

## **2014-2021 Housing Programs**

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The Housing Element programs have been numbered to follow sequentially behind the City's other General Plan Programs, which are numbered 1.0 – 8.0.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Beverly Hills Housing Element sets forth numerous programs which help to address the needs of extremely low income households, including: Home Repair and Improvement (Imp ~~9.49.3~~); Rent Stabilization (Imp 9.6); Monitoring Affordable Housing (Imp 9.7); Housing Trust Fund (Imp 10.3); Second Units (Imp 10.4); Partnerships with Affordable Housing Developers (Imp ~~10.7~~10.6); Senior Housing Development (Imp 11.2); Senior Case Management (Imp 11.3); Senior Homesharing (Imp 11.4); and Funding for Homeless Services (Imp 11.6); ~~and Zoning Text Amendments for Special Needs Housing.~~

### **9.0 Conserve and Improve Existing Housing Stock**

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#### ***Imp 9.1 Upkeep and maintenance of vacated buildings***

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 Preservation Division,  
Community Development Department

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#### ***Imp 9.2 Property Maintenance***

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 reactive, complaint-driven inspection process. The City will explore restructuring the program to include a random housing inspection program.

Timeline: On-going, explore program restructuring by ~~2013~~2016

Funding Source: Department Budget

Responsible City Section: Community Preservation Division,  
Community Development Department

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***Imp 9.4-3 Home Repair and Improvement***

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 is administered by Willdan Engineering at no cost to the qualifying low-income owner or tenant. Willdan Engineering 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: Extremely Low, 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 Willdan Engineering

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. In 2012/13 the City increased the maximum award amount to \$15,000

Target: Serve 40-25 low income households per year.

Timeline: On-going

Funding Source: CDBG

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

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***Imp 9.4 Historic Preservation Program***

Historic Preservation is a tool that can be used to maintain the City's historic housing stock. Beverly Hills has a rich history and legacy of architecturally significant buildings. The City has adopted an Historic Preservation Element within the General Plan to provide the foundation for the City's preservation activities. The Historic Preservation Ordinance (Chapter 10-3-32) implements the goals, policies and programs of the General Plan, and establishes the review authority of the Cultural Heritage Commission. Individually designated historic properties, and properties within any future historic district, are required to obtain a Certificate of Appropriateness from the Cultural Heritage Commission prior to obtaining a building permit for alteration or development; minor alterations may be approved by Historic Community Development staff. Beverly Hills' "Historic Preservation Guidelines" along with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings provide the basis for Commission and staff review of Appropriateness.

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The City is exploring incentives to promote the preservation of historic sites and structures. Through the Mills Act pilot program, owners of designated historic single-family residential or commercial theater properties can enter into a contract with the City to reduce their property taxes in exchange for agreeing to maintain the property's historic character.

Timeline: On-going. Evaluate preservation incentives in 2015, and adopt by 2016.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

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### ***Imp 9.5 Condominium Conversions***

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 the effectiveness 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 City's Housing Trust Fund and be used to provide affordable housing elsewhere in the City.

Timeline: Evaluate ordinance revisions to address affordability, and, as appropriate, amend the ordinance in 2016. Evaluate ordinance revisions to address affordability in 2011, and, as appropriate, amend the ordinance in 2012.

Funding Source: Department Budget

Responsible City Section: Community Development Department

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***Imp 9.6 Rent Stabilization***

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 inquiries 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, Community Development Department

Target: Investigate 30 complaints per year

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***Imp 9.7 Monitoring Affordable Housing***

The City of Beverly Hills currently has one ~~assisted deed-restricted~~ affordable 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 being converted 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. The City will also establish procedures for the monitoring and management of additional deed-restricted units that are developed.

Number of Units: 150

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

Year Built: 1988

Affordability Covenant: 40 years

Owner/Operator: Menorah Housing Foundation

Timeline: On-going

Funding Source: Departmental Budget

Responsible City Section: ~~Human Services Division,~~ Community Services Department

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## **10.0 Provide New Housing Opportunities**

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### **Imp 10.1 Density Bonus**

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 by the City that would result in identifiable cost reductions.*

Pursuant to Beverly Hills' adopted Housing Element, City Planning staff have been working with the Planning Commission to establish a list of preferred incentives for the density bonus program. Providing such a list encourages developers to use specified incentives, and contributes to greater certainty in the development process.

In order to further encourage the use of such on-list incentives, the City is considering establishing different application requirements and review procedures for on-list and off-list incentives.

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

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~~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 development standards, the City will waive or modify applicable standards to accommodate the bonus.~~

~~In order to provide greater certainty in the type of development incentives and concessions that could be requested, the City will modify the current ordinance to include specific lists of options.~~

~~Timeline: In 2013, amend the density bonus program to define a list of preferred incentives and concessions. Promote through the City's website and through an updated Affordable Housing Brochure.~~

~~Modify the ordinance and 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

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### ***Imp 10.2 Inclusionary Housing***

Beverly Hills will pursue adoption of an inclusionary housing program to require a minimum percentage of units in a development to be price-restricted as affordable to lower and moderate income households. The Ordinance will require ~~either one of the following~~: (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: 1) for-sale housing projects, 2) 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.

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

Timeline: Finish Inclusionary Housing Nexus and In-Lieu Fee Study in

2015 and adopt ordinance in 2016. 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

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### ***Imp 10.3 Housing Trust Fund***

Because the City ~~does~~ did not have a Redevelopment Agency and has limited access to state and federal housing resources, the City faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City will establish a 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, including consideration of priority assistance to projects which include a portion of units affordable to extremely low income households.

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, but all three projects remain entitled to be built. This program will move forward once a funding source has been identified, and will coincide with the collection of fees.

Timeline: Establish Housing Trust Fund in Fiscal Year 2014/2015. 2012, to coincide with the adoption of an Inclusionary Housing Ordinance

Funding Sources: Inclusionary Housing In-lieu Fees, Development Agreements

Responsible City Section: City Manager's Office; Policy and Management Office

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### ***Imp 10.4 Second Units***

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 north of Santa Monica Boulevard. 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

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Boulevard. During the prior planning cycle (2008-2012), the City received and approved 20 second unit applications, for an average of four per year. In 2013, the Community Development Department developed a brochure to provide information on the City's second unit standards and promote their development.

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 conducted a Citywide survey of residential property owners in 2010. One of the questions posed in the survey ~~is~~ was 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). Of the 40 occupied second units in the survey, 81 percent were provided rent free or for a rental amount affordable to very low income households. The results of the survey indicate that the majority of second units in Beverly Hills are occupied by caregivers or elderly parents of the primary homeowner.

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

- Greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard
- ~~Allowances for 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.~~ Explore increasing the by-right second unit size
- For second units built above a garage, allowance for an increase in the permitted height up to the height of the primary residence.
- Allowances for reduced setback requirements where privacy is not compromised

~~The Community Development Department will develop a brochure to provide information on the City's second unit standards, and promote their development.~~

Timeline: Evaluate revisions to current second unit standards, and amend the ordinance by 2015. Revise the second unit brochure to reflect updated development standards as appropriate. Conduct second unit survey in 2018 to inform the next housing element update ~~Conduct Second Unit Survey in 2010. Evaluate revisions to current second unit standards, and amend the ordinance within one year of adoption of the Housing Element.~~

Funding Sources: Department Budgets

Responsible City Section: Community Development Department

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**~~Imp 10.5 Affordable Housing Production Brochure and Outreach~~**

~~The City will develop a brochure to summarize available incentives offered for the development of affordable housing, including fee waivers, density bonuses, modified standards for senior and disabled housing and Housing Trust Fund resources. The brochure will also summarize the City's multi-family (R-4) development standards, highlighting density incentives for lot consolidation, the "efficiency bonus" and "bonus units above garages" zoning provisions. 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~~

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**Imp 10.6-5 Sustainability and Green Building**

"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-reduce~~ a building's overall environmental impact. The City of Beverly Hills has adopted the California Green Building Standards Code (CALGreen), including additional mandatory measures in for projects adopted by the City in 2008.~~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 applied 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. In 2011, the City modified its existing green building program in light of the State of California's Green Building Code (known as Calgreen). In adopting the Calgreen building code local amendments were adopted in order to preserve aspects of the City's original green building program. Modifications of Calgreen include requiring new multi-family and commercial buildings to be constructed to 15% greater energy efficiency than the State's~~

Energy Code (Title 24), and include solar energy collection systems. If compliance with the program would frustrate the ability to provide affordable housing in a project, some part of the program or the entire program can be waived.

Beverly Hills has also adopted a Sustainable City 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.

Funding Sources: Departmental Budget

Responsible City Sections: Community Development, Public Works Departments

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### ***Imp 10.7—6 Partnerships with Affordable Housing Developers***

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 have an excellent track record in securing State and federal funds to build quality, affordable housing, including Abode Communities (formerly LA Community Design Center), West Hollywood Housing Corporation, Jamboree Housing, and National Community Renaissance. The City has recently been in talks with local non-profit housing providers and is actively pursuing partnership opportunities.

~~The City will continue to work with non-profit developers to assist in the development of housing affordable to extremely low and lower income households. The City will initiate a partnership and continue to work with non-profit developers to assist in the development of housing affordable to extremely low and lower income households. The City will annually invite non-profit developers to discuss the City's plans, resources, site development opportunities and RFQ process. The City will actively participate in sub regional conferences, symposiums, and affordable housing related events such as: the Southern California Association of Nonprofit Housing annual conference.~~—The City will select a non-profit developer to develop an affordable housing project, and will support in this effort through leveraging local Housing Trust Funds, assisting in the application for

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State and federal financial resources, facilitating project entitlement, and providing a package of incentives such as fee deferrals and relaxed development standards.

Timeline: Actively participate in conferences, symposiums and other affordable housing events to review resources, incentives and City goals. Initiate an RFQ process within two years of the establishment and funding of the housing trust fund, select a developer and pursue development of an affordable housing project. As able, consider providing priority assistance to projects which include a portion of units affordable to extremely low income households. Make initial contact with local nonprofits by the end of 2011. Conduct an annual meeting with builders and nonprofits to review resources, incentives and City goals. Initiate an RFQ process by the end of 2012, select a developer and pursue development of an affordable housing project. Consider providing priority assistance to projects which include a portion of units affordable to extremely low income households.

Funding Source for Administrative Costs: Departmental Budget

Funding Source for Development Cost: Housing Trust Fund

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

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## ***11.0 Promote Equal Housing Opportunities and Special Needs Housing***

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### ***Imp 11.1 Fair Housing Program***

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 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.

The City will continue to promote fair housing practices, and refer fair housing complaints to the 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

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City's website.

Timeline: ~~Initiate advertising in 2011.~~ Ongoing

Funding Source: CDBG

Responsible City Section: ~~Human Services Division,~~ Community Services Department

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### ***Imp 11.2 Senior Housing Development***

The need for senior housing in the City is significant and growing, with ~~nearly~~ 30 percent of households in Beverly Hills headed by a senior citizen. Of the City's 1,600+ senior renter households, nearly half are lower income (<80% AMI); two-thirds of these lower income seniors are spending greater than two-thirds of their incomes on rent. ~~45 percent are lower income (<80% AMI). Extremely low income (ELI) seniors (<30% AMI) face acute affordability problems, with two-thirds spending more than half their incomes on rent.~~ The City will actively pursue development of an affordable housing project targeted towards Beverly Hills' extremely low (ELI) and lower income residents. As indicated in Program 10.7-6 (Partnerships with Affordable Housing Developers), the City intends to issue an RFQ and select a developer to build an affordable housing project, and will provide the following incentives to facilitate development:

Flexible development standards (reduced parking requirements, modified setbacks, etc.)

Density bonuses

City support in affordable housing funding applications (~~targeting priority to~~ those that support deeper targeting to ELI households)

~~Deferral/Reduction in development fees, including waiver of any potential CUP fee~~

Direct financial assistance through Housing Trust Fund

Project entitlement assistance

Timeline: Continue to build partnerships with affordable housing developers. Develop a project concept by 2016 and release an RFQ by 2017. By 2018 commence development of a senior housing project in the City affordable to the City's lower and extremely low income residents. ~~Initiate an RFQ process by the end of 2012, select a developer and pursue development of a housing project affordable to the City's lower and extremely low income residents.~~

Funding Source for Administrative Costs: Departmental Budget

Funding Source for Development Cost: Housing Trust Fund

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

### ***Imp 11.3 Senior Case Management Program***

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:

- 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:
  - 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.

Additional Services: Information, referral and crisis intervention, consultation and advocacy, and assistance to families to further support the senior’s independent living.

~~Approximately 28 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 200-250 seniors per year thus far.~~

Timeline: On-going

Funding Source: CDBG, City of Beverly Hills Community Assistance Fund

Responsible City Section: City Manager’s Office; Community Services Department

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#### **Imp 11.4 Senior Homesharing Program**

Alternative Living for the Aging (ALA) provides a free shared housing program which matches older people with others (younger and older) interested in sharing their homes. Housing counselors at ALA interview each potential ~~roommate~~ housemate and obtain references, leaving the decision to the potential ~~roommates~~ housemates 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 830 seniors currently live alone in single-family homes in the City. Shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. ~~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 the 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~~ housemate matching service, and anticipates the program will be funded again in future years when there are fewer budget constraints. Beverly Hills residents continue to have access to ALA's home sharing program.

Timeline: Evaluate Community Assistance Funds and determine grant amount annually.

Funding Source: City of Beverly Hills Community Assistance Grant Funds

Responsible City Section: Human Services Division, Community Services Department

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#### **Imp 11.5 Housing Opportunities for Persons with Disabilities**

~~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 reasonable accommodations. As a means of facilitating such requests and removing potential 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 frames for decision making and~~

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~~specific modification provisions.~~

~~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.~~

The City understands the significant and wide ranging housing needs faced by persons with disabilities and their families. The Westside Regional Center (WRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. There are a number of housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. For persons with physical disabilities, housing accessibility is essential, ideally located in close proximity to services and transit. The City will work with the WRC to implement an outreach program informing Beverly Hills' families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Beverly Hills supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in residential zones subject to a use permit
- Adoption of Ordinance 12-O-2633 in November 2012 to specifically define transitional and supportive housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Addition of Article 36.7 to the Municipal Code, establishing a procedure for an individual with a disability to request a reasonable accommodation from zoning and building standards.
- Provision of Home Repair and Improvement (Handyworker) grants for lower income households which may be used for accessibility improvements.

Timeline: In 2014, implement an outreach program in cooperation with the Westside Regional Center to publicize information on available regional resources for housing and services. Pursue State

and Federal funds available for supportive housing and services in future affordable housing projects.

Funding Source: CDBG, City of Beverly Hills Community Assistance Grant Funds

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

### ***Imp 11.5 Accessible Housing***

~~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 reasonable accommodations. As a means of facilitating such requests and removing potential 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 frames for decision-making and specific modification provisions.~~

~~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.~~

~~Responsible City Section: Community Development Department~~

### ***Imp 11.6 Funding for Homeless Services***

Beverly Hills launched the CLASP (Changing Lives and Sharing Places) Homeless Outreach and Engagement Program in January 2008. The program provides street outreach workers (through Step Up On Second) to assess the needs of homeless individuals in the City, provide case management, and to refer them to the appropriate services and shelter. Shelter is offered through People Assisting the Homeless (PATH), funded by the City to provide approximately 1,500 shelter bed nights per year. The City is also partnering with Step Up on Second to provide an apartment unit, combined with case management support.

~~The CLASP program currently has 46 homeless people in the City on its active case management list. Shelter is offered through People Assisting The Homeless (PATH), funded by the City to provide approximately 1,000 shelter bed nights per year.~~

Through its Community Assistance Grant Program, the City funds a variety of service organizations that serve the homeless and persons at-risk of homelessness. These organizations/programs include the All Saints Homeless Assistance Program, the Westside Food Bank, the Los Angeles Free Clinic, and the Maple Mental Health Counseling Center.

Service Providers: Step Up on Second; PATH; various other service agencies

Timeline: Annual funding allocations

Funding Source: City of Beverly Hills Community Assistance Grant Funds; Community Development Block Grant

Responsible City Section: Human Services Division, Community Services Department

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## **12.0 Remove Governmental Constraints**

### **~~Imp 12.1 Zoning Text Amendments for Special Needs Housing~~**

~~As part of the governmental constraints analysis for the Housing Element update, the following revisions to Beverly Hills' Zoning Code have been identified as required under State law:~~

- ~~• Add a definition of "family" which is inclusive and non-discriminatory to the Code.~~
- ~~• Add a "Community Care Facility" category and definition to the Code. List community care facilities with six or fewer occupants as permitted by right in residentially zoned areas. Permit Community Care Facilities with seven or more occupants in various residential zone districts with a conditional use permit.~~
- ~~• Add a Single-Room Occupancy (SRO) definition, use category, and development standards for SRO's to the Code. Permit SRO's with a conditional use permit within the multi-family residential R-4 zoning overlay district where congregate housing for elderly and disabled persons is allowed. Develop standards to regulate SROs.~~
- ~~• Add a definition for Transitional Housing, and Supportive Housing to the Code and treat them as residential uses subject to the same requirements as other residential uses of the same type in the same zone.~~
- ~~• Establish an Emergency Shelter definition and use category, and allow as a by-right, permitted use in the multi-family residential R-4 zoning overlay district where congregate housing for elderly and disabled persons is allowed. Shelters will be subject to the same development and management standards as other uses permitted in the specific zone. The City will develop written objective standards for emergency shelters to regulate the following as permitted under SB-2:~~