator: Menorah Housing Foundation

Timeline: On-going

Number	Program Name	Status
Funding Source: Departmental Budget		
Responsible City Section: Human Services Division, Community Services Department		

10.0 *Provide New Housing Opportunities*

Number	Program Name	Status
Imp 10.1	Density Bonus	Existing

Beverly Hills updated its residential density bonus ordinance in 2005 consistent with current State requirements as specified under SB 1818. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following, per State policy:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

The State requires the following incentives to be offered in conjunction with the density bonus:

- A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes)
- Approval of mixed use zoning in conjunction with the housing project
- Other regulatory incentives or concessions proposed by the applicant, or the City that would result in identifiable cost reductions

By the City's ordinance, incentives offered are determined by the Planning Commission during the review process.

Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City's

Number	Program Name	Status
development standards, the City will waive or modify applicable standards to accommodate the bonus.		
Timeline: Promote the use of density bonus incentives through the City's Affordable Housing Brochure (Imp 10.5) by 2012.		
Funding Sources: Department Budgets		
Responsible City Section: City Manager's Office; Community Development Department		

Imp 10.2 Inclusionary Housing

New

Beverly Hills will pursue adoption of an inclusionary housing program to require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households. The Ordinance will require either: (a) provision of affordable housing on-site; (b) provision of affordable units off-site; or (c) payment of an affordable housing in-lieu fee. Current case law (*Palmer/Sixth Street Properties v. City of Los Angeles*) limits the application of inclusionary requirements to the following types of projects:

- For-sale housing projects
- Rental projects receiving financial or regulatory assistance from the city subject to a written development agreement

The City will conduct an inclusionary housing nexus study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount. Based on the study's findings, the City will develop and adopt an inclusionary housing ordinance structured to offer incentives to help offset the cost of providing affordable units. In-lieu fees generated from the program will be contributed to the City's Housing Trust Fund.

Incentives offered under the Inclusionary Housing program will be linked with incentives offered under the City's Density Bonus program (Imp 10.1a)

Timeline: Conduct Inclusionary Housing Nexus and In-Lieu Fee Study in 2011, and adopt Ordinance by 2012.

Funding Sources: Department Budgets; future Inclusionary Housing In-lieu Fees.

Responsible City Section: City Manager's Office; Community Development Department

Imp 10.3 Housing Trust Fund

New

Because the City does not have a Redevelopment Agency and has limited access to state and federal housing resources, the City of Beverly Hills faces financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City will establish a

Number	Program Name	Status
<p>Housing Trust Fund that will be used to construct or help leverage construction of affordable housing. Potential Trust Fund resources include development agreements, and in-lieu fees from an Inclusionary Housing Program. An Affordable Housing Program will be established to manage the Trust Fund and establish parameters for allocation of funds towards projects. Since January 1, 2006, the City has entered into three development agreements that included over 4 million in funds allocated for the Housing Trust Fund. To date, none of these projects has submitted for building permits, and therefore, no funds have yet been collected. This program will move forward once a funding source has been identified, and will coincide with the collection of fees.</p> <p>Timeline: 2012, to coincide with the adoption of an Inclusionary Housing Ordinance</p> <p>Funding Sources: Inclusionary Housing In-lieu Fees, Development Agreements</p> <p>Responsible City Section: City Manager's Office</p>		

Imp 10.4 Second Units

New

In compliance with AB 1866, Beverly Hills has developed both a ministerial approval process for second units that are less than 650 square feet in size, as well as a discretionary review process for larger second units proposed on properties above Santa Monica Boulevard. The City has received and approved an average of 3 discretionary applications annually since the current ordinance was adopted in 2003. In order to collect information on second units to determine who lives in them, rent ranges, size, and additional steps the City can take to encourage construction of second units, the City will be conducting a Citywide survey of residential property owners. One of the questions to be posed in the survey will be the amount of rent charged on existing second units (if any), as a means of assessing affordability and contribution towards addressing the community's regional housing needs (RHNA).

To further encourage the provision of second units, the City will evaluate modifications to its second unit ordinance, including:

- Consider greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard
 - Consider allowing larger sized second units, of up to 1,000 square feet by right to reduce processing times, and facilitate the provision of second units with bedrooms (all other review requirements would remain). This may encourage housing options for single parent families and care-givers.
 - For second units built above a garage, consider allowing an increase in the permitted height up to the height of the primary residence.
 - Consider allowing reduced setback requirements where privacy is not compromised
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Number	Program Name	Status
	<p>The Community Development Department will develop a brochure to provide information on the City's second unit standards, and promote their development.</p> <p>Timeline: Conduct Second Unit Survey in 2010. Evaluate revisions to current second unit standards, and publicize in 2011.</p> <p>Funding Sources: Department Budgets</p> <p>Responsible City Section: Community Development Department</p>	

Imp 10.5 Affordable Housing Brochure and Outreach New

The City will develop a brochure to summarize available incentives offered for the development of affordable housing including fee waivers, density bonuses and inclusionary housing requirements. The brochure will also summarize development standards for all multi-family residential areas in the City. A series of web page and downloadable handouts will be made available on the City's website, in the permit center, and in other public information areas. As an initial step, all materials will be mailed to major for-profit and nonprofit housing and mixed-use developers, and informational materials directing the development community to the webpage will be broadly distributed to increase awareness.

Timeline: Develop and disseminate outreach materials in 2012.

Funding Sources: Departmental Budget

Responsible City Sections: Community Development Department

Imp 10.6 Sustainability and Green Building New

"Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building's overall environmental impact. The City of Beverly Hills adopted a local green building program in 2008, establishing requirements similar to the green building measures under the US Green Building Council's LEED Program (Leadership in Energy & Environmental Design). The program applies to all new multi-family, mixed-use and commercial buildings, and renovations of multi-family, mixed-use and commercial buildings totaling over 50% in cost of the building's valuation. If compliance with the program would frustrate the ability to provide affordable housing in a project, some or all of the program can be waived.

Beverly Hills has also adopted a Sustainability Master Plan in conjunction with recent amendments to its General Plan. The overall goal of the Sustainable City Plan is to reduce the City's carbon footprint by providing a model framework for sustainable practices for the environment, the economy and social equity.

Timeline: Ongoing.

Number	Program Name	Status
Funding Sources: Departmental Budget		
Responsible City Sections: Community Development, Public Works Departments		

Imp 10.7 Partnerships with Affordable Housing Developers	New
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In today's housing market, creative approaches are required to finance and build affordable and special needs housing. Beverly Hills successfully partnered with the non-profit Menorah Housing Foundation to achieve development of 150 units of affordable senior housing, and has contracted with Alternative Living for the Aging for implementation of the senior shared housing program in the past. Both of these organizations own and manage numerous affordable housing developments for seniors in greater Los Angeles and can serve as potential resources for future senior housing in Beverly Hills. Several other local non-profits specialize in affordable workforce and family housing – such as West Hollywood Housing Corporation, Jamboree Housing and National Community Renaissance.

Providing adequate and affordable housing for senior residents and the local workforce is an important goal for Beverly Hills. In addition to developing and disseminating an affordable housing brochure (refer to Program 10.5), the City will conduct a developer's workshop to provide outreach to affordable housing developers. The purpose of the workshop will be to inform the development community of prospective sites for housing, development incentives, and available financial assistance to support the development of affordable workforce and senior housing.

Timeline: Conduct developer's workshop in 2013.

Funding Source: Departmental Budget

Responsible City Section: City Manager's Office, Community Development Department

11.0 Promote Equal Housing Opportunities and Special Needs Housing

Number	Program Name	Status
Imp 11.1 Fair Housing Program		Existing

As a participating jurisdiction in the Los Angeles County CDBG program, fair housing services are coordinated by the County Community Development Commission on behalf of the City. The County currently contracts with the Housing Rights Center (HRC) to serve as the provider of fair housing and tenant-landlord information for its participating jurisdictions, including Beverly Hills. HRC provides fair housing investigation and coordinates referral

Number	Program Name	Status
	<p>services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues.</p> <p>The City will continue to promote fair housing practices, and refer fair housing complaints to Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at public counters in City Hall and the library, at the Beverly Hills Senior Center, and on the City's website.</p> <p>Timeline: Initiate advertising in 2011.</p> <p>Funding Source: CDBG</p> <p>Responsible City Section: Human Services Division, Community Services Department</p>	

Imp 11.2 Senior Housing Development	New
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The need for senior housing in the City is significant and growing. Over one-quarter of households in Beverly Hills are headed by a senior citizen. Two-thirds of these households are renters. The City will pursue several avenues to assist in establishing additional housing affordable to modest income seniors, including conducting a developer's workshop to inform the development community of available sites, development incentives, and available financial assistance. The following are among the types of incentives that may be provided:

- Flexible development standards (reduced parking requirements, modified setbacks, etc)
- Density bonuses
- City support in affordable housing funding applications
- Reduction in development fees

Timeline: 2013

Funding Source: Departmental Budget

Responsible City Section: City Manager's Office, Community Development Department

Imp 11.3 Senior Case Management Program	Existing
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The City contracts with Jewish Family Services to provide a comprehensive case management program to assist frail elderly residents to remain independent and in their homes.

The following continuum of supportive services are provided to seniors who are frail, economically needy, and/or socially isolated:

Number	Program Name	Status
•	<p>Comprehensive assessment – In-home psycho-social assessment of functional abilities, health status, mental and cognitive abilities, support network, financial health, safety risks, eligibility for government benefits and other programs. The comprehensive assessment includes:</p> <ul style="list-style-type: none">○ Development of an individual care plan – Identifies senior's needs and associated services that will allow continued independence.○ Service coordination – Coordination with appropriate services, including in-home care-workers, ERS, home delivered meals, assistance to obtain governmental benefits, arranging for other community based services, transportation assistance, and coordination of services with medical providers, family, and social supports.○ Emergency Response Systems (ERS) – ERS are medical devices placed in a senior's home and connected to a central emergency location.○ Monitoring/ home visits: Social workers make regularly scheduled home visits to assure quality of services, and that changing needs are met. <p>Additional Services: Information, referral and crisis intervention, consultation and advocacy, and assistance to families to further support the senior's independent living.</p>	
<p>Approximately 20 Beverly Hills seniors are served annually under the comprehensive case management program. In addition, Jewish Family Services provides broad case management services through the Beverly Hills Senior Center, including information, referral and crisis intervention, serving approximately 200 seniors per year.</p>		
<p>Timeline: On-going</p>		
<p>Funding Source: CDBG, City of Beverly Hills Community Assistance Fund</p>		
<p>Responsible City Section: City Manager's Office</p>		

Number	Program Name	Status
Imp 11.4	Senior Homesharing Program	Existing
<p>The City has participated with Alternative Living for the Aging (ALA) in the past to provide a free shared housing program to its residents. The program matches older people with others (younger and older) interested in sharing their homes. Housing counselors at ALA interview each potential roommate and obtain references, leaving the decision to the potential roommates whether to make a match. Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Beverly Hills is growing older, and over 750 seniors currently live alone in single-family homes in the City. Shared housing promotes the efficient use of housing stock, and can help address the housing needs of seniors in our community. The City has provided funds to ALA in the past to help fund their roommate matching service, and anticipates that in future years with fewer budget constraints that the program will be funded again.</p> <p>Timeline: Evaluate Community Assistance Funds and determine grant amount annually.</p> <p>Funding Source: City of Beverly Hills Community Assistance Fund</p> <p>Responsible City Section: Human Services Division, Community Services Department</p>		
Imp 11.5	Accessible Housing	New
<p>Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Beverly Hills has conducted a review of zoning, building codes, and permit processing procedures and while the City has not identified any institutional barriers to the provisions of accessible housing, the City does not have in place specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests and removing constraints for persons with disabilities, the City will develop and adopt written procedures for reasonable accommodation requests with respect to zoning laws, permit processing, and building laws. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions.</p> <p>Timeline: By 2011, develop and adopt specific written procedures for reasonable accommodation requests, and inform, and educate the public on the process of requesting an accommodation.</p> <p>Responsible City Section: Community Development Department</p>		

Number	Program Name	Status
Imp 11.6	Funding for Homeless Services	Existing
<p>The City provides funds to the Changing Lives and Sharing Places (CLASP) Homeless Outreach and Engagement Program. The program currently has 46 homeless people in the City on its active case management list. CLASP connects homeless persons with services and shelter. Shelter is offered through People Assisting The Homeless (PATH).</p> <p>Service Provider: Step Up on Second</p> <p>Annual Award: \$85,000</p> <p>Timeline: On-going</p> <p>Funding Source: Community Services Block Grant</p> <p>Responsible City Section: Human Services Division, Community Services Department</p>		

12.0 *Remove Governmental Constraints*

Number	Program Name	Status
Imp 12.1	Zoning Text Amendments for Special Needs Housing	New
[INSERT LANGUAGE FROM ATTACHMENT B HERE]		

Imp 12.2	Adjust Development Standards	New
<p>While the City's development standards are aimed at ensuring the quality of development, certain standards may have the effect of constraining the provision of certain housing types. For example, the City's minimum unit size and parking requirements may serve as a disincentive to the construction of smaller units for the City's workforce. In order to better facilitate a range of housing types, the City will evaluate the following revisions to its residential development standards:</p> <ul style="list-style-type: none"> • Decrease minimum unit sizes, this could include replacing the current density calculation for multi-family projects in the zoning code with a maximum floor area ratio • Allow greater flexibility in the type, and location of multi-family parking • Consider allowing the same number of units to be rebuilt on properties which have more units than currently would be allowed • Provide additional incentives for workforce housing, these incentives would be in addition to the provisions of the State Density Bonus. 		

Number	Program Name	Status
Timeline: Amend the zoning code by 2013.		
Funding Source: Departmental Budget		
Responsible City Section: Community Development Department		
Imp 12.3	Reduced Fees for Affordable Housing	New
<p>Beverly Hills collects various fees from development to cover the costs of processing permits and providing services and facilities. The City will evaluate the economic benefit of providing waivers or reductions of certain fees for developments containing very low, low- and moderate-income housing units, including the Park and Recreation tax and the Dwelling Unit tax.</p> <p>The California legislature passed AB 641 in 2007 which helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to lower income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.</p> <p>Timeline: Conduct fee study in 2012, and adopt modified development fees for affordable housing as appropriate.</p> <p>Funding Source: Departmental Budget</p> <p>Responsible City Section: Community Development Department</p>		

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