

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

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:~~
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- ~~The maximum number of beds/persons permitted to be served nightly;~~
- ~~Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;~~
- ~~The size/location of exterior and interior onsite waiting and client intake areas;~~
- ~~The provision of onsite management;~~
- ~~The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;~~
- ~~The length of stay;~~
- ~~Lighting;~~
- ~~Security during hours that the emergency shelter is in operation.~~

~~Timeline: Amend the zoning code in 2012 (within one year of adoption of the Element) to make explicit provisions for a variety of special needs housing.~~

~~Funding Source: Departmental Budget~~

~~Responsible City Section: Community Development Department~~

Imp 12.1 Adjust Development Standards

~~While the~~The City's development standards are aimed at ensuring the quality and appropriateness of development, however, certain standards may have the effect of constraining the provision of certain housing types, and are considered below. The Housing Element constraints analysis identifies the City's minimum unit size as a disincentive to the construction of smaller, more affordable units for the City's workforce. In addition, the Element identifies the City's height districts and parking location requirements as potential constraints to development. With the adoption of its Housing Element in November 2011, the City committed to reducing minimum unit size requirements, and to conducting an analysis of the multi-family development standards to identify any standards identified as a constraint, and implement revisions as may be warranted. ~~The City will commit to reducing its minimum unit size requirements, and will conduct an analysis of its multi-family development standards and establish measurable parameters to assess which other standards serve as an actual constraint to development of housing for a range of housing types. For these standards identified as a constraint, the City will implement revisions to mitigate, to include, but not limited to an evaluation of the following:~~

As part of the update to the density bonus ordinance to define a list of by-right development incentives (refer to Program 10.1), the City is

evaluating reduced unit sizes ranging from 20-40% for projects that incorporate affordable units. The City is also evaluating adjusting other development standards that would be beneficial to facilitating affordable housing, including but not limited to the following:

- o Replacing the current density calculation for multi-family projects in the zoning code with a maximum floor area ratio
- o Modifying development standards for single-lot projects
- o Allowing greater flexibility in the type, and location of multi-family parking
- o Allowing the same number of units to be rebuilt on properties which have more units than currently would be allowed
- o Providing additional incentives for workforce housing over and above those contained in the provisions of the State Density Bonus.

Timeline: Amend the Zoning Code in 2013 to include reduced minimum unit sizes as an incentive for the density bonus program. Explore revisions to other development standards, including minimum unit sizes for all multifamily units, as supported by analysis by 2015. Conduct a comprehensive analysis of multi-family development standards in 2012. Amend the zoning code by 2013 to reduce minimum unit sizes and other development standards as supported by the analysis.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.3-2 Reduced Fees for Affordable Housing

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~~ The City has hired an economic consultant to conduct a comprehensive Citywide fee study, including an evaluation of the economic benefit of providing waivers or reductions of certain taxes, and fees including certain project fees for developments containing very low, low- and moderate-income housing units, as well as for housing developed under the City's modified standards for Multiple-family Residences for Elderly and Handicapped Persons (Deed Restricted).

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.

Timeline: ~~Conduct~~ Complete the fee study in 2012 Fiscal Year 2013,

and adopt modified development fees for affordable housing.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.4-3 Monitor the Development Review Process

The City's Community Development Department has been restructured to provide more efficient permitting through:

- Establishment of a dedicated group of Zoning and Building staff focused on processing permits
- Hiring an Urban Designer to help streamline design review for development applications

In addition, the City is currently updating its Zoning Code to reduce inefficiencies and uncertainty in the development review process.

~~Beverly Hills has formed a Development Review Taskforce. Members of the Taskforce will review the City's development review processes, identify inefficiencies and uncertainties in the City's review, and promote alternative techniques intended to streamline the process and to add greater levels of certainty in the development review process.~~

~~The City's Development Plan Review process for housing projects will be evaluated on a project-level basis to identify, and to the extent possible reduce any potential points of uncertainty in the process. All points in the review process will be evaluated; including application of the Development Plan Review findings, specifically Finding "B", which relates to a project's potential to promote harmonious development. This evaluation will be conducted in conjunction with the Annual Housing Element Report to HCD. Procedures will be modified as appropriate within one year to assure certainty in the City Development Plan Review process.~~

Timeline: Adopt updated processing procedures in the Zoning Code in 2013.

Funding Source: Departmental Budget

Annually, 2011 - 2013, modify incentive program as appropriate within one year

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

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Quantified Objectives

Beverly Hills has developed the following numeric objectives for housing production, housing rehabilitation, and housing preservation based on the policies and programs set forth in the Housing Element.

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low	73		75
Very Low	7315	110100	75
Low	1133	110100	
Moderate	1172		
Above Moderate	17890		
Total	554110	220200	150

The City has set forth objectives for housing production based on recent annual housing unit production levels. Included in these objectives are anticipated second units (approximately three per year). Based on the Beverly Hills' second unit survey, an estimated 81% of these second units are expected to be provided at very low income rents, 3% at low income rents, 12% at moderate income rents and 4% at market rents (Please see the results of the 2010 Second Unit Survey outlined in Sites Inventory Summary and Table 8). In addition to second units, Beverly Hills will support the provision of affordable housing through a new Housing Trust Fund and future inclusionary housing ordinance, which meet the fair share planning targets assigned by SCAG. Therefore, the City's quantified housing construction objective mirrors the RHNA allocation of 554 units, including carry over from the prior planning period. Beverly Hills will work towards meeting its RHNA through development of entitled projects and new units on multi-family infill sites, through second units, and support of affordable housing through a new Housing Trust Fund.

Housing rehabilitation plays an important role in maintaining the quality of housing, preserving the overall quality of neighborhoods, and contributing to an overall higher quality of life. The City provides rehabilitation assistance through the Handyworker Program that provides minor repairs/improved security/mobility assistance for low income tenants and homeowners. The goal is to serve approximately 25 very low and low income households annually, for a total of 200 households over the eight year planning

~~period. The goal is to serve approximately 40 very low and low income households annually, or 220 over the planning period.~~

With respect to housing conservation, the City currently does not have any publicly assisted rental units that are at high risk of conversion to market rates. The City's goal will be to continue to coordinate with the non-profit owner of the 150 units of senior rental housing to maintain long term affordability.

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Sites Inventory and RHNA Summary

Sites Inventory Summary

~~The City has revised its housing sites inventory. The revised survey is provided at the end of the document and replaces the City's initial potential sites inventory. The City's original sites inventory took into consideration all parcels which had a potential for redevelopment during the planning cycle (2006-2013). Based on review of past development trends, the City feels that single-lot, and multiple-lot housing projects are common enough to consider both in the housing inventory. However, doing so would not address the State's concern that the City's housing sites inventory did not include project sites at a density sufficient enough to support affordable housing projects. The State indicated that "assisted housing developments utilizing State or federal financial resources typically include 50-80 units" in a letter dated January 21, 2011.~~

The State requires jurisdictions to identify sites for the development of housing within the planning period and demonstrate that the identified sites are sufficient to accommodate the jurisdictions' share of the regional housing need (Regional Housing Need Allocation, or RHNA). The inventory of sites is included in "Housing Resources" (Appendix C). This section presents a summary of the information in the sites inventory.

The State considers the following land suitable for residential development:

State Potential Housing Site Categories

- Vacant land zoned for residential use
- Vacant land zoned for nonresidential use that allows residential use
- Underutilized residential sites capable of being developed with more residential units
- Sites zoned for nonresidential use that can be redeveloped for residential use

Beverly Hills is a built-out City located in an urbanized metropolitan region, with very little land remaining that has not been developed in some form. Housing growth is primarily accommodated through the recycling of underutilized properties. Therefore, the inventory of potential new housing sites considers the redevelopment potential of existing multi-family properties, as well as vacant multi-family lands. Recent development trends suggest that, on average, multi-family projects in the City are built to at least 85% of the permitted General Plan density (refer to Table C-4 for project examples). Therefore, in order to assess realistic development potential,

identified sites have been assumed to develop at 85% of the maximum General Plan density.

To address ~~past the~~ State's concern that adequate large sites for housing exist in the City, the housing inventory was ~~revised~~ designed to:

Beverly Hills Housing Sites Inventory

- Identify only sites with two or more parcels.
- Calculate residential unit density as 85-percent of allowable zoning density based on the number of parcels that can be assembled ~~(the initial inventory calculated densities only at the lower zoning density for single lot redevelopment)~~.
- Identify existing uses on each site (only properties with four or fewer units existing onsite were considered).
- Visually display properties that can be assembled.

Based on the revised housing sites inventory, and assuming 85% build out of zoning code density with no additional unit density incentive for building senior or congregate housing, four project sites are available for residential projects meeting the State's criteria of having a potential for more than 50 units. When unit densities are calculated utilizing the incentive for providing senior housing (150 units/acre), the number of potential sites meeting the State's criteria is more than 45.

~~The following section presents a summary discussion, charts, and maps of the City's housing sites inventory, tables included in the Appendix to the Element list out all parcels included in the inventory. As described in the prior section, Beverly Hills is including the unmet RHNA from the prior cycle with this cycle's RHNA numbers and so is considering this cycle's RHNA allocation to be 554 units distributed among the following income groups: 146 very low income; 113 low income; 117 moderate income; and 178 above moderate income.~~ Beverly Hills' RHNA numbers for January 1, 2014 to September 30, 2021 total 3 distributed among the following income groups: 1 very low income household, 1 low income household, and 1 moderate income household.

Table 2 presents the City’s aggregate residential sites inventory (see further discussion of sites inventory and [appendix Appendix C](#) for list of properties):

UPDATED TABLE Table 2 City of Beverly Hills Aggregate Residential Sites Inventory	
Vacant multi-family (R-4) sites (>30 units/ac)	7 units
Underutilized ¹ multi-family (R-4) sites (>30 units/ac)	725 units
Entitled Housing Projects (with affordable units, or money)	466 units
Second units in single-family districts	20 units
Total Unit Capacity	1,218 units

Vacant Multi-Family (R-4) Sites (>30 units/ac)

Utilizing Geographic Information Systems (GIS) and assessor parcel data, and confirmed by site inspections, the City identified a total of ~~6-2~~ vacant R-4 zoned sites (~~15-2~~ lots, total), providing capacity for ~~74~~ 7 new multi-family units, as illustrated in ~~Table 42 below, and~~ Table ~~57~~ C-1 in Appendix AC.

Underutilized Multi-family (R-4) Sites (>30 units/ac)

Multi-family parcels were considered “underdeveloped” with a realistic potential for redevelopment during the 2014-2021 Housing Element planning period if all of the following could be met:

- Zoned R-4 (Multi-Family Residential)
- Permitted density of at least 30 units per acre
- Developed currently with apartments, single-family, or duplexes (condominiums eliminated)
- No more than 4 units existing on any single property
- Must consist of at least 2 adjacent properties
- Building(s) constructed at least 40 years ago
- Building(s) in moderate condition or less (based on visual inspection)
- Current number of dwelling units on each site at least 4 units fewer than permitted under 85% of zoning code density.

——As presented in Table 3 below, 284 R-4 parcels meet the City’s criteria of underdeveloped and suitable for intensification within the Housing Element planning period. Utilizing the 85% zoning density threshold and factoring in the specific site development standards for each parcel (refer to tables 28B-4, 29B-5, and 30B-6); a total of 725 net new units could be built on underutilized parcels in the R-4 zone districts. The following table presents the results of the

¹ The methodology used in the analysis is presented in Appendix C and a discussion of the inventory is provided in this section.

underutilized sites inventory, the full inventory is presented at the end of this document in Appendix C.

Table 3 Underutilized Multi-family Residential (R-4) Properties				
General Plan Designation	Allowable General Plan Unit Density	Underutilized Sites (lots)	Underutilized Acres	Realistic Unit Potential (Net New)
High Density	50 units/ac	98	14.2	285
Medium Density	45 units/ac	75	10.2	193
Medium-Low Density	40 units/ac	94	13.6	203
Low Density	40 units/ac	17	2.5	44
Totals		284	40.5	725[†]

[†] Net Unit potential based on past development trend of 85% General Plan density

[^] Net Building Potential at 85% zoning code density

Although many of the sites identified in the City's potential sites inventory are small (<.5 acres), as shown in Table X-C-4, redevelopment in the City occurs on small sites, either as single lot projects or as multiple lot projects. The City provides incentives for lot aggregation in the R-4 development standards, namely greater unit density for projects occurring on multiple lots.

Although the City sees development on single lots, for the sake of using a conservative measure of redevelopment potential, the City only considered potential redevelopment of underutilized sites that consisted of two or more parcels. Single parcels, although viable for redevelopment, were not considered.

Entitled Housing Projects

Since 2006, City has approved six projects that have either included affordable housing units or will provide monies for the City's future Housing Trust Fund. Five of those projects (9.2 acres) were approved at a residential density of greater than 30 units per acre (see table below). These projects are summarized below.

Development agreements on two of the projects (9876 Wilshire Blvd., and 9900 Wilshire Blvd.) include funds for affordable housing totaling \$4.5 Million. Neither project has been submitted for building permits, but when they are, this money will be deposited in the City's - *to be created* - Housing Trust Fund (Imp. 10.3). An additional specific plan project (9200 Wilshire Blvd.) has been approved that includes \$3.25 million for public benefit. Although this money is not specifically allocated to affordable housing, it is anticipated that approximately 10% of the money will be deposited in the Housing Trust Fund (Affordable Housing monies included in the

9900 Wilshire project is equal to 10% of public benefit monies for that project).

The City has successfully incorporated affordable units within three recent market rate projects. One of the approved projects (8600 Wilshire Blvd.) is a residential/commercial project. The other two projects are residential R-4 projects that have utilized the City’s Density Bonus Ordinance. Affordable housing provided by these projects is summarized in the following table (Table 4).

Table 4 Entitled Projects with Affordable Units or Housing Trust Fund Dollars					
Project Address	General Plan Designation	Permitted Units	Acres	Allowable Unit Density	Affordability Component
9936 Durant	MFR High Density	14	0.28	50 units/ac*	2 Moderate
309-325 S. Elm	MFR High Density	30	0.70	43 units/ac*	3 Low
8600 Wilshire	Mixed Use 2	23	0.60	39 units/ac	2 Moderate
9200 Wilshire	Mixed Use	54	1.00	54 units/ac	\$350K
9876 Wilshire	Beverly Hilton Specific Plan	110	8.88	12 units/ac^	\$1.5 Mil.
9900 Wilshire	9900 Specific Plan	235	7.62	31 units/ac	\$3 Mil.
Total		466	19.08	Affordable Housing Dollars \$4.85Mil.	

* These projects utilized State density bonus incentives (SB 1818)

Second Units

In addition to the potential sites identified in the housing sites inventory, there is a capacity to provide second units in many of the City’s single-family residential districts. Second units, also known as guest houses, pool houses, and granny flats, are small dwelling units that provide a kitchen, bathroom and sleeping area. Second units can be part of the main home, or can be a small building in the backyard.

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, in June 2010 the City mailed a second unit survey to all single-family property owners in Beverly Hills (survey provided in the appendix). This mailing served to obtain information on the extent of second units in the City, their affordability and the populations they serve, and served the dual purpose of informing residents that second units are both legal and encouraged in Beverly Hills. The survey began with a clear

definition of what qualifies as a bona fide second dwelling unit, and requested homeowners with a second unit on their property that met this definition to complete the survey. A comment section was provided for property owners to share any thoughts they had on second units, regardless of whether they currently had a second unit or not. The following section summarizes the results of the survey.

The City received 183 surveys back from the public. Of the returned surveys, 110 respondents indicated they had a second unit on their property, whereas the other 73 respondents did not currently have a second unit but included written comments for the City. The vast majority of the 110 second units captured by the survey were detached (87%). Forty-two of the second units surveyed (38%) were currently occupied, indicating that many units are not being used for full time occupancy, but may be made available for visiting guests or function as a pool house.

Table 5 Second Units Surveyed	
Surveys Returned	184
Surveys with 2nd Units	111
Unit Currently Occupied	43
<i>Offered Rent Free</i>	<i>31 (72%)</i>
<i>Units Occupants Related to Homeowner</i>	<i>19 (33%)</i>
Number of Occupants	56
<i>Occupant is a Caregiver</i>	<i>21 (38%)</i>

The 42 occupied second units in the survey housed a total of 54 residents. While most units had a single occupant, one-quarter of the units had two or three occupants. Nearly half the occupants were related to the primary homeowner (44%), and a majority were over the age of 55 (42%), indicative of the role second units play in providing housing for aging parents. Approximately one-third of second unit occupants were working age adults between the ages of 31-55 years old.

Table 6 People Living in Surveyed Second Units - Demographics	
Number of People living in 43 Occupied 2nd Units Surveyed	55
Occupant Related to Homeowner	45%
Occupant Over 55	48%
Occupant 31-55	33%
Occupant 16-30	19%

By occupation, most occupants were caretakers (37%), illustrating another role second units play in Beverly Hills. Over-one quarter of

occupants were identified as professionals, followed by students and retirees.

Occupation	Percentage
Caretaker	38%
Professional	26%
Student	14%
Retired	12%
Other	10%

An additional question posed in the survey asked if rent was charged on currently occupied second units and if so, the amount of rent. A series of rental ranges were provided from which to choose, with ranges selected that generally correspond to the level of rent considered affordable to very low, low, moderate and above moderate-income households. This question was posed to assess the affordability of existing second units, and to estimate the proportion of new second units that may contribute towards addressing the community's regional housing needs (RHNA).

As indicated in the following table, 81 percent of occupied second units were provided rent free or for a rental amount affordable to very low income households. Another 3 percent of second units rented at levels affordable to low income households, and 12 percent at levels affordable to moderate income households. The survey also asked the age of the second unit to assess whether newer units tended to command higher rents; of the 4 units built 2006 or later, all were provided rent free to either family members or caretakers.

Income Category	Rental Range	Percentage of Occupied 2 nd Units
Very Low	No Rent or Rent < \$400	81%
Low	\$401-\$700	3%
Moderate	\$701-\$1,100	12%
Above Moderate	Over \$1,100	4%

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. An inventory of second unit building permits issued between 2006 and 2013 indicated that a total of 20 second units were built during the period. The City estimates that at least 20 second units will be built during the 2014-2021 period.~~

Based on the results of the City's second unit survey, it is estimated that 81%, or 16, of the total second units ~~requiring discretionary approval~~ that may be approved in the planning cycle, will be offered at a nominal rent or rent free and therefore count towards meeting the "very low" income RHNA housing requirement. Further information will be provided on second units that do not require discretionary approval when that information is available. 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.

It is anticipated that modifying the City's existing second unit ordinance will lead to additional second units being constructed during the current planning period.

Residential Development Completed During the RHNA "Gap Period" (January 2006 – July 2010)

~~The following table details multi-family projects completed during the initial part of the current Housing Element Cycle. Units demolished are also included in the table. Properties where units were demolished are not necessarily the same properties where units were constructed because this list only included finished projects. Sites where units were demolished that are not also listed as having new units are currently under construction.~~

**Table 49 — Multi-Family & Second Unit Permits
Finaled Between January 1, 2006 – July 1, 2010**

Unit Type	Number of Units
Apartments <i>8601 Wilshire (39 units)</i> <i>155 N Crescent (88 units)</i> <i>9355 Wilshire (12 units)</i> <i>320 N Oakhurst (33 units)</i> <i>115 N Swall (3 units)</i>	175
Condominiums (new and converted) <i>402 Beverly Drive (25 units)</i> <i>558 Hillgreen (9 units)</i> <i>140 S Oakhurst (11 units)</i> <i>437 N Palm (13 units)</i> <i>261 Reeves (23 units)</i> <i>133 Spalding (4 units)</i> <i>170 N Arnaz (5 units)</i> <i>136 S Camden (3 units)</i> <i>148 Peck (7 units)</i> <i>309 S Rexford (4 units)</i>	104
Garage Bonus Units <i>458 S Palm (2 units)</i> <i>309 S Rexford (1 unit)</i> <i>430 Smithwood (1 unit)</i>	4
Second Units²	25
Demolitions <i>320 N Oakhurst (-8 units)</i> <i>322 N Oakhurst (-8 units)</i> <i>450 N Palm (-12 units)</i> <i>454 N Palm (-8 units)</i> <i>458 N Palm (-10 units)</i> <i>115 N Swall (-2 units)</i>	-48
Apartments Lost (due to conversion) <i>170 N Arnaz (-6 units)</i> <i>136 S Camden (-4 units)</i> <i>148 Peck (-8 units)</i> <i>309 S Rexford (-4 units)</i>	-22
Total New Units Constructed	238 (net)

———— In addition to the units built during the planning cycle, an 88-unit congregate care facility was constructed:

**Table 50 — Senior Congregate Units Finaled
Between January 1, 2006 – July 1, 2010**

Senior Assisted Living (Congregate Care) <i>201 N Crescent (88 units)</i>	88 (net)
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² Represents finished second units that required a Second Unit Use Permit. Additional second units were constructed during this period under the City's by-right allowance for units 650 square feet and smaller.

NEW

RHNA Summary

The Regional Housing Needs Assessment (RHNA) is a state-mandated process that determines the amount of future housing growth that cities and counties must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate. More detailed information on the RHNA process can be found in Appendix A.

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Beverly Hills the following share of the region’s housing needs:

Table 9: Regional Housing Needs Assessment 2014–2021, Beverly Hills			
Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	0	0%
Very Low	31-50%	1	33%
Low	51-80%	1	33%
Moderate	81-120%	1	33%
Above Moderate	120%+	0	0%
Total		3	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City’s very low income housing needs (0 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning, and is one of the primary threshold criteria necessary to achieve state approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target in terms of units built. Beverly Hills will continue to provide sites for a mix of single-family, multi-family, and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Southern California region.