

# Attachment 4

Draft 2014-2021 Housing Element  
Appendices

# Housing Element Appendices

**Appendices**

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**NEW**

**Appendix A: Community Profile**

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A community’s demographics (the statistical study of a population’s characteristics) affect the type and amount of housing that is needed in the community. This section addresses the population, age, race/ethnicity, and employment characteristics in Beverly Hills.

A series of maps depicting housing needs for the community are provided based on the City’s 2010 census block groups. The City’s census blocks are depicted in Figure 1.

## A. Key Findings

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### 1. Demographic Profile

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- Beverly Hills has seen a marked decrease in its **young adult** (25-44 years) population over the past two decades, and a corresponding increase in its population of **middle adults** (45-64 years). These trends reflect both the aging in place of young adults and the limited number of new young adults moving into the Beverly Hills community due in part to high housing costs.
- **Seniors** (age 65+) represent a significant segment of the City's population, and at 19 percent, are nearly double that of the 11 percent of seniors County-wide. With the aging of the baby boomer population, the number of senior citizens is projected to increase dramatically over the next decade. And particularly with over half Beverly Hills seniors currently age 75 and above, the City's growing senior population may require more supportive housing options as they age and become more frail.
- While Beverly Hills' population remains relatively White (79% in 2010), 38 percent of residents are foreign born. Approximately 5,600 residents report speaking English less than very well. **Language barriers** may prevent these residents from accessing information, services, and housing in the community.
- Approximately one-third of Beverly Hills' **employment base** is characterized by lower paying hospitality, retail, restaurant, and service-related jobs. Given the shortage of affordable housing opportunities in the community, a large segment of people who work in Beverly Hills are unable to live here.

### 2. Household Profile and Special Needs

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- Beverly Hills is characterized by a much lower incidence of **family households** than the County (57% vs 68%), and a much higher incidence of **single-person households** (36% vs 24%). Accordingly, the average household size in Beverly Hills (2.29 persons) is well below that of the County (2.98 persons). These household characteristics are in large part a reflection of the high incidence of senior citizens in the community.
- Approximately 28 percent of Beverly Hills households earn **low incomes** (<80% of Area Median Income, or "AMI"), with 11 percent earning extremely low incomes (<30% AMI). Seventy percent of Beverly Hills' extremely low income households are renters, a group considered at risk of losing their housing.
- **Senior citizens** comprise 30 percent of Beverly Hills' households. Forty-two percent of the City's seniors live alone,

37 percent are renters, and 31 percent have a disability. Seniors face housing needs related to housing maintenance, accessibility, and cost. Many elderly are on limited, fixed incomes and thus are particularly vulnerable to rent increase and other changes in living expenses.

- Ten percent of the City's population has some type of **disability**, encompassing physical mental and developmental disabilities. The living arrangements for persons with disabilities depend on the severity of the condition, and range from independent living to specialized care environments (group housing). The Westside Regional Center reports serving 179 Beverly Hills residents with a developmental disability, generating a need for approximately 57 units of supportive housing.

### **3. Housing Stock Characteristics**

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- Of the City's **housing stock** of approximately 16,400 units, 63 percent is multi-family housing, the majority of which is in larger complexes with five or more units. A slight majority of the City's households are renters (56% renters vs. 44% owners), fairly close to the 62 percent renters County-wide.
- High property values have contributed to ongoing **upkeep and renovation** of the housing stock. Nonetheless, given that more than 60 percent of Beverly Hills' housing is more than 50 years old, combined with a sizable senior population who may face difficulties maintaining their homes as they age, both code enforcement and housing rehabilitation programs continue to be important.
- **Market rents** in Beverly Hills are well beyond the level of affordability for very low, low, and even most moderate income households. Approximately one-third of the City's workforce is in lower paying occupations, contributing to 95 percent of persons employed in the City commuting in from outside the City limits. Examples of occupations priced out of the housing market include preschool teachers, licensed nurses, administrative assistants, and retail sales managers.
- **Housing overpayment** among lower income households is high, with three-quarters of both lower income owners and renters spending greater than 30 percent of their incomes towards housing. The community's special needs populations – seniors, persons with disabilities, and female-headed households with children – are particularly vulnerable to losing their housing due to an inability to pay.

## B. Demographic Profile

### 1. Population Growth and Trends

The U.S. Census documents Beverly Hills' 2010 population at 34,109, representing an increase of approximately 325 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Growth Forecast projects a modest 6.5 percent increase in Beverly Hills' population over the 2008-2035 period.

Table A-1 shows Beverly Hills' population growth trends over the last 20 years, and compares this growth to other Westside jurisdictions and Los Angeles County. This table illustrates the limited amount of growth experienced in Beverly Hills during the past two decades, with a six percent increase in population during the 1990s, and just a one percent increase during the 2000s.

Jurisdiction	1990	2000	2010	Percent Change	
				1990 - 2000	2000 - 2010
<b>Beverly Hills</b>	<b>31,971</b>	<b>33,784</b>	<b>34,109</b>	<b>6%</b>	<b>1%</b>
Santa Monica	86,905	84,084	89,736	-3%	7%
Culver City	38,793	38,816	38,883	<1%	<1%
West Hollywood	36,118	35,716	34,399	-1%	-4%
LA City	3,485,398	3,694,820	3,792,621	6%	3%
County of Los Angeles	8,863,164	9,519,338	9,818,605	7%	3%

SOURCE: U.S. Census of Population and Housing 1990, 2000 and 2010

**Figure 1: 2010 Census Block Groups**

## 2. Age Characteristics

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The age distribution of a community, meaning the number of individuals who are of a certain age or within different age groups, has important effects on housing demand. Different age groups have distinct lifestyles, income levels, and family types and sizes that influence preferences and the ability to afford housing.

The 2010 Census puts the median age of Beverly Hills at 43.6 years, significantly above the median age of 34.8 years for the County.

Table A-2 shows the age distribution in Beverly Hills in 1990 and 2010, and compares this to Los Angeles County. Over the past two decades, children under the age of 18 increased from 16 to 18 percent in Beverly Hills, though still well below the 24 percent of children Countywide. Consistent with this trend, family households with children in the City also increased between 1990 and 2010 from 20 to 24 percent (refer to Table A-6 later in this chapter). The biggest changes to Beverly Hills' age distribution occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined steadily during the past two decades, decreasing from 30 to 25 percent and declining by over 1,100 residents. Conversely, the middle age population grew during the same time period, increasing by approximately 2,000 residents and growing from 25 to 29 percent of the population. These trends reflect the aging in place of young adults into middle age, and the limited number of new young adults moving into the Beverly Hills community due in part to high housing costs.

While the City's senior population (age 65+) remained relatively stable over the past two decades at 20 percent in 1990 and 19 percent in 2010, the percentage of senior citizens in Beverly Hills is nearly double that of the 11 percent of seniors County-wide. Over the next decade as the baby boomer population ages into retirement, the number of senior citizens in Beverly Hills will increase dramatically. This demographic shift has significant implications on the City's housing needs, as discussed in greater detail in the section on Special Needs Populations - Senior Households (Appendix C, page 41)

**Table A-2: Age Distribution 1990 - 2010, Beverly Hills and LA County**

Age	1990		2010		
	Number	Percent	Number	Percent	LA. County %
Preschool (<5 yrs)	1,087	3%	1,283	4%	7%
School Age (5-17 yrs)	4,220	13%	4,897	14%	17%
College Age (18-24 yrs)	2,526	8%	2,969	9%	11%
Young Adults (25-44 yrs)	9,655	30%	8,540	25%	30%
Middle Age (45-64 yrs)	7,993	25%	9,904	29%	24%
Seniors (65+ years)	6,490	20%	6,516	19%	11%
<b>Total</b>	<b>31,971</b>	<b>100%</b>	<b>34,109</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 1990 and 2010

### 3. Race and Ethnicity

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

Table A-3 displays the racial/ethnic distribution of Beverly Hills' population and compares it to the County-wide distribution. The City experienced modest change in its racial composition over the last two decades, primarily related to increases in the Asian/Pacific Islander population, which added 1,300 residents, and persons of "other, or two or more races" which increased by approximately 1,550 residents. White residents continue to make up a large majority of the City's population (79%); however, the number of residents identifying as white has decreased in relative proportion as Asian and "other" racial groups have grown in proportion. The percentage of Hispanics (6%), African Americans (2%), and American Indians (<1%) in Beverly Hills have all remained relatively constant.

**Table A-3: Racial/Ethnic Composition 1990-2010, Beverly Hills and LA County**

Age	1990		2010		
	Number	Percent	Number	Percent	LA. County %
White	27,937	87%	26,794	79%	28%
Asian/Pacific Islander	1,708	5%	3,019	9%	14%
Hispanic	1,725	5%	1,941	6%	48%
African American	528	2%	725	2%	8%
American Indian	42	<1%	29	<1%	<1
Other/2 or more races	31	<1%	1,601	5%	2%
<b>Total</b>	<b>31,971</b>	<b>100%</b>	<b>34,109</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 1990 and 2000

A slightly larger percentage of Beverly Hills residents were foreign born (38-percent) in 2010 than in the County as a whole (36-percent). Of the City's population of approximately 12,800 foreign born residents, 45 percent are from Iran, followed by Israel (7%), Korea (6%), France (3%), United Kingdom (3%), China (3%), and Russia (2%).

Several different first languages are spoken by Beverly Hills residents, with 51 percent of the population (16,000 residents) over the age of five reporting a language other than English spoken at home. Of this group, 35 percent are described as speaking English less than very well.

#### 4. 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. The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 58,000 jobs in Beverly Hills in 2008, and projects a 12-percent increase in Beverly Hills' employment over the 2008-2035 period. Comparing the City's 58,000 jobs to its housing stock of approximately 15,000 units, Beverly Hills has 3.8 jobs per housing unit, compared to just 1.4 jobs per housing unit in Los Angeles County as whole, indicating the City is "jobs rich."

The U.S. Census collects detailed information on primary jobs, defined as the highest paying job for an individual worker for the year, but excluding self-employed or “informally employed” workers. A total of 43,653 primary jobs were identified in 2010 in Beverly Hills; while this is over 20-percent below the 58,000 total jobs identified by SCAG, the data provides a greater level of detail on the City’s workforce. As depicted in Table A-4, accommodation and food services (14.4%) is the most dominant employment sector in Beverly Hills, followed by professional/scientific/technical services (11.4%), health care and social assistance (11.0%), and retail trade (10.7%).

<b>Table A-4: Primary Jobs by Industry Sector 2010, Beverly Hills</b>		
<b>Industry Sector</b>	<b># Jobs</b>	<b>% Total Jobs</b>
Accommodation and Food Services	6,267	14.4%
Professional, Scientific, and Technical Services	4,992	11.4%
Health Care and Social Assistance	4,783	11.0%
Retail Trade	4,655	10.7%
Arts, Entertainment, and Recreation	3,622	8.3%
Other Services (excluding Public Administration)	3,421	7.8%
Finance and Insurance	2,807	6.4%
Administration & Support, Waste Mgmt. & Remediation	2,218	5.1%
Educational Services	2,185	5.0%
Real Estate Rental and Leasing	1,942	4.4%
Information	1,795	4.1%
Public Administration	1,327	3.0%
Wholesale Trade	1,272	2.9%
Management of Companies and Enterprises	721	1.7%
Transportation, Warehousing and Utilities	709	1.6%
Construction	591	1.4%
Manufacturing	323	0.7%
Agriculture, Forestry, Mining, Oil/Gas Extraction	23	--

SOURCE: U.S. Census 2012. OnTheMap Application. <http://onthemap.ces.census.gov/>

Approximately one-third of Beverly Hills’ employment is in generally lower paying hospitality, restaurant, retail, and service-related industries, with wages generally below the level necessary to afford to live in the City.

The Census documents that ninety-five percent of the 43,653 persons employed in primary jobs within Beverly Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community’s workforce.

## C. Household Characteristics

This section discusses the various household characteristics that affect housing needs in Beverly Hills, including household type, income level, and the presence of special needs populations.

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone. "Other" households are unrelated people residing in the same dwelling unit. Group quarters are not considered households.

### 1. Household Type

As illustrated in Table A-5, the 2010 Census documents 14,869 households in Beverly Hills, with an average household size of 2.29 persons, representing a slight increase in household size (2.19) from 1990, yet well below the County average of 2.98 persons.

Families continue to comprise just over half of all households in Beverly Hills, increasing from 55 to 57 percent over the past two decades. Families with children evidenced the most significant increase, comprising 24 percent of households in 2010 compared to 20 percent in 1990, an increase of nearly 600 families with children. However, Beverly Hills continues to have a lower incidence of family households with children than the one-third Countywide, while having a far greater incidence of single-person households (36% vs. 24%). These characteristics are in large part a reflection of the high incidence of senior citizens in Beverly Hills.

**Table A-5: Household Characteristics 1990-2010, Beverly Hills and LA County**

Household Type	1990		2010		LA. County %
	Number	Percent	Number	Percent	
Families	8,025	55%	8,461	57%	68%
With children	(2,942)	(20%)	(3,605)	(24%)	33%
Without children	(5,083)	(35%)	(4,856)	(33%)	35%
Singles	5,549	38%	5,400	36%	24%
Other non-families	990	7%	1,008	7%	8%
<b>Total Households</b>	<b>14,564</b>	<b>100%</b>	<b>14,869</b>	<b>100%</b>	<b>100%</b>
Average Household Size	2.19		2.29		2.98

SOURCE: U.S. Census 1990 and 2010

As shown in Figure 2 (Family Households with Children), census block groups with high proportions of households with children are distributed throughout the community. The highest concentrations (over 1/3) are located in the neighborhoods adjacent to Robertson Boulevard south of Wilshire.

**Figure 2: Family Households with Children**

## 2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table A-6, which are thus used throughout the Housing Element.

<b>Table A-6: Income Categories, 2013, Los Angeles County</b>				
<b>Income Category</b>	<b>% County Area Median Income (AMI)</b>	<b>2013 L.A. County Income Limits</b>		
		<b>1 person household</b>	<b>2 person household</b>	<b>3 person household</b>
Extremely Low	0-30% AMI	\$17,950	\$20,050	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low *	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

SOURCE: California Dept. of Housing and Community Development, 2013 Income Limits

Table A-7 presents the distribution of household income in Beverly Hills by income category measured as a percentage of the County median. Above moderate-income households (>120% AMI) comprise the vast majority of households in Beverly Hills, at 59 percent. Despite the City's overall affluence, however, Beverly Hills does have its share of lower income households, with 28 percent of households earning less than 80 percent of the County median.

<b>Table A-7: Beverly Hills Household Income Distribution, 2010 SCAG Existing Housing Needs Statement</b>		
<b>Income Level</b>	<b>Households</b>	<b>Percent</b>
Extremely Low Income	1,518	11%
Very Low Income	1,118	8%
Low Income	1,305	9%
Moderate Income	2,012	14%
Above Moderate Income	8,462	59%
<b>TOTAL</b>	<b>14,415</b>	<b>100%</b>

SOURCE: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Eleven percent of the City's households earn extremely low incomes (<30% AMI), a group considered at-risk of losing their housing. Seventy percent of Beverly Hills' extremely low income households are renters, and forty percent are senior citizens. The housing needs of these households are further explored in the following section.

*Needs of Extremely Low Income Households*

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. Table A-8 highlights the existing housing needs of Beverly Hills’ extremely low income (ELI) population. Based on custom tabulation of the 2005-2009 American Community Survey data by HUD, 70 percent of ELI renter households and 79 percent of ELI owner households faced one to four severe housing problems, defined by HUD as: 1) spending greater than 50% of income on housing cost; 2) having an occupancy of greater than one person per room; 3) lacking complete kitchen facilities; and 4) lacking complete plumbing facilities.

The vast majority of housing problems faced by Extremely Low Income renters and owners in 2005-2009 were related to severe housing cost burden, with 70-percent (1,200 households) of Beverly Hills ELI households spending more than half their incomes towards housing.

<b>Table A-8: Housing Needs for Extremely Low Income Households, Beverly Hills</b>			
<b>Household Characteristics</b>	<b>Renters</b>	<b>Owners</b>	<b>Total</b>
Total Number of Households	7,900	6,515	14,415
Total Number of ELI Households <sup>1</sup>	1,220	485	1,705
Total Number of Elderly (age 62+) ELI Households	390	290	680
ELI Households with 1-4 severe housing problems	855 (70%)	385 (79%)	1,240 (73%)
ELI Households with severe housing cost burden only	820 (67%)	380 (78%)	1,200 (70%)

Source: 2005-2009 CHAS data (custom tabulation of 2005-2009 ACS by HUD)

<sup>1</sup> Total ELI households (1,705) in 2005-2009 ACS tabulated by HUD differs from ELI households (1,518) identified by SCAG Existing Needs Statement as presented in Table A-8.

Seniors comprise forty-percent of ELI households in Beverly Hills. The Housing Element sets forth the following programs to help address the housing needs of this group:

- Senior Housing Development
- Rent Stabilization
- Senior Case Management
- Senior Home Sharing
- Second Units

- Home Repair and Improvement
- Monitoring Affordable Housing
- Housing Trust Fund

Many of these programs also provide assistance to non-seniors who qualify based on need.

In addition to these programs, the City accommodates a variety of housing types through its zoning ordinance which serve special needs and ELI populations (including transitional housing, supportive housing, emergency shelters, SROs, and community care facilities) and provides funding for homeless services.

### ***Low and Moderate Income Workforce***

Many of the workers who make up the workforce in Beverly Hills earn modest incomes, making it challenging to afford to live in the City. Table A-9 presents a sampling of occupations in Beverly Hills that fall within very low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section (Tables A-19 and A-20) compares current market rental rates and sales prices in Beverly Hills with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low, low and even most moderate-income households – typified by occupations such as retail sales managers, vocational nurses, and administrative assistants - cannot afford to rent or purchase a home in Beverly Hills.

**Table A-9: Los Angeles County Wages for Select Occupations 2012**

<b>Very Low Income (<math>&lt; \\$33,750</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	–	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
<b>Low Income (<math>\\$33,750</math> - <math>\\$54,000</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
<b>Moderate Income (<math>\\$54,000</math> - <math>\\$62,200</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

SOURCE: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.

Note: Income categories based on two-person household with single wage earner.

## D. Special Needs Populations

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances, including but not limited to the following: economic status, age, disability, household size, and household type.

Special needs populations in Beverly Hills include<sup>1</sup>:

- Senior households,
- Persons with disabilities,
- Female-headed households,
- Large households, and
- Homeless persons.

Table A-10 summarizes the special needs populations in Beverly Hills, and depicts their proportion relative to the City's total 2010 population (34,109) and households (14,869). Each of these population groups, as well as their housing needs, is described in the section that follows.

<b>Table A-10: Special Needs Populations 2010, Beverly Hills</b>			
<b>Special Needs Groups<sup>1</sup></b>	<b>Persons</b>	<b>Households</b>	<b>Percent total City Population/ Households<sup>2</sup></b>
<b>Seniors (65+)</b>	<b>6,516</b>		<b>19%</b>
With a Disability	2,051		(31%)
<b>Senior Households</b>		<b>4,360</b>	<b>30%</b>
Renter		1,592	(37%)
Owner		2,768	(63%)
Seniors Living Alone	1,834		28%
<b>Persons with Disabilities</b>	<b>3,259</b>		<b>10%</b>
<b>Female-Headed Family Households</b>		<b>1,354</b>	<b>9%</b>
With Related Children		671	(50%)
<b>Large Households</b>		<b>1,208</b>	<b>8%</b>
Renter		357	(30%)
Owner		851	(70%)
<b>Homeless Persons</b>	<b>30</b>		<b>&lt;1%</b>

SOURCE: U.S. Census 2010, SCAG Existing Housing Needs Statement 2012, 2013 Greater Los Angeles Homeless Count.

Notes:

<sup>1</sup> Special needs categories are not mutually exclusive and are therefore not additive, i.e. a senior citizen may also be disabled.

<sup>2</sup> Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 37% are renters and 63% are owners.

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<sup>1</sup> Farmworkers are another special needs population; however, because of the lack of agricultural business in the City, there is no demand for farmworker housing, and that category need not be addressed in the Housing Element.

## 1. Senior Households

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Addressing the diverse housing needs of Beverly Hills' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

Seniors are the largest special needs group in Beverly Hills, comprising 30 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Concurrent with the trends throughout the nation, this population is expected to continue increasing as the baby-boom generation enters retirement.

Although often viewed as homogeneous, Beverly Hills' senior population is quite diverse. Among the City's 4,360 senior households, 63 percent own a home and 37 percent rent housing. More than half of Beverly Hills' seniors are 75 years of age and above, a population that may require more supportive housing options as they age and become more frail.

The most pressing housing needs of seniors in Beverly Hills are:

- **Affordable Rent.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Beverly Hills' approximately 1,600 senior renter households, nearly half are lower income (<80% AMI), with one-quarter extremely low income (<30% AMI). Market rents in Beverly Hills are well beyond the level affordable to lower income households, as confirmed by the Census, which documents two-thirds of the City's lower income senior renters spending more than half their incomes on rent. To address this issue, the City will continue to monitor the affordable senior housing (Imp. 9.7) and work to create an inclusionary housing program and trust fund to incentivize the development new affordable housing (Imp. 10.2 and Imp. 10.3).
- **Special Accommodations for Disabilities.** The Census identifies over 2,100 seniors in Beverly Hills with one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population may require various levels of housing support. The City has passed an ordinance establishing procedures for "reasonable accommodation" from certain

development standards to allow individuals with disabilities to comfortably remain in their homes. The City has included Imp. 11.5 "Housing Opportunities for Persons with Disabilities" as a new program in the housing element to address this concern.

- **Housing Maintenance and Upkeep.** Of Beverly Hills' over 2,700 senior homeowners, 31 percent live alone, comprising 848 single senior homeowners, over three-quarters of which are women. As these homeowners age, many may be unable to maintain their homes, and may benefit from the installation assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners living alone by census block group, with the greatest incidence in the older neighborhoods located south of Santa Monica Boulevard. The Handyworker program (Imp. 9.3) provides housing maintenance services to lower income tenants and homeowners to help address this problem.

### ***Senior Housing Resources***

In order to help address the housing needs of its senior population, in 1987 the City partnered with the non-profit Menorah Housing Foundation to develop the 150-unit Beverly Hills Senior Housing project for very low-income senior/handicapped residents. Other housing-related service programs available to seniors in the community include:

- **Senior Case Management Program** 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.
- **Senior Handyworker Program** provides minor repair/Improved security/mobility aids for low-income tenants and homeowners.
- A **Roommate Matching Service** for seniors is offered through Alternative Living for the Aged.

Through the Beverly Hills Community Services Department, a variety of programs and supportive services are also offered, many of which are targeted towards senior residents, including classes and information programs, free transit shuttle services, case management, legal counseling, and lunch services.

A key focus of the City's 2014-2021 Housing Element is to establish policies and programs to address the diverse housing needs of the City's growing senior population.

**Figure 3      Senior Homeowners Living Alone**

## **2. Persons with Disabilities**

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Of the City's senior population, approximately one-third suffer from a disability. As Beverly Hills' population continues to age, the number of residents with disabilities will also increase.

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.

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional 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 2009-2011 American Community Survey (ACS) identifies 3,211 Beverly Hills residents as having one or more disabilities, representing almost 10 percent of the City's population. Half of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Beverly Hills disabled residents:

- Ambulatory - 64%
- Hearing - 39%
- Cognitive - 36%
- Vision - 17%

Supportive services for the disabled in Beverly Hills include:

- Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled.
- Housing Rehabilitation Program provides assistance, as funding permits, to low- and moderate-income disabled households to construct accessibility accommodations.
- For individuals unable to live in a primarily independent setting, two elderly residential community-care facilities are located within Beverly Hills:
  - The Watermark at Beverly Hills (formerly BridgePoint at Beverly Hills) (75 units)
  - Sunrise Assisted Living (127 units)

These facilities provide residential support and supportive services for such daily tasks as medication management,

coordination of health care services and customized diets, housekeeping, laundry and transportation needs.

**Developmental Disabilities**

Developmental disabilities fall within the definition of a disability and are further defined as a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population.

The State Department of Developmental Services (DDS) provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more productive lives. The Westside Regional Center (RCOC), located in Culver City, serves the Beverly Hills community and provides a point of entry to services for persons with developmental disabilities. The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within the three zip codes in Beverly Hills, the Regional Center currently provides services to 179 residents with developmental disabilities, generating an estimated need for 57 housing units:

<b>Table A-11: Developmentally Disabled Residents Served by WRC</b>						
<b>Zip Code</b>	<b>0 - 14 years</b>	<b>15 - 22 years</b>	<b>23 - 54 years</b>	<b>55 - 65 years</b>	<b>65+ years</b>	<b>Total</b>
<b>90210</b>	58	12	20	0	1	91
<b>90211</b>	26	10	7	1	0	44
<b>90212</b>	27	11	6	0	0	44
<b>Citywide Total</b>	<b>111</b>	<b>33</b>	<b>33</b>	<b>1</b>	<b>1</b>	<b>179</b>
<b>Est. Housing Need</b>	<b>28</b>	<b>17</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>57</b>

Source: Westside Regional Center (WRC), 2013

\* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes

(for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Beverly Hills supports the provision of housing for persons with disabilities and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has established a procedure for granting reasonable accommodations from zoning code requirements. The City's Housing Element programs which are targeted at facilitating affordable housing – including the Inclusionary Housing, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives programs (See Housing Accomplishments Section in Appendix D for more information) – can also assist residents with developmental disabilities.

### **3. Female-headed Households**

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Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. The 2010 Census identifies 1,354 female-headed family households (no husband present) in Beverly Hills, comprising nine percent of total households; half of these female-headed households have children under the age of 18. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

### **4. Large Households**

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Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Beverly Hills, large households comprise eight percent of all households. Of these approximately 1,200 large households, 30 percent are renters. Beverly Hills' housing stock includes approximately 1,100 rental units with three or more bedrooms, in general, the appropriate sized unit to house the City's 350 large renter households (2006-2010 American Community). While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units. As illustrated in Table A-21 later in this document, rent levels for apartment and condominium units with three or more bedrooms in Beverly Hills average \$3,925, well above the levels affordable to low and moderate income households.

## **5. Homeless Persons**

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The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count. The January 2011 “point in time” count enumerated 51,340 homeless individuals in the County, reflecting a three percent decrease from the 2009 count. Using survey data on the length and recurrence of homelessness, the 51,340 point in time count represents an annual estimate of 120,070 unduplicated persons who were homeless in the Los Angeles County Continuum of Care during the twelve months surrounding the count.

While LAHSA has not yet published its complete report from the 2013 count, the Beverly Hills homeless count team identified 30 homeless individuals in the City, down from the count of 37 homeless in 2011 and 42 homeless in 2009. A group of 27 Beverly Hills volunteers and City staff canvassed the City from 8 p.m. on January 30, 2013 to 12:30 a.m. on January 31st, counting homeless persons in parking lots, bushes, parks, alleyways and in an encampment, with a total of three homeless women and 27 men identified. City Human Services staff indicated that of the 30 people counted, staff knew half of them by name.

Beverly Hills launched the CLASP (Changing Lives and Sharing Places) program in January 2008, providing street outreach workers through Step up on Second to assess the particular needs of homeless individuals, and to refer them to the appropriate services. Depending on individual needs, social service referrals include mental health counseling, medical care and access to benefits, vocational training, drug rehabilitation and transitional housing.

The City of Beverly Hills contracts with PATH (People Assisting the Homeless) to provide emergency housing for homeless individuals going through the CLASP program, providing annual Community Assistance Grant funding (General Fund) to provide an average of 1,000 bed nights to the homeless. PATH operates three facilities, totaling 195 beds; it utilizes to house homeless on the Westside, and directs individuals to the appropriate facility based on the nature of their needs.

Throughout the years, the City has provided both Community Assistance Grant and Community Development Block Grant funds to various homeless service providers. These funds have been 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 Regional Homeless Center in Los Angeles. Most recently, the City pledged \$200,000 to support the opening of Upward Bound House, a transitional living center for families with children located in Culver City.

Through its annual Community Services Assistance Grant application, the City allocates General Fund monies to a variety of service organizations that support the City's commitment to the provision of a social service safety net for the most vulnerable members of the community. Many of these organizations serve the homeless and at-risk homeless population. For example, in 2011/12, the All Saints Homeless Assistance Program, the Westside Food Bank, PATH (People Assisting the Homeless), Step up on Second, and The Maple Mental Health Counseling Center were among the agencies awarded nearly \$290,000 in City funds.

## **6. Farm Workers**

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Farm workers are identified as persons whose primary income is earned through seasonal agricultural labor. In many parts of southern California, agriculture production is an important contribution to local economies. Beverly Hills has no land which remains in agriculture, and the 2010 Census identifies no persons in the City employed in farming, forestry, or fishing occupations. Given the absence of farm workers in the community, no specialized programs targeted to this group are necessary.

## E. Housing Stock 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. This section identifies the characteristics of Beverly Hills’ physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

### 1. Housing Growth

The 2010 U.S. Census documents Beverly Hills’ housing stock at 16,394 units, reflecting a net increase in 539 new units since 2000. With a three percent increase in its housing stock over the past decade, the still modest level of growth in Beverly Hills exceeded that in other Westside cities, with the exception of Santa Monica which saw a six percent increase in its housing stock.

During the 1990s, Beverly Hills’ housing stock grew by less than one percent, below the three percent housing growth experienced Countywide. The other Westside communities of Santa Monica, Culver City and West Hollywood experienced similarly low levels of housing growth, reflecting the limited amount of residential land remaining in these communities.

Table A-12 displays housing production in Beverly Hills compared to neighboring cities and the County of Los Angeles.

<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>%Change 1990-2000</b>	<b>% Change 2000-2010</b>
<b>Beverly Hills</b>	<b>15,723</b>	<b>15,855</b>	<b>16,394</b>	0.8%	3.4%
Santa Monica	47,753	47,863	50,912	0.2%	6.0%
Culver City	16,943	17,130	17,491	1.1%	2.1%
West Hollywood	23,821	24,110	24,588	1.2%	1.9%
Los Angeles City	1,299,963	1,337,668	1,412,006	2.9%	5.3%
Los Angeles County	3,163,343	3,270,909	3,443,087	3.4%	5.3%

SOURCE: U.S. Census 1990, 2000 and 2010.

## 2. Housing Type and Tenure

Overall, the proportion of single- and multi-family housing has remained relatively stable over the past two decades.

Table A-13 depicts the mix of housing types in Beverly Hills. Single-family detached homes comprise over one-third of the housing stock (34.8%), and single-family attached homes comprise just under two-percent of units. Multi-family dwellings account for 63 percent of the City's housing, with the majority of these units within larger complexes with 5+ units.

Housing Type	1990		2010	
	# Units	%	# Units	%
Single-family Detached	5,611	35.7%	5,704	34.8%
Single Family Attached	220	1.4%	291	1.8%
<b>Total Attached and Detached</b>	<b>5,831</b>	<b>37.1%</b>	<b>5,995</b>	<b>36.6%</b>
Multi-Family 2-4 Units	1,643	10.4%	1,902	11.6%
Multi-Family 5+ Units	8,172	51.9%	8,455	51.6%
<b>Total Multi-Family</b>	<b>9,815</b>	<b>62.4%</b>	<b>10,357</b>	<b>63.2%</b>
Mobile Homes, Trailer & Other	77	0.5%	42	0.3%
<b>Total Housing Units</b>	<b>15,723</b>	<b>100%</b>	<b>16,394</b>	<b>100.0%</b>

SOURCE: U.S. Census 1990, 2010. Dept. of Finance 2010 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units.

As indicated in Table A-14, renters have continued to comprise 56 percent of Beverly Hills' occupied housing over the past two decades. The renter majority in Beverly Hills is similar to most other Westside cities, with renters comprising 78 percent of households in West Hollywood, 72 percent in Santa Monica, and 62 percent in Los Angeles.

Tenure	1990		2010	
	Number	% of Total	Number	% of Total
Total Occupied	14,731	100%	14,869	100%
Owner Occupied	6,482	44%	6,561	44%
Renter Occupied	8,249	56%	8,308	56%

SOURCE: U.S. Census 1990 and 2010.

Figure 4 depicts the locations of renter households in the community, and illustrates that high concentrations of renters are located in the neighborhoods south of Santa Monica Boulevard which are characterized by higher-density single-family homes (6 dwellings per acre) and multi-family uses (up to 50 units per acre).

### ***Vacancy Rate***

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the residential vacancy rate in Beverly Hills was 2.2 percent for ownership units, and indicating an optimal demand for ownership housing. In contrast, the Census identifies an 8.0 percent rental vacancy rate, indicating a slightly greater than optimal number of vacant rental units.

**Figure 4 Renter-Occupied Housing Units**

### 3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. 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), with 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.

Table A-15 displays the age of Beverly Hills’ occupied housing stock by tenure as of 2009. With 88 percent of Beverly Hills’ housing stock built prior to 1979, over three-fourth of the City’s housing has reached the 30-year benchmark, representing approximately 12,700 units. The aging of such a large portion of Beverly Hills’ housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

<b>Year Structure Built</b>	<b>Renter Occupied</b>	<b>Percent Renter</b>	<b>Owner Occupied</b>	<b>Percent Owner</b>	<b>Total Percent</b>
2005 or later	20	<1%	68	1%	1%
2000-2004	121	2%	146	2%	2%
1990-1999	106	1%	367	6%	3%
1980-1989	237	3%	647	10%	6%
1970-1979	845	11%	611	9%	10%
1960-1969	1409	18%	729	11%	15%
1950-1959	1282	16%	572	9%	13%
1940-1949	1430	18%	587	9%	14%
1939 or earlier	2450	31%	2789	43%	36%
<b>Total</b>	<b>7,900</b>	<b>100%</b>	<b>6,516</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 2005-09 American Community Survey.

Deficient units are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction or 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).<sup>2</sup> The Building and Safety Division estimates that units requiring substantial rehabilitation constitute approximately 3-percent of the City's housing stock, translating to an estimated 430 units. The City currently has a reactive code enforcement program but is in the process of becoming more proactive and is evaluating development of a rental housing inspection program to address this issue. There are no substandard residential structures in the community that require replacement.

#### **4. Housing Costs and Affordability**

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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.

##### ***Rental Housing Market***

Current rental information as of April 2013 for Beverly Hills was obtained from internet rental listings on Craigslist and Westside Rentals websites. Table A-16 summarizes the results of this survey by unit type, including apartments/condominiums/townhomes, single-family homes, second units, and individual room rentals within single-family homes.

A total of 136 multi-family units were advertised for rent, which include apartments and units identified as townhomes or condominiums. Median monthly rents were \$1,495 for a studio, \$1,650 for a one-bedroom, \$2,790 for a two-bedroom, and \$3,925 for a three-bedroom unit. Two-bedroom units comprised nearly half of all listings.

Single-family homes comprised approximately 15 percent of advertised rentals in Beverly Hills, totaling 24 homes listed for rent. Rental prices are well above those for multi-family units, with median rents of \$7,000 for a three-bedroom home, \$7,600 for a four-bedroom home, and \$13,500 for a home with five or more bedrooms.

In addition to the full rental units surveyed, 21 individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$800 to \$1,595. Five second units/guesthouses were also advertised, ranging in price from \$995 to \$2,500. Rooms and second units provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, which is particularly useful for senior homeowners on fixed incomes.

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<sup>2</sup> Nestor Otazu. Code Enforcement Officer, City of Beverly Hills. 11/02/07

<b>Table A-16: Survey of Vacant Rental Listings April 2013, Beverly Hills</b>			
<b>Unit Type and Bedrooms</b>	<b># Units Advertised</b>	<b>Rental Range</b>	<b>Median Rent</b>
<b><i>Apartments/Condominiums/Townhomes</i></b>			
Studio	9	\$995 - \$1,750	\$1,495
1	45	\$1,395 - \$4,300	\$1,650
2	66	\$1,850 - \$8,500	\$2,790
3+	16	\$2,700 - \$8,200	\$3,925
<b><i>Single-Family Homes</i></b>			
2	5	\$3,600 - \$8,250	\$6,500
3	11	\$5,250 - \$8,950	\$7,000
4	5	\$5,495 - \$12,000	\$7,600
5+	3	\$8,950 - \$15,000	\$13,500
<b><i>Rooms for Rent/Second Units</i></b>			
Rooms	21	\$800 - \$1,595	\$1,050
Guest Houses/Second Units	5	\$995 - \$2,500	\$1,195

SOURCE: [www.craigslist.org](http://www.craigslist.org); [www.westsiderentals.com](http://www.westsiderentals.com).

### ***Homeownership Market***

Table A-17 compares single-family and condominium sales prices in Beverly Hills and nearby communities by zip code during calendar year 2012. A total of 425 single-family homes were sold within the three Beverly Hills zip codes, with median prices ranging from \$1,282,000 in zip code 90211, \$1,600,000 in 90212, and \$2,830,000 in the 90210 zip code. In comparison to median home prices in 2011, zip codes 90210 and 90212 exhibited declines of between 6-11 percent, whereas in zip code 90211 home prices appreciated by 15 percent. Countywide, single-family home prices increased by approximately 5 percent.

Condominiums represented a third of all units sold in Beverly Hills in 2012, with 125 condos sold. Median sales price ranged from approximately \$700,000 to \$850,000, relatively unchanged from the previous year except in zip code 90211 where the 2012 median condo price evidenced a 16 percent increase.

<b>Table A-17: Single-Family Homes and Condominium Sales 2012</b>							
<b>Community</b>	<b>Zip Code</b>	<b># Homes Sold</b>	<b>Median Home Price</b>	<b>Change from 2011</b>	<b># Condos Sold</b>	<b>Median Condo Price</b>	<b>Change from 2011</b>
Culver City	90230	148	\$608,000	12.6%	199	\$273,000	-7.3%
	90232	64	\$728,000	-1.4%	11	\$499,000	2.9%
West Hollywood/ Los Angeles	90038	33	\$430,000	7.7%	18	\$380,000	-15.6%
	90046	290	\$1,025,000	15.6%	146	\$387,000	10.6%
	90048	139	\$1,043,000	-0.6%	86	\$560,000	23.8%
	90069	190	\$1,725,000	11.3%	323	\$416,000	1.5%
Santa Monica	90401	2	\$3,498,000	482.9%	22	\$705,000	32.3%
	90402	147	\$2,764,000	29.1%	40	\$1,275,000	25.6%
	90403	40	\$1,600,000	12.5%	190	\$720,000	1.4%
	90404	23	\$630,000	15.1%	101	\$482,000	-6.4%
	90405	116	\$1,020,000	3.8%	151	\$628,000	1.2%
<b>Beverly Hills</b>	<b>90210*</b>	<b>361</b>	<b>\$2,830,000</b>	<b>-5.7%</b>	<b>42</b>	<b>\$755,000</b>	<b>0.9%</b>
	<b>90211</b>	<b>34</b>	<b>\$1,282,000</b>	<b>15.9%</b>	<b>48</b>	<b>\$693,000</b>	<b>15.4%</b>
	<b>90212</b>	<b>30</b>	<b>\$1,600,000</b>	<b>-11.1%</b>	<b>35</b>	<b>\$838,000</b>	<b>0.9%</b>
LA County	All	59,561	\$340,000	4.6%	19,617	\$285,000	3.60%

SOURCE: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

\* Zip code 90210 also encompasses hillside communities north of the Beverly Hills city limits.

While Table A-17 provides an overview of the subregional housing market in 2012 and sales within the greater Beverly Hills zip codes, Table A-18 provides detailed information on sales within the Beverly Hills city limits during the most recent twelve-month period (April 1, 2012 - March 31, 2013). A total of 218 single-family home sales were recorded during this period. Large homes with five or more bedrooms comprised over forty percent of the homes sold, with average unit sizes exceeding 6,300 square feet. Median sales prices ranged from \$1,837,500 (three-bedroom), to \$3,675,000 (four-bedroom), and \$5,725,000 (five or more bedrooms). The smaller two and three bedroom homes tended to be older, built primarily in the 1930s, with the larger homes encompassing a broader mix of older and more recent construction.

Approximately one-third of units sold in Beverly Hills were condominiums, totaling 119 units. Sales prices ranged from \$370,000 to \$1.81 million, with an overall median price of \$775,000 for a 1,885 square foot unit built in 1983.

<b>Table A-18 Single-Family and Condominium Sales, April 2012 – March 2013 Beverly Hills City Limits</b>						
<b>Bedrooms</b>	<b>Units Sold</b>	<b>Price Range</b>	<b>Median Price</b>	<b>Avg. Unit Size (sq ft)</b>	<b>Avg. Parcel Size (sq ft)</b>	<b>Avg. Year Built</b>
<b>Single-family Homes</b>						
2	16	\$305,000 - \$36,500,000	\$2,725,000	2,263 sf	14,663 sf	1949
3	54	\$301,500 - \$11,750,000	\$1,837,500	2,945 sf	13,467 sf	1939
4	58	\$450,000 - \$36,500,000	\$3,675,000	4,248 sf	17,885 sf	1944
5+	90	\$1,071,000 - \$36,500,000	\$5,725,000	6,358 sf	22,676 sf	1950
<b>Total</b>	<b>218</b>	<b>\$301,500 - \$36,500,000</b>	<b>\$4,015,000</b>	<b>4,647 sf</b>	<b>18,526 sf</b>	<b>1946</b>
<b>Condominiums</b>						
2	95	\$370,000 - \$1,495,000	\$710,000	1,742 sf	--	1980
3	20	\$687,500 - \$1,725,000	\$1,040,000	2,215 sf	--	1996
4+	4	\$1,030,000 - \$1,812,500	\$1,390,000	3,647 sf	--	1982
<b>Total</b>	<b>119</b>	<b>\$370,000 - \$1,812,500</b>	<b>\$775,000</b>	<b>1,885 sf</b>	<b>--</b>	<b>1983</b>

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

### ***Housing Affordability***

The affordability of housing in Beverly Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table A-19 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Beverly Hills as previously documented in Table A-18. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three-person household, \$357,500 for a four-person household, and \$383,500 for a five-person household, rendering median single-family and condominium prices in Beverly Hills well beyond the reach of moderate-income households.

<b>Table A-19: 2012 Los Angeles County Maximum Affordable Housing Cost</b>			
<b>Moderate Income Affordable Housing Cost</b>	<b>2 Bedroom (3 persons)</b>	<b>3 Bedroom (4 persons)</b>	<b>4 Bedroom (5 persons)</b>
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
<i>Less Ongoing Monthly Expenses:</i>			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Down payment (10%)	\$31,000	\$35,000	\$38,000
<b>Maximum Purchase Price for Moderate Income Households:</b>	<b>\$320,000</b>	<b>\$357,500</b>	<b>\$383,500</b>
<b>Beverly Hills Median Single-Family Sales Price</b>	<b>\$2,725,000</b>	<b>\$1,837,500</b>	<b>\$3,675,000</b>
<b>Beverly Hills Median Condo Sales Price</b>	<b>\$710,000</b>	<b>\$1,040,000</b>	<b>\$1,390,000</b>

SOURCE: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

Table A-20 presents the maximum affordable rent by income level and household size, and compares with median apartment rents in Beverly Hills (as documented in Table A-16). As Table A-20 indicates, median rents are well above the level of affordability for very low, low and even moderate-income households. The monthly affordability gap for a three-person household ranges from \$1,955 for very low-income households, \$1,385 for low-income households, and \$1,154 for moderate-income households. With approximately one-third of Beverly Hills' employment in lower paying occupations, a large segment of the City's workforce can not afford to own or rent in the community in which they work.

<b>Table A-20: 2012 Maximum Affordable Rents*, Los Angeles County</b>			
<b>Income Level**</b>	<b>Max Affordable Rent After Utilities</b>		
	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income (50% AMI)	\$742	\$835	\$920
Low Income (80% AMI)	\$1,248	\$1,405	\$1,553
Moderate Income (120% AMI)	\$1,453	\$1,636	\$1,810
<b>Beverly Hills Median Apartment/Condominium Rents</b>	<b>\$1,650</b>	<b>\$2,790</b>	<b>\$3,925</b>

SOURCE: \*Maximum rent reflects deduction of utility allowance per LACDC 2012 utility schedule: \$102 for 1 bdrms, \$114 for 2 bdrms, and \$133 for 3 bdrms.

\*\*Income levels reflect the 2012 Official State Income Limits published by State HCD.

### ***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. Units 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.

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 percent 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.

## **5. 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 2013 through 2023.

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 A-21). 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 additional senior housing in community and there is a long wait list for the project. The

earliest date of conversion of the Beverly Hills Senior Housing project is 2028, not placing it at-risk during this planning period.

<b>Table A-21: Assisted Housing Inventory, Beverly Hills</b>					
<b>Project Name</b>	<b>Tenant Type</b>	<b>Project Owner</b>	<b>Funding Source(s)</b>	<b>Units Subject to Conversion</b>	<b>Earliest Date of Conversion</b>
Beverly Hills Senior Housing	Senior/disabled— Very low income	Menorah Housing	202/811	150	10/26/2028

SOURCE: Menorah Housing Foundation

### **Section 8 Housing**

The Housing Authority of the County of Los Angeles (HACoLA) 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 extremely low and very low income households (earning 50 percent or less than the county’s area median income) in the form of vouchers. Within Beverly Hills, nine households receive Section 8 vouchers, including four households identified by HACoLA as either elderly and/or disabled (May 2013).

## **6. Housing Problems**

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Beverly Hills is the extent of “housing problems.” One measure of housing problems used by both the state and federal governments is the extent of housing overpayment and overcrowding within a community.

### **Overpayment**

Housing overpayment, as defined by the state and federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table A-22 shows the incidence of overpayment in Beverly Hills.

According to the 2005-2009 American Community Survey, 50 percent of owners and 55 percent of renters in Beverly Hills were spending more than 30 percent of their total income on housing, a significant increase from 2000 when 36 percent of owners and 43 percent of renters experienced overpayment. Severe overpayment impacts 29 percent of the City’s renters, representing nearly 2,300 renter households spending more than half their incomes on rent. Figure 5 illustrates severe renter overpayment by census block group, and identifies two neighborhoods where severe overpayment impacts more than 40 percent of all renter households.

In terms of overpayment among lower income households (<80% AMI), approximately 2,100 lower income renter households and 600 lower income owners were faced with overpayment in Beverly Hills. The impact of housing overpayment on Beverly Hills' lower income households is significant, with the community's special needs populations - seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

<b>Table A-22: Housing Overpayment 2010, Beverly Hills</b>			
<b>Overpayment</b>	<b>Households</b>	<b>Percent</b>	<b>L.A. Co. %</b>
<b>Owners</b>			
Overpayment (>30% income on housing)	3,249	50%	45%
Severe Overpayment (>50% income on housing)	2,172	33%	22%
Lower Income Households Overpaying	599	77%	
<b>Renters</b>			
Overpayment (>30% income on housing)	4,316	55%	56%
Severe Overpayment (>50% income on housing)	2,277	29%	29%
Lower Income Households Overpaying	2,115	79%	

SOURCE: American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

***Figure 5 severe overpayment***

2014

2021

### Overcrowding

The state defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, bathrooms, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized and affordable housing units.

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.

Table A-23 shows the incidence of overcrowding in Beverly Hills and Los Angeles County by tenure, as measured by the 2006 - 2010 American Community Survey. As indicated, just two percent of all households in Beverly Hills were living in overcrowded conditions, well below the incidence of overcrowding Countywide, where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from five percent in 2000 to three percent in 2010. Overall, household overcrowding remains a relatively minor issue in Beverly Hills.

<b>Table A-23: Overcrowded Households 2010, Beverly Hills</b>			
<b>Overcrowding</b>	<b>Households</b>	<b>Percent</b>	<b>L.A. Co. %</b>
<b>Owners</b>			
Overcrowding	56	1%	6%
Severe Overcrowding	12	<1%	1%
<b>Renters</b>			
Overcrowding	244	3%	18%
Severe Overcrowding	24	<1%	7%
<b>Total Overcrowding</b>	<b>300</b>	<b>2%</b>	<b>12%</b>

SOURCE: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

## **F. Regional Housing Needs Assessment**

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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.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to distribute the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

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 A-26: 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%
<b>Total</b>		<b>3</b>	<b>100%</b>

Source: <http://SCAG.ca.gov.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.

**EDITED**

**Appendix B: Potential Constraints on Housing  
Production and Conservation**

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A. Market Constraints ..... B-2

    1. Construction Costs ..... B-2

    2. The Cost and Availability of Land ..... B-3

    3. The Cost and Availability of Financing ..... B-3

B. Governmental Constraints ..... B-5

    1. Land Use Controls and Zoning Standards ..... B-5

    2. Historic Preservation Program ..... B-17

    3. Development Review Process ..... B-18

    4. Environmental Review Process ..... B-24

    5. Building Codes and Enforcement ..... B-25

    6. Fees ..... B-26

    7. Provisions for a Variety of Housing ..... B-34

C. Environment and Infrastructure ..... B-51

    1. Environmental Constraints ..... B-51

    2. Infrastructure Constraints ..... B-55

Several factors can ~~constrain the limit~~ production ~~and or~~ conservation of housing. These factors include potential, market-driven ~~and or~~ governmental influences that could affect the ~~City's~~ market's ability to ~~address meet its the community's~~ future housing needs, ~~and secure especially in regard to~~ adequate and affordable housing for very low-, low-, and moderate-income households. This "Potential Constraints on Housing Production and Conservation" section ~~includes discussion of non-governmental~~ market constraints, governmental constraints, environmental and infrastructure constraints, and City efforts to limit potential constraints and to provide for encourage the development and conservation of a variety of housing types. discusses these constraints and offers strategies the City can employ to mitigate the impacts of potential constraints on housing, where possible.

## **A. Non-governmentalMarket Constraints**

State law defines nongovernmental constraints as “market factors which may hinder the development, improvement, and maintenance of housing.” Nongovernmental-Market factors can constraints production of a variety of housing forms which can have a negative effect on the availability and affordability of housing and supportive services, thereby potentially ~~constraining-reducing~~ the City’s ability to achieve its housing objectives.

This section describes typical nongovernmentalmarket factors that constraints housing production, including:

- eEconomic factors,
- cConstruction costs,
- Cost of acquiring land-acquisition, and
- the aAvailability of financing.

, all of whichGiven that these factors are primarily-market-driven, they are -and generally outside of the direct control of the City; However, through programs and policies, the City of Beverly Hills may be ablehas the ability to influence and offset the impacts of potential nongovernmental constraintslimiting some market factors and thereby increase production of affordable housing.

### **1. 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.

A major cost associated with the development of housing is the cost of building materials, which has risen dramatically in recent years. According to the U.S. Department of Labor *Construction Cost Trends for 2013*, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but was up 2-2.5% in the first half of

2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).<sup>1</sup>

~~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.<sup>2</sup>~~

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.

## **2. The Cost and Availability of Land**

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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. Review of property acquisition costs for multi-family projects either recently entitled or currently going through the entitlement process indicate land costs ranging from \$55 to \$190 per square foot, with land costs for Wilshire Boulevard properties exceeding \$1,000 per square foot. 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).

## **3. The Cost and Availability of Financing**

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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,

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<sup>1</sup> [www.dcd.com/pdf\\_files/1301trends.pdf](http://www.dcd.com/pdf_files/1301trends.pdf)

<sup>2</sup> Reed Construction Data. Los Angeles Times. July 15, 2007.

whether financed at market rate or with government assistance. The most current HMDA available data for Beverly Hills is for ~~2005~~2011.

As shown in Table B-1 (Disposition of Home Purchase Loans and Home Improvement Loans in Beverly Hills and Los Angeles County, 2011), mortgage financing and improvement financing is generally available to homebuyers in Beverly Hills and is not considered a constraint. The annual HMDA report for 2011 indicates that 312 home purchase loan applications and 61 home improvement applications were submitted for homes in Beverly Hills, with 62 percent of both loan types approved by the lenders. In comparison with Los Angeles County, mortgage loan denial rates were comparable at 15 percent. For home improvement loans, loan denial rates of seven percent in Beverly Hills were well below the countywide average of 28 percent. Review of mortgage loan denial rates by Beverly Hills' six census tracts does not identify any tract with denial rates ten points or above the 15 percent citywide average.

**Table B-1**      **UPDATED** Disposition of Home Purchase and Home Improvement Loans  
Beverly Hills and Los Angeles County, 2011

Jurisdiction	Home Purchase Loans				Home Improvement Loans			
	Applied	% Approved	% Denied	% Withdrawn/ Incomplete	Applied	% Approved	% Denied	% Withdrawn/ Incomplete
<b>Beverly Hills</b>	312	62%	15%	23%	61	62%	7%	31%
<b>Los Angeles County</b>	54,482	71%	15%	14%	11,220	54%	28%	17%

SOURCE: Federal Institutions Examination Council (FFIEC) 2011 (accessed 05/15/13)  
*Approved loans include loans originated and applications approved but not accepted.*

~~As shown in Table (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 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.~~

## **B. Governmental Constraints**

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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.

### **1. Land Use Controls and Zoning Standards**

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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 B-2 (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.

<b>Table B-2 General Plan Land Use Categories for Residential Areas</b>			
<b>Category</b>		<b>Uses</b>	<b>Density/ Intensity</b>
<b>Residential Land Use Designations (General Plan)</b>			
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
<b>Planned Development</b>			
	Robinsons-May	Residential, with supporting retail and services	31 du/ac : 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 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 B-3 (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.

<b>Table B-3 Zoning Designations</b>			
<b>Zoning</b>	<b>Parcels</b>	<b>Acres</b>	<b>Percent of City's Land Area</b>
<b>Single-Family Residential</b>			<b>76.84</b>
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
<b>Multiple Family Residential</b>			<b>9.20</b>
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
<b>Commercial</b>			<b>8.37</b>
<b>Other (Parks, Public Facilities, etc...)</b>			<b>5.59</b>
<b>Total</b>		<b>2,792.2</b>	<b>100%</b>

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. The City's residential development standards are presented in the following tables:

- Table B-4 (City of Beverly Hills Residential Zoning Requirements—Single Family)
- Table B-5 (City of Beverly Hills Residential Zoning Requirements—Multiple Family)
- Table B-6 (Site Area Standards).

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

### ***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 B-4.

<b>Table B-4 City of Beverly Hills Residential Zoning Requirements—Single Family</b>				
	<b>Central, North of Santa Monica</b>	<b>Central, South of Santa Monica</b>	<b>Hillside</b>	<b>Trousdale</b>
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 property		As established in the records for each property	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 <i>South of Olympic Blvd. west of Roxbury Dr.:</i> 5 ft. on each side; sum min. 20% of lot width <i>South of Olympic Blvd. east of Doheny Dr.:</i> 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.		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.	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~~ May 2013.

- 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 B-5, and B-6. 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 lengthwidth. A minimum of 200 square feet ~~plus of outdoor~~ living area is required for each unit, and 36 square feet of this outdoor living area must be contiguous to, and for the private use of, 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~~ is in the process of implementing included a program in the adopted Housing Element (Imp 12.2) to decrease the minimum unit size ~~and potentially replace the current density calculation with a maximum floor area ratio for projects with affordable units that utilize the State Density Bonus.~~ This is an initial step towards considering potentially reducing the minimum unit size for all multi-family units in the City. The City already provides for reduced dwelling unit sizes for senior and disabled housing, and for adaptive reuse of existing buildings.

<b>Table B-5 City of Beverly Hills Residential Zoning Requirements—Multiple Family</b>					
	<b>R-3<sup>b</sup></b>	<b>R-4<sup>b</sup></b>	<b>R-4X-1<sup>c</sup></b>	<b>R4X-2<sup>c</sup></b>	<b>R-4P4</b>
Minimum Front Setback <sup>a</sup>	As established in the records for each site area. If not shown, than 15 ft. <sup>b</sup>				
Minimum Side Yard Setback	<p>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</p> <p>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</p> <p>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</p>				
Modulation Requirement <sup>c,d</sup>	<p>Three stories or less: the area of modulation shall be 3 percent of the aggregate principal building or 1,500 sf</p> <p>Four stories: the area of modulation shall be 3.5 percent of the aggregate principal building or 1,500 sf</p> <p>Five stories: the area of modulation shall be 4 percent of the aggregate principal building or 1,500 sf</p>	<p>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.</p> <p>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.</p>			
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 Table B-7)				
Minimum Unit Size	<p>0 Bedroom: 600 sf</p> <p>1 Bedroom: 1,000 sf</p> <p>2 Bedrooms: 1,300 sf</p> <p>3 or more Bedrooms: 1,500 sf</p> <p><i>Note: These standards are reduced for senior and disabled housing.</i></p>				
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 façade 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 sent back is 15 feet.
- c. A reduction of the modulation requirement may be permitted if the development does not adversely 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.

*Maximum Zoning Unit Density / Site Area Standards*

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 B-6 (Site Area Standards).

<b>Table B-6 Maximum Zoning Unit Density / Site Area Standards<sup>3</sup></b>			
<b>Condition (this is not height district)</b>	<b>Number of Lots on Site (assuming a lot width along the street of up to 60-feet)</b>	<b>Minimum Site Area per Unit</b>	<b>Resulting Density (units/acre)</b>
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

The City’s Zoning Code further refines the unit densities allowable in the General Plan. The intention of this refinement is to provide decreased densities near single-family residences and on smaller width streets. Conditions A, B, and C, as included in the chart above are used to refine the allowable General Plan density. These conditions are defined as follows:

Condition A: All multiple-family properties within 170 feet of a single-family property.

Condition B: All multiple-family properties on streets less than 34-feet wide.

Condition C: All other multiple-family properties which do not meet the previous two criteria.

<sup>3</sup> 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.

### *Zoning Unit Density – Bonus Unit*

In order to encourage the provision of smaller, more affordable units, the City's development standards allow one additional efficiency unit (no bedroom) per project above the maximum densities defined in Table B-6. The City has developed and distributed outreach materials that highlight the bonus unit development standards. This information is also provided on the City website and was discussed at the initial partnership meeting with affordable housing developers held in February 2013. 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 City will continue to encourage the development of efficiency bonus units and tThe Housing Element includes a program (Imp. 10.5) to promote the availability of the efficiency unit bonus.Promotes the availability of the efficiency unit bonus in its housing resources brochure.

### *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:

**Table B-7 Building Height Districts with Maximum Buildings Height (to Ceiling Plate)<sup>^</sup>**

District A: Three stories, and 33 feet

District B: Four stories, and 45 feet

District C: Five stories, and 55 feet

<sup>^</sup> All properties with less than 60' feet of width along the street are limited to three stories and 33 feet in height regardless of district.

The Building Height Districts are located in the City's Zoning Code and modify the maximum height allowances given in the City's General Plan. District A, which allows three stories and 33 feet in height, is located adjacent to single family residential properties and is intended as a graduated buffer between the maximum height allowed in the single family districts (two stories and 30 feet for a pitched roof, 25 feet for a flat roof) and the heights in District B and District C. District B is an intermediary buffer, providing greater height than is allowed in District A, but not as much height as allowed in District C. The City's multiple-family height districts are not related to the City's zoning unit density conditions. Unit density is calculated by the City zoning unit density conditions (10-3-2801).

The height districts are defined in the City's Zoning Code (10-3-2804) and identified on the City's Multi-Family Height District Map.

~~A program has been included (Imp 12.2) that would consider modifying the height district standards to allow projects on properties with narrower lot widths along the street to be constructed to the heights and number of stories allowable in the height district.~~  
The City is currently considering modifying the height district standards to allow Density Bonus projects on properties with narrower lot widths along the street to be constructed to the heights and number of stories allowable in the height district as part of Program 12.2 in the adopted Housing Element. This could encourage the provision of affordable units and is a first step towards potentially increasing the allowable height for all projects on properties with narrower lot widths.

#### *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 and 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. The bonus unit provision is advertised in the City's "Affordable Housing Incentives" brochure that was created as part of prior Housing Element implementation.~~Program XX.~~ The City will continue to provide information regarding these units to the public. During the last RHNA period, four property owners built bonus units above garages on multi-family properties. Housing Element Program 10.5 will advertise the City's zoning provisions for developing bonus units above free-standing garages.

#### **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 B-8 (Residential Parking Requirements) presents the required parking spaces necessary for residential development.

<b>Table B-8 Residential Parking Requirements</b>		
<b>Use Type</b>	<b>Required Parking Spaces</b>	<b>Covered Spaces</b>
<b>Single-Family Central Area</b>		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
<b>Single-Family Hillside Area</b>		
<6,000 sf <sup>e</sup>	4	2
>6,000 sf <sup>e</sup>	3	2
<b>Single-Family Trousdale Estates</b>		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
<b>Multiple-Family<sup>a,b</sup></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 <sup>th</sup> 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.

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. The City is currently evaluating revisions to its standards to allow greater flexibility in the type and location of multi-family parking as part of Program 12.2 inef the adopted Housing Element in order to reduce development costs. 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.~~

**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 B-9 below summarizes the characteristics of five multi-family projects, and compares the maximum densities permitted under the General Plan, and zoning code, with the actual built project.

**Table B-9**      **UPDATED Comparison of Actual R-4 Units Built to the Allowable Densities in the General Plan, and Zoning Code (2010-2011 Projects)**

Date	Project APN(s)	Number of Lots	Parcel Size (Acres)	Max. Units (Gen. Plan)	Max Unit^ (Zoning)	Number of Units Built as % of:				
						Units Demo'd	Units Built	Built Density	Gen. Plan Density	Zoning Code Density
<b>Multi-Family Residential - High Density (50 Units/ Acre)</b>										
2010	4342036088 to 4342036107	3	0.40	20	20	3	20	<b>50 du/acre</b>	100%	100%
2010	4342033040 to 4342033052	2	0.30	15	13	8	13	<b>43 du/acre</b>	87%	100%
2011	4334021090 to 4334021102	2	0.30	15	13	1	13	<b>43 du/acre</b>	87%	100%
<b>Multi-Family Residential - Medium Density (45 Units/ Acre)</b>										
2010	4335029161 4335029162 4335029163	1	0.10	4	3	2	3	<b>30 du/acre</b>	75%	100%
2011	4331023062 to 4331023072	2	0.28	12	11	8	11	<b>39 du/acre</b>	92%	100%

^ Maximum Units allowable on the site takes into account height district limits, zoning unit density calculation, required setbacks, and building modulation requirements.

Table B-9 illustrates that multi-family buildings constructed in ~~2008-2010~~ and ~~2009-2011~~ typically were built to at least 85-percent of the maximum zoning code density. In addition, the table above illustrates how the City’s zoning density incentive for assemblage of properties incentivizes greater unit density. The five R-4 projects presented also illustrate the feasibility of developing on small parcels (< .5 acres).