

**C-5 Potential Sites Inventory for the Multi-Family
Congregate Care Housing for Elderly and Disabled Persons Overlay District**

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Existing Units	Acres	Assembled Acreage	Assembled Existing Units	Units Possible (Multi-Family Congregate Housing Overlay)
Prefix "North"											
ELM											
Eastside of Street											
4331013040	SFR	MFR Medium Density	45	R-4	B	1948	1	0.14			
4331013041	Quadruplex	MFR Medium Density	45	R-4	B	1929	4	0.14	0.28	5	46
GALE											
Eastside of Street											
4333030033	Duplex	MFR High Density	50	R-4	C	1926	2	0.15			
4333030027	Quadruplex	MFR High Density	50	R-4	C	1952	4	0.15	0.30	6	49
4333029012	Quadruplex	MFR High Density	50	R-4	C	1935	3	0.15			
4333029013	Triplex	MFR High Density	50	R-4	C	1939	4	0.15	0.30	7	49
REEVES											
Westside of Street											
4331004003	Quadruplex	MFR Medium Density	45	R-4	B	1928	4	0.14			
4331004004	SFR	MFR Medium Density	45	R-4	B	1941	1	0.14			
4331004005	Duplex	MFR Medium Density	45	R-4	B	1942	2	0.14			
4331004006	Quadruplex	MFR Medium Density	45	R-4	B	1929	4	0.14			
4331004007	Duplex	MFR Medium Density	45	R-4	B	1934	2	0.14			
4331004008	Duplex	MFR Medium Density	45	R-4	B	1959	2	0.14	0.84	15	138
No Prefix											
SMITHWOOD											
Eastside of Street											
4330027013	Quadruplex	MFR Low-Medium	40	R-4	A	1936	4	0.17			
4330027014	Triplex	MFR Low-Medium	40	R-4	A	1937	3	0.14			
4330027015	Triplex	MFR Low-Medium	40	R-4	A	1940	3	0.15	0.46	10	76
4330027018	Duplex	MFR Low-Medium	40	R-4	A	1933	2	0.15			
4330027020	Duplex	MFR Low-Medium	40	R-4	A	1940	2	0.15			
4330027021	Duplex	MFR Low-Medium	40	R-4	A	1950	2	0.15			
4330027022	Duplex	MFR Low-Medium	40	R-4	A	1928	2	0.15			
4330027023	Triplex	MFR Low-Medium	40	R-4	A	1929	3	0.15			
4330027024	Triplex	MFR Low-Medium	40	R-4	A	1935	3	0.17			
4330027026	Triplex	MFR Low-Medium	40	R-4	A	1936	3	0.15	1.07	17	177
TOTAL									60		
S									3.25	60	536

NEW

B. Financial Resources

The ability of the City to achieve its housing goals and objectives will, to a large extent, depend on the availability of financial resources for implementation. The two primary sources of funds – Community Development Block Grant (CDBG) and Community Assistance Grant (CAGF) – are currently used to support housing activities in Beverly Hills, with a third new source – Housing Trust Fund – to become available during the Housing Element planning period. Each of these sources is described in the following section.

1. Community Development Block Grant (CDBG)

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments to fund a wide range of housing and community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 in population) generally compete for funding that is administered by the County. Each year, Beverly Hills receives approximately \$160,000 in CDBG funds through the Los Angeles County Community Development Commission. These funds are used to support the City's Handyworker Program for lower income tenants and homeowners, as well as the Senior Case Management programs.

2. Community Assistance Grant Funding (CAGF)

Through its annual Community Services Assistance Grant Funding application, the City allocates General Fund and Transit Occupancy Tax 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. In 2012/13, City Council allocated approximately \$375,000 in CAGF funds, with similar amounts allocated in prior years.

The City utilizes its annual CAGF allocations to fund a variety of agencies and services, including:

- CLASP (Changing Lives and Sharing Places) Homeless Outreach Team
- Emergency housing offered through PATH (People Helping the Homeless)
- All Saints Homeless Assistance Program

- Step Up On Second
- Jewish Family Services
- The Westside Food Bank
- Saban Free Clinic
- The Maple Mental Health Counseling Center

The City has utilized these funds to support in the development of emergency housing, including New Directions' Regional Center for Homeless Veterans, Path's Regional Homeless Center, and Upward Bound House's Family Shelter, which opened its doors in 2010. In fiscal year 2001/12, the City used CAGF funds to purchase an apartment unit in an affordable supportive housing project in Los Angeles provided through Step Up on Second.

3. Housing Trust Fund

Beverly Hills has never had a Redevelopment Agency, inclusionary housing in-lieu or commercial impact fees, and has therefore faced financial constraints in its ability to support the construction of affordable housing. To create a more viable funding source, the City will be creating a Housing Trust Fund that will be used to construct or help leverage construction of affordable housing. Through development agreements on three large scale residential and mixed use projects, the City has negotiated approximately \$3 million in funding to be contributed to the Trust Fund to date.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- SB 391, The California Home and Jobs Act, is making its way through the State legislature, and would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents.

Table C-6 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Beverly Hills.

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting lower income households. Beverly Hills receives approximately \$160,000 annually in CDBG funds from Los Angeles County. It will have a one-time reallocation amount of \$135,000 in FY 13/14.	<ul style="list-style-type: none"> ▪ Property Acquisition ▪ Relocation and Demolition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Public Facilities ▪ Public Services
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Los Angeles County Housing Authority. As of May 2013, nine Beverly Hills residents receive Section 8 housing vouchers.	<ul style="list-style-type: none"> ▪ Rental Assistance
HOME	Flexible grant program potentially available to the City through the County for housing activities benefitting lower income households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Relocation Costs ▪ Tenant-based Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> ▪ Predevelopment, site acquis/development ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
<p>Transit-Oriented Development Program www.hcd.ca.gov/fa/tod/</p>	<p>Funding for housing and related infrastructure within one-quarter mile of transit stations.</p>	<ul style="list-style-type: none"> ▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition
<p>Affordable Housing Innovation Fund www.hcd.ca.gov/fa</p>	<p>Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities:</p> <ul style="list-style-type: none"> ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program 	<p>Varies depending on activity</p>
<p>Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.</p>	<ul style="list-style-type: none"> ▪ Development of parks and open space ▪ Water, sewer or other utility improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation ▪ Sidewalk/streetscape improvements
<p>Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp/</p>	<p>Financial incentives to jurisdictions who construct new units affordable to very low and low income households.</p>	<ul style="list-style-type: none"> ▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
3. Local Programs		
Community Assistance Grant Funds (CAGF)	Local funding to agencies who provide support services to community's at-risk population including the homeless, active and frail elderly, disabled and lower income residents. Annual funding process through City Human Relations Ad Hoc Committee, with approximately \$300,000-\$400,000 allocated.	<ul style="list-style-type: none"> ▪ Public services and housing for at-risk populations
Housing Trust Fund	Local fund in support of affordable housing. Approximately \$3 million to be contributed through development agreements to date.	<ul style="list-style-type: none"> ▪ Parameters for use of Trust Fund monies to be established.
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

Table C-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, May 2013.

NEW

C. Administrative Resources

Described below are several non-profit housing providers active in Los Angeles and the Westside in particular. These agencies can serve as resources in helping to address Beverly Hills’ housing needs.

1. Menorah Housing Foundation:

Established in 1969 as a non-sectarian, non-profit corporation, Menorah Housing Foundation (MNF) develops and manages affordable rental housing for very low income senior citizens. MNF manages over 1,200 senior apartment units in eighteen buildings on the Westside and greater Los Angeles County. A comprehensive MHF Service Coordination program assists tenants to



remain independent in their own homes as long as feasible and creates a supportive environment for the many MHF tenants who live alone. MNF developed Beverly Hills Senior Housing in 1988 located on Crescent Drive above Whole Foods Market, providing 150 rental units for very low income seniors.

2. Alternative Living for the Aging (ALA):

ALA is a non-profit organization that assists older people in housing alternatives. ALA operates several types of affordable senior housing including private apartments, communal living, and permanent supportive housing. ALA also administers a senior home sharing program, and conducts periodic informational workshops on the program for potential home providers and tenants.

3. West Hollywood Community Corporation (WHCHC):

WHCHC was founded in 1986 to buy, build, rehabilitate and manage affordable housing for lower-income people in West Hollywood and the greater Los Angeles area. WHCHC’s 15 apartment communities serve seniors living on fixed-incomes, people living with disabilities including HIV/AIDS, and low-income working households. WHCHC’s goal is to provide 40 additional units of low-income housing per year.

NEW

D. Opportunities for Energy Conservation

As energy costs rise, increasing utility costs reduce the affordability of housing. Further, the potential environmental, economic, and public health benefits of achieving greater energy efficiency and the increased use of cleaner energy sources present significant opportunities for the City to promote sustainability and to reduce housing construction and operation costs. Greenhouse gases are components of the atmosphere that contribute to the greenhouse effect. The natural greenhouse effect allows the earth to remain warm and sustain life. Greenhouse gases trap the sun's heat in the atmosphere, like a blanket, and influence the climate. Examples of greenhouse gases include carbon dioxide, methane, nitrous oxide, and fluorinated gasses. The increased consumption of fossil fuels (wood, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. New housing development may contribute to greenhouse gas emissions, but careful site planning and design, and the selection of environmentally friendly building materials and equipment can significantly reduce these emission levels.

On September 27, 2006, AB 32 was adopted requiring the California Air Resources Board (ARB) to monitor and reduce greenhouse gas emissions. In 2009 the City of Beverly Hills adopted a sustainability plan that includes programs for reducing air emissions. The sustainable city plan also lists out helpful tips that the reader can follow to achieve greater energy efficiency in day to day activities. In addition, the City amended the 2010 California Green Building Standards Code (CALGreen) to include one mandatory, and two voluntary tiers of greater energy efficiency. Requirements included in the amendments are summarized in the following section and listed on the City's website.

1. Green Building Program

In 2010 the City adopted the California Green Building Standards Code (CALGreen). In adopting the program, the City amended the requirements so that green-building programs the City had adopted prior to the State's program could continue through in the CALGreen program. The result is the City's amended CALGreen building code includes additional mandatory measures in new residential projects. The table on the next page summarizes the City's amendments to CALGreen.

Table C-7 City of Beverly Hills Adopted Amendments to the 2010 California Green Building Standards Code (CALGreen)		
Mandatory	Tier 1	Tier 2
	Building plans must include a summary of all green elements incorporated	
New buildings to be electric vehicle ready. Apartment buildings exempt		
Exceed California Energy Code Requirements by 15%		Exceed California Energy Code Requirements by 30%
Install photovoltaic system, or ensure building is photovoltaic system ready, in compliance with the California Energy Commission New Solar Homes Partnership (NSHP)		
Pipes installed to allow future grey-water system		

The tiered approach amended into CALGreen was similar in structure and requirements to the City’s pre-existing green building codes. As amended, the City’s administered CALGreen building code requires greater building efficiencies and therefore results in greater cost savings to occupants. Tier 1 and Tier 2 are voluntary measures that a developer can install to achieve greater energy efficiency. Mandatory measures represent those measures that every project must meet. Amendments to the mandatory measures that the City adopted are presented in the chart above. The amendments made by the City to the mandatory measures are intended to continue energy and water efficiencies, and natural areas conservation programs the City has in place forward in the CALGreen building code. The City expects that compliance with the amendments to the mandatory measures could result in up to a 3-percent increase in development costs, but would represent less than 1-percent of a unit’s selling price.

2. Sustainable City Plan

Beverly Hills has adopted a number of innovative measures to address environmental sustainability including water conservation programs, environmentally friendly procurement policies, and a waste recycling program that accepts food waste. In February 2009, the City adopted a Sustainable City Plan which builds upon this foundation. The purpose of this Plan is to provide a comprehensive approach to reducing Beverly Hills’ carbon footprint by providing a framework for the City to model sustainable practices for the environment, the economy, and social equity. The Plan establishes guiding principles, goals, objectives and policies which address the following topic areas:

- Community Participation & Civic Duty

- Climate Protection & Air Quality
- Energy
- Water
- Land-use, Transportation & Open Space
- Materials & Waste
- Environmental & Public Health
- Sustainable local Economy
- Social Equity

The Sustainable City Plan provides an implementation framework along with a means of prioritizing the order in which policies and programs should be advanced in order to meet the goals. The Plan identifies the following next steps upon its adoption:

- Development of an implementation and monitoring program
- Compilation of baseline information on City operations
- Standardization of reporting
- Identification of measures
- Modification of city activities, operations and programs
- Initiation of new activities, operations and programs
- Monitoring, periodically reporting and modifying City activities, operations and programs

As a landowner, employer, building manager, fleet operator, consumer, and service provider, the City has both the opportunity and the capacity to bring about significant improvements in environmental quality. By integrating environmentally sustainable practices into City policies, procedures, operations, and fostering collaboration across City government, the Sustainable City Plan will work to protect and enhance the quality of life for present and future generations in the City of Beverly Hills. Leading by example, the Plan is designed to promote responsible management and effective stewardship of the City's built and natural environments; transforming the City into a model government agency that is clean, healthy, resource-efficient, and environmentally conscientious.

Additionally, by calling for future improvements to City infrastructure, and new development projects to be designed for pedestrian and non-motorized mobility, implementation of the sustainable city plan will result in a street-level aesthetic that is walk able, with goods and services necessary to daily living available a short distance from new housing. Ultimately, these infrastructure and site design changes will result in less reliance on automobiles and

greater cost savings to the future occupants. Therefore, the Sustainable City Plan is not considered a constraint.

3. Energy Conservation Programs Offered through Local Utilities

The City also participates in, and disseminates information on, State and local energy provider rebates and other energy conservation programs for weatherizing and improving energy efficiency in existing homes.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

The new Energy Upgrade California (EUC) program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

NEW

**Appendix D - Review of Past Accomplishments
(2006-2014)**

A. Housing Production and RHNA AllocationD-2
 1. Multi-Family HousingD-2
 2. Single-Family HousingD-2
B. Housing Program Accomplishments (2008 – 2014)D-5

The City of Beverly Hills is committed to continually improving programs in the Housing Element to ensure that the housing needs of the community are met. Reviewing past accomplishments is an important step in developing housing strategies that are effective and address identified community needs. State law requires the City to report on progress made in meeting the goals, policies, and objectives set forth in the prior Housing Element. This includes reviewing progress made in implementing programs included in the adopted element, and evaluating their effectiveness and continued appropriateness for the City. The State also requires the City to report on the housing production during the prior Regional Housing Needs Assessment (RHNA) period.

The last Housing Element was adopted in 2011 and covered the RHNA period from January 1, 2006 to June 30, 2014. The following section provides information on housing production since 2006 and an update on the implementation of programs set forth in the 2008-2014 Housing Element.

A. Housing Production and RHNA Allocation

The City's 2006-2014 RHNA allocation is 554 units. This includes the 436 units assigned to the City in the Final Regional Housing Needs Allocation Plan for the planning period of January 1, 2006 to June 30, 2014 as well as the carry-over units from the prior RHNA. Between January 1, 2006 and April 1, 2013, 576 total housing units were constructed in the City of Beverly Hills. During the same period, 289 units were demolished or converted, resulting in a net gain of 287 units.

1. Multi-Family Housing

Between January 1, 2006, and April 1, 2013, 262 net multi-family units were completed, per information compiled by the Community Development Department. The majority of units built were condominium units that were affordable to above-moderate-income households.

Second Units

During the RHNA period, 20 second units were built. In 2010, the City completed a survey of second units to determine the prevalence and affordability of these units in the City. Responses indicated that more than eighty-one percent of the inhabited second units in the City were offered for little or no rent, or "very low" rent levels. Three percent of the units were rented at "low" rent levels, and twelve percent of the occupied units were rented at "moderate" levels. Therefore, the City is able to count eighty-one percent of the second units built, or 16 units, as meeting housing needs of the very low income population, three percent, or one unit, as meeting the needs of the low income population, and twelve percent, or two units, as meeting the needs of the moderate income population. The remainder of the second units built, one unit, will be counted as above moderate housing.

2. Single-Family Housing

The City's database shows that 6 net new single-family homes were constructed between January 1, 2006 and April 1, 2013. These homes were located throughout the community and were affordable to above-moderate-income households.

Total Units

Table D-1 summarizes the net units completed between January 1, 2006 and April 1, 2013. Units were considered completed if they had finalized building permits. The RHNA Allocation for this time period is also presented in the table for comparison.

Table D-1 Units Completed and RHNA Allocation January 1, 2006 to April 1, 2013					
Data as of April 1, 2013	Number of Units	Very Low	Low (51-80%)	Moderate (81-120%)	Above Moderate
Single Family Net	6				6
Second Units Net	20	16	1	2	1
Multi-Family Net	262				262
Total Units	288	16	1	2	269
RHNA Allocation	554	146	113	117	178

SOURCE: City of Beverly Hills Community Development Department, 2013

The City also maintains data on housing units entitled but not yet built. The number and type of housing entitled during a planning period can illustrate the success of efforts to remove government constraints for housing development. A total of 827 units were completed and entitled from January 1, 2006 to April 1, 2013 (Table D-2, (Units Completed and Entitled and RHNA Allocation January 1, 2006 to April 1, 2013)).

Table D-2 Units Completed and Entitled and RHNA Allocation January 1, 2006 to April 1, 2013					
Data as of April 1, 2013	Number of Units	Very Low	Low (51-80%)	Moderate (81-120%)	Above Moderate
Completed Units	288	16	0	2	269
Entitled Units	539	0	3	4	532
RHNA Allocation	554	146	113	117	178

SOURCE: City of Beverly Hills Community Development Department, 2013

In the 2008-2014 Housing Element, the City set forth the following specific objectives for housing production to meet the fair share planning targets set by SCAG (Table B-3, (2008-2014 Summary of Quantified Objectives)).

Table D-3 2008-2014 Summary of Quantified Objectives			
Income Group	New Construction Objective (Actual)	Rehabilitation Objective (Actual)	Conservation Objective (Actual)
Extremely Low	73 (0)		75 (75)
Very Low	73 (16)	110 (123)	75 (75)
Low	113 (1)	110 (16)	
Moderate	117 (2)		
Above Moderate	178 (269)		

Table D-3 2008-2014 Summary of Quantified Objectives			
Income Group	New Construction Objective (Actual)	Rehabilitation Objective (Actual)	Conservation Objective (Actual)
Total	554 (287)	220 (139)	150 (150)

Rehabilitation of the existing housing stock helps preserve the quality of neighborhoods and housing. The City continues to fund the Handyworker program, which provides rehabilitation assistance to low-income tenants and homeowners in the City. Approximately 135 households were served by this program in the last planning period.

The 150-unit Beverly Hills Senior Housing project provides affordable housing to very low-income senior/handicapped residents. The City works with the nonprofit Menorah Housing to ensure the conservation of these units.

Table D-4 summarizes additional accomplishments the City has made in achieving housing programs and goals.

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B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
Prior Goal 1: Maintain and enhance the quality and character of existing housing and residential neighborhoods.	
<p>Program 9.1 Upkeep and maintenance of vacated buildings Continue to require the exterior of vacated multi-family structures that will be demolished for redevelopment to be adequately maintained as a condition of tentative map approvals and extensions.</p> <p>Continue to maintain a list of all vacant properties in the City, monitor the sites, and work with the property owners to assure that the properties are maintained in an appropriate manner.</p>	<p>Progress: The City continues to implement this program. The City's Community Preservation Division maintains a list of vacant buildings and properties and works with property owners to ensure they are maintained.</p> <p>Appropriateness: This program is effective in maintaining vacant properties in an appropriate manner. It remains appropriate and is included in the Element.</p>
<p>Program 9.2 Property Maintenance Continue to require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes. Explore restructuring the current Code Enforcement program to include a random housing inspection program.</p>	<p>Progress: The City continues to implement this program. Between 2008 and 2013 the City received an average of 360 property maintenance complaints annually. The City is currently exploring the restructure of the Code Enforcement program and has yet to determine if a random housing inspection program would be beneficial.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Program 9.4 Home Repair and Improvement Continue the Handyworker Program to provide minor home repair and improved security and mobility assistance to low income tenants and homeowners in single and multi-family units. This program serves extremely low, very-low and low-income households. Serve a target of 40 low income households per year or 220 over the planning period.</p>	<p>Progress: the City continues to fund the Handyworker Program. For the period between January 1, 2008, and March 2013, the total number of households served by the Handyworker Program was 139.</p> <p>Appropriateness: This program provides a valuable service to extremely low, very-low and low-income households in the City. This program remains appropriate and is included in the Element.</p>
<p>Program 9.5 Condominium Conversion Evaluate the effectiveness of the existing condominium conversion regulations (BHMC 10-2-710, 711, and 712) that set forth a series of tenant protections including tenant noticing, relocation provisions, right of first purchase, extended lease provisions for senior and disabled households and set an annual limit on the number of conversions allowed.</p> <p>Consider modifying the ordinance to require a number of units in any building converted to be set aside as affordable rental or ownership housing. Evaluate the benefit of offering an in-lieu fee option that would go into the City's Housing Trust Fund and be used to provide affordable housing in the City.</p>	<p>Progress: The City's current ordinance was evaluated in 2011 and a determination was made that existing tenant protections were sufficient and consistent with state law. The City has not had any recent condominium conversion requests and thus setting an annual cap on the number of conversions is not deemed necessary.</p> <p>Appropriateness: Tenant protections under the condominium conversion ordinance will remain in place. When the City moves forward with a nexus study in support of an inclusionary housing ordinance, extension of inclusionary requirements and in-lieu fee options to condo conversions will also be evaluated. A separate program in the Housing Element is no longer necessary.</p>

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
<p>Program 9.6 Rent Stabilization Continue the City's rent stabilization ordinance, which limits annual rent increases and provides tenant protections, to investigate tenant complaints regarding unlawful rent increases, service reductions, evictions and relocations. Investigate a target of 30 complaints per year.</p>	<p>Progress: The City continued to implement the current program. Approximately 24 complaints were received and investigated each year. Between 2008 and 2013, the City received approximately 650 rent stabilization related inquiries by phone, email or in person annually.</p> <p>Appropriateness: This provides support for tenants and helps regulate rent increases. It remains appropriate and is included in the Element.</p>
<p>Program 9.7 Monitoring Affordable Housing Continue to coordinate with the service provider of the assisted housing project that provides 150 units of affordable rental housing to very low income seniors. This coordination includes monitoring Section 8 renewals, advising tenants in advance of any potential conversion dates, and providing opportunities to continue affordability covenants.</p>	<p>Progress: The City continues to implement this program. The one very-low income building in the City has an affordability covenant and 150 units available to very low income seniors. The City contracts with Menorah Housing Foundation to oversee and administer the units.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Prior Goal 2: Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.</p>	
<p>Program 10.1 Density Bonus The City will modify the current ordinance to include specific lists of options in order to provide greater certainty in the type of development incentives and concessions that could be requested by developers applying for a density bonus.</p>	<p>Progress: The City is in the process of studying incentives that will be included in a list of options for developers. A program establishing a specific list of incentive options is expected to be adopted in 2013.</p> <p>Appropriateness: This program will be effective in establishing an ordinance to provide greater certainty in the type of development incentives available for developers receiving a density bonus. The City will continue to work with developers using the density bonus.</p>
<p>Program 10.2 Inclusionary Housing Conduct an inclusionary housing nexus study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount. Pursue adoption of an inclusionary housing program to require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households. The ordinance will require either: (a) provision of affordable housing onsite; (b) provision of affordable units off-site; or (c) payment of an affordable housing in-lieu fee. In lieu fees generated from the program will be contributed to the City's Housing Trust Fund.</p>	<p>Progress: The City has not yet initiated a nexus study, but is planning to do so in the near future.</p> <p>Appropriateness: The City will continue to move forward with a nexus study and the adoption of an inclusionary housing program. This program remains appropriate and is included in the Element.</p>

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
<p>Program 10.3 Housing Trust Fund Establish a Housing Trust Fund that will be used to construct or help leverage construction of affordable housing. Establish an Affordable Housing Program to manage the Trust Fund and establish parameters for allocation of funds towards projects, including consideration of priority assistance to projects that include a portion of units affordable to extremely low income households.</p>	<p>Progress: Through development agreements, the City has negotiated approximately \$3 Million dollars to be used to establish a housing trust fund. The three projects have not been built to date; however, once the City receives the money this will establish the trust fund. Parameters for the use of money in the trust fund will be established at that time. The City has linked the housing trust fund with the in-lieu fees in Program 10.2.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Program 10.4 Second Units In order to further encourage the provision of second units, the City will evaluate modifications to its second unit ordinance including:</p> <ul style="list-style-type: none"> ▪ Greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard ▪ Allowances for larger sized second units, of up to 1,000 square feet by right to reduce processing times, and facilitate the provision of second units with bedrooms. ▪ For second units built above a garage, allowance for an increase in the permitted height up to the height of the primary residence. ▪ Allowances for reduced setback requirements where privacy is not compromised. 	<p>Progress: A second unit study was conducted in 2010 and the results were discussed in the 2008-2014 Housing Element. The City is currently studying changes to the ordinance that could further incentivize the development of second units south of Santa Monica Boulevard. A second unit brochure has been created and is available to the public at the permit counter, public library, community centers, and online. This brochure describes what a second unit is, and explains the process for permitting and building a second unit in the City.</p> <p>Appropriateness: The City will continue to evaluate modifications to its second unit ordinance in order to encourage the provision of more second units in the City. This program remains appropriate and is included in the Element.</p>
<p>Develop a brochure to provide information on the City's second unit standards, and promote their development.</p>	
<p>Program 10.5 Affordable Housing Production Brochure Develop a brochure to summarize available incentives offered for the development of affordable housing, including fee waivers, density bonuses, modified standards for senior and disabled housing and development standards. Provide a series of web pages and downloadable handouts. Provide brochures in the permit center, and other public information areas.</p>	<p>Progress: The City developed two housing brochures. One summarizes incentives and standards for affordable housing. The second provides information on current housing programs to people in need of affordable housing and related services. The brochure is provided at the permit center, library, and community center. The information is also included on the City's newly created Housing website.</p> <p>Appropriateness: This program has been accomplished. The City will continue to provide the brochures to the public and update them as appropriate; however a separate program is no longer necessary.</p>
<p>Program 10.6 Sustainability and Green Building Continue the green building program and waive compliance with the program if it would frustrate the ability to provide affordable</p>	<p>Progress: The City continues to implement the current program in consistency with the State's CalGreen building code.</p>

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
housing in a project.	Appropriateness: This program remains appropriate and is included in the Element.
<p>Program 10.7 Partnerships with Affordable Housing Developers Initiate a partnership and continue to work with non-profit developers to assist in the development of housing affordable to extremely low and lower income households. The City will annually invite non-profit developers to discuss the City's plans, resources, site development opportunities and RFQ process. Select a non-profit developer to develop an affordable housing project, and support this effort through leveraging local Housing Trust Funds, assisting in the application for State and federal financial resources, facilitating project entitlement and providing a package of incentives.</p>	<p>Progress: The City prepared and scheduled a meeting with developers and affordable housing managers, which was held on February 7, 2013. Attendees were provided information on the City's housing incentives, and asked to complete a comment card on perceived barriers to developing affordable housing in the City, as well as things that the City could do to address these barriers. This meeting was a first step in establishing partnerships with affordable housing developers in anticipation for future affordable housing funds (Program 10.3).</p> <p>Appropriateness: The City will continue to work with non-profit developers and hold an annual forum to discuss affordable housing plans, resources, and development. This program remains appropriate and is included in the Element.</p>
<p>Prior Goal 3 Fair Housing and Special Needs Residents: Promote equal housing opportunities for all residents; including Beverly Hills' special needs populations, so residents have a choice of appropriate housing.</p>	
<p>Program 11.1 Fair Housing Program Continue to promote fair housing practices, and refer fair housing complaints to the Housing Rights Center, which provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Advertise the fair housing program through placement of fair housing services brochures at public counters in City Hall and the Library, at the Beverly Hills Senior Center, and on the City's website.</p>	<p>Progress: The City provides information about the Housing Rights Center and Fair Housing services on the City website (www.beverlyhills.org) and in the brochures created under Program 10.5.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Program 11.2 Senior Housing Development: Actively pursue development of an affordable housing project targeted towards Beverly Hills' extremely low and lower income residents. The City will provide the incentives outlined in prior program 10.7 (Partnerships with Affordable Housing Developers) to facilitate development.</p>	<p>Progress: This program commenced with an open house to initiate a dialogue with the affordable housing development community (refer to program 10.7). The City is also in the process of specifying development incentives as part of the update to its density bonus ordinance. Once the Affordable Housing Trust Fund is funded, the City will be able to more actively move forward in pursuing development of an affordable senior project.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Program 11.3 Senior Case Management Program Continue to contract with Jewish Family Services to provide a comprehensive case management program to assist frail elderly residents to remain independent and in their homes.</p>	<p>Progress: The City has continued to provide funding to Jewish Family Services, which provides a broad range of support services to seniors living independently. As of 2012, the program had served approximately 250 clients. A number of additional programs provide assistance to seniors including: the Beverly Hills Active Club, which provides</p>

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
	exercise classes and activities at La Cienega and Roxbury Parks, the Senior Center and Senior Library at Roxbury Park (funded through the City Library).
Appropriateness: This program remains appropriate and is included in the Element	
Program 11.4 Senior Homesharing Program Evaluate Community Assistance Funds and determine grant amount annually for support of the shared housing program administered by Alternative Living for the Aging (ALA).	Progress: Due to competing requests for funds, this program was not funded in Fiscal Year 2012/2013. The City will continue to evaluate available funds and consider refunding the program in the future
Appropriateness: This program remains appropriate and is included in the Element.	
Program 11.5 Accessible Housing Develop and adopt written procedures for reasonable accommodation requests with respect to zoning laws, permit processing, and building laws. Procedures will specify who may request an accommodation, time frames for decisions making and specific modification provisions. City will inform and educate the public on the process of requesting an accommodation.	Progress: On December 4, 2012, the City Council adopted ordinance 12-O-2634 adding Article 36.7 "Reasonable Accommodation Procedures for Disabled Persons" to Chapter 3 of Title 10 of the Beverly Hills Municipal Code. This article establishes a procedure for Disabled Persons, or their representatives, to request a reasonable accommodation from the City's zoning laws, building codes, and land use regulations, polices, and procedures to provide Disabled Persons with an opportunity to use and enjoy housing equal to that of non-disabled persons.
Appropriateness: This program has been accomplished. The City will continue to implement and promote the Reasonable Accommodation Procedures, however a separate program is no longer necessary.	
Program 11.6 Funding for Homeless Services Continue the CLASP (Changing Lives and Sharing Places) Program to provide street outreach workers and homeless case management. Continue to provide approximately 1,000 shelter bed nights per year through People Assisting The Homeless (PATH). Fund a variety of service organizations that serve the homeless through the Community Assistance Grant Program. Organizations include the All Saints Homeless Assistance Program, the Westside Food Bank, the Lost Angeles Free Clinic and the Maple Mental Health Counseling Center.	Progress: The City has continued to fund All Saints Homeless Assistance Program, Jewish Family Services, The Maple Counseling Center, People Assisting the Homeless (PATH), the Saban Free Clinic (previously the Los Angeles Free Clinic), and the Westside Food Bank. In 2012/13 funding was increased for the Changing Lives and Sharing Places (CLASP) program. The HOST program, which provides outreach to homeless persons, operated by Step Up On Second was also funded for the first time. The City also provides section 8 vouchers to PATH and Step Up on Second to be used for longer-term housing for homeless persons. In the 2011-2012 fiscal year, the City purchased an apartment unit in a supportive housing project constructed by Step Up on Second in Los Angeles with the intent that the unit will provide permanent supporting housing to a person formerly homeless in Beverly Hills.
Appropriateness: This program remains appropriate and is included in the Element	

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
<p>Prior Goal 4 Constraints: Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.</p>	
<p>Program 12.1 Zoning Text Amendment for Special Needs Housing Amend the zoning code in 2012 to make explicit provisions for a variety of special needs housing. This includes developing written objective standards for emergency shelters as permitted under SB 2.</p>	<p>Progress: On November 23, 2012, the City adopted Ordinance 12-O-2633 establishing definitions, designating use, and adopting local planning and approval requirements for emergency shelters, supportive housing, community care facilities and single room occupancy units. This ordinance is consistent with housing element program 12.1 and consistent with State regulations.</p> <p>Appropriateness: This program has been accomplished. The City will continue to implement actions outlined in the ordinance; however, a separate program is no longer necessary.</p>
<p>Program 12.2 Adjust Development Standards The City will reduce its minimum unit size requirements, and will conduct an analysis of its multi-family development standards and establish measurable parameters to assess which other standards serve as an actual constraint to development of housing for a range of housing types. For the standards identified as a constraint, the City will implement revisions to mitigate, including, but not limited to an evaluation of the following:</p> <ul style="list-style-type: none"> ▪ Replacing current density calculation for multi-family projects in the zoning code with a maximum floor area ratio ▪ Modifying development standards for single-lot projects ▪ Allowing greater flexibility in the type, and location of multi-family parking ▪ Allowing the same number of units to be rebuilt on properties that have more units than currently would be allowed ▪ Providing additional incentives for workforce housing over and above those contained in the provisions of the State Density Bonus 	<p>Progress: The City is conducting a study to understand what incentives, concessions and waivers would be most beneficial to building affordable housing in the City. This study is intended to inform upcoming modifications to the city's multi-family development standards in 2013. The City is also currently exploring minimum unit sizes for multi-family residential units that would be comparable to surrounding cities.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>

B. Table D-4 Housing Program Accomplishments (2008 – 2014)

Program	Progress/Appropriateness
<p>Program 12.3 Reduced Fees for Affordable Housing Evaluate the economic benefit of providing waivers or reductions of certain taxes and fees including certain project fees for developments containing very low, low- and moderate-income housing units, as well as for housing developed under the City’s modified standards for Multiple-family Residences for the Elderly and Handicapped Persons (Deed Restricted). The City will conduct fee study in 2012 and adopt modified development fees for affordable housing.</p>	<p>Progress: The City is currently studying fee reductions that would be meaningful to local affordable housing builders. The study is expected to be finalized in 2013.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>Program 12.4 Monitor the Development Review Process Members of the Development Review Taskforce will review the City’s development review processes, identify inefficiencies and uncertainties in the City’s review, and promote alternative techniques intended to streamline the process and to add greater levels of certainty in the development review process.</p> <p>Evaluate the development review process for housing projects on a project-level basis to identify, and to the extent possible, reduce any potential points of uncertainty in the process. Procedures will be modified as appropriate within one year.</p>	<p>Progress: The City recently hired an Urban Designer to help streamline review of new housing projects and other development proposed in the City. Additionally, in an effort to streamline permitting, the Community Development Department was restructured to form a dedicated group of zoning code and building experts focused on processing permits. The City is currently updating its zoning code to reduce inefficiencies and uncertainty in the development process. This zoning update is also intended to streamline the development review process and is expected to be completed by early 2014.</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>

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NEW

Appendix E: Public Participation

A. Forum for Affordable Housing Builders and Providers..... E-2
 1. Survey Responses "Affordable Housing Incentives Survey" E-2

B. Housing Survey E-3
 1. Housing Survey Responses E-3

C. Public Meetings..... E-9
 2. Publicly Noticed Hearings and Meetings E-9

This Appendix contains information on the public outreach conducted during the Housing Element update.

A. Forum for Affordable Housing Builders and Providers

On February 7, 2013 the City held a forum for builders and providers of affordable housing in the region. Approximately 15 participants attended the forum, where staff shared information on City resources and incentives for senior/disabled/affordable housing, and participants were invited to provide input on future housing programs in the City. Information was provided on the Housing Element update, density bonus program, senior and congregate housing incentives, entitled affordable housing projects, and services provided for the homeless in Beverly Hills. Staff also disseminated a survey to solicit specific written input from participants as to what programs/incentives could be of most benefit for production of affordable housing in the City. Below is a summary of the responses.

1. Survey Responses “Affordable Housing Incentives Survey”

1. In general, what incentives have you found to be the most useful?

- Subsidized land cost
- Construction subsidies and Project-based Section 8 rental assistance
- Subsidy money. Parking reductions for affordable housing units. Height/floor area
- Density bonuses, fee waivers and parking reductions, and more by-right opportunities

2. What are the greatest barriers to affordable housing here in Beverly Hills?

- Cost and scarcity of land
- Land cost
- Sites and money
- Cost of land and construction
- Community opposition and land cost, and possibly, political will

3. Are the incentives Beverly Hills currently offers beneficial for developing affordable, senior & disabled housing projects?

- Seem to be similar if not the same as those allowed under SB1818 (density bonus). The key to overcoming cost of land, Beverly Hills will need to expand allowable bldg. envelope, make it more efficient to develop within the envelope allowed and/or provide subsidy
- Yes, density helps but cannot get you there.
- They are helpful but does not offset the high cost of land

4. What programs not currently offered could the City explore in the upcoming Housing Element?

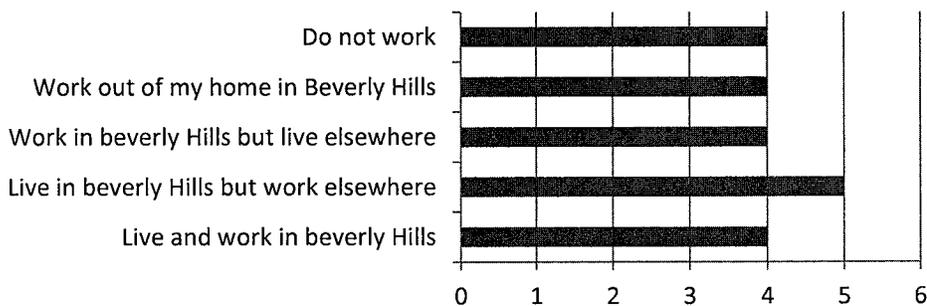
- Trust Fund for subsidy, Reduce minimum unit size, Increase height
- Inclusionary housing requirement, buy land, co-venture with developer
- Site assembly
- Housing Trust Fund, City controlled land offered for affordable housing development
- Land acquisition assistance eg.: below market loans to developers to purchase property.

B. Housing Survey

The “Beverly Hills Housing Survey” (Figure E-1) was provided to the public at the library, senior center and community center. A version of the survey was also provided online and promoted through the City’s website (beverlyhills.org). The survey also included City staff contact information for questions and comments. The survey was available for approximately three months, and 21 responses were received. The responses are summarized below.

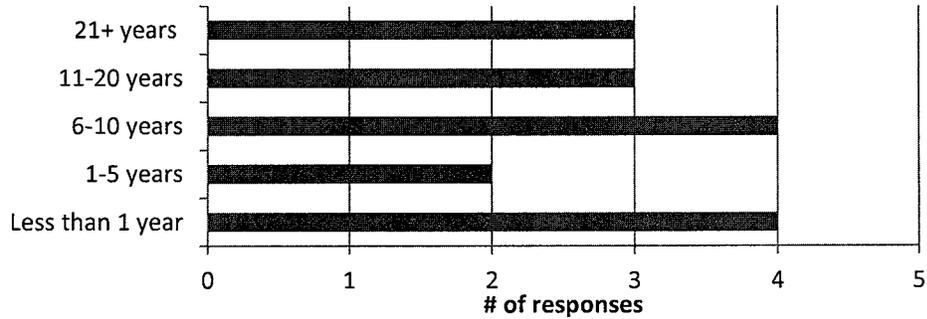
1. Housing Survey Responses

1. *Currently you*¹

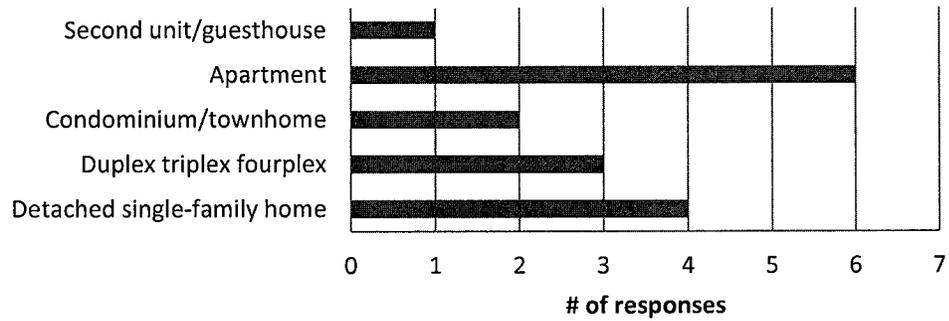


¹ Respondents who indicated they did not live in the City were invited to continue and answer questions 9 and 10.

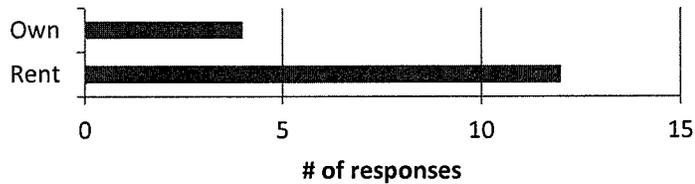
2. If you live in the City, how long have you lived in Beverly Hills?



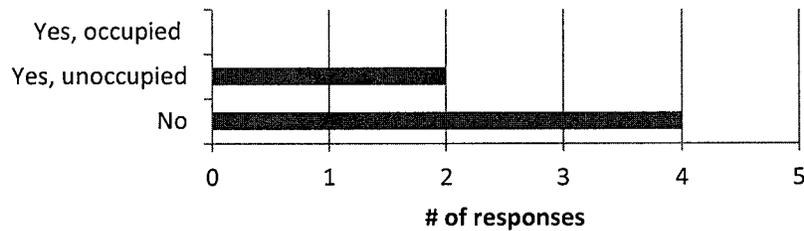
3. Select the type of housing you reside in



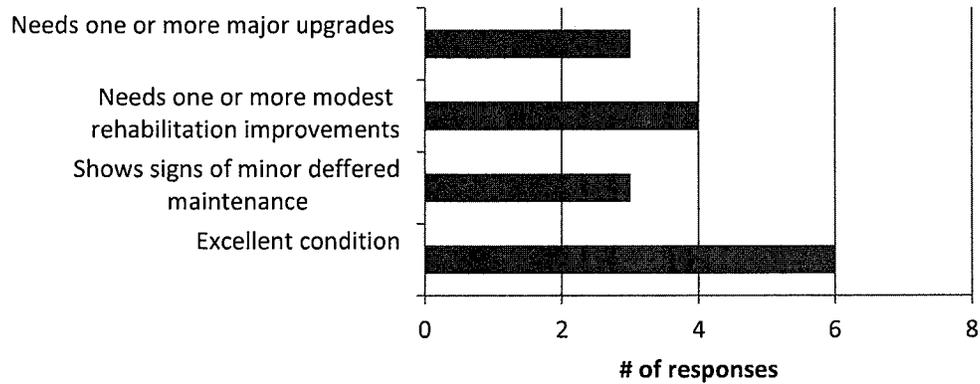
4. Do you rent or own?



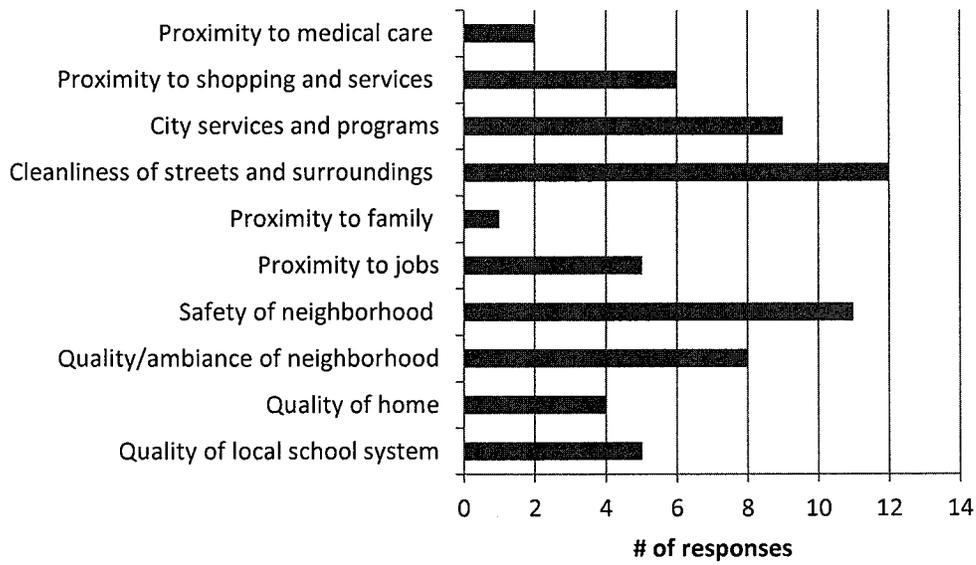
5. If you live in a single family home, does the property have a second unit?



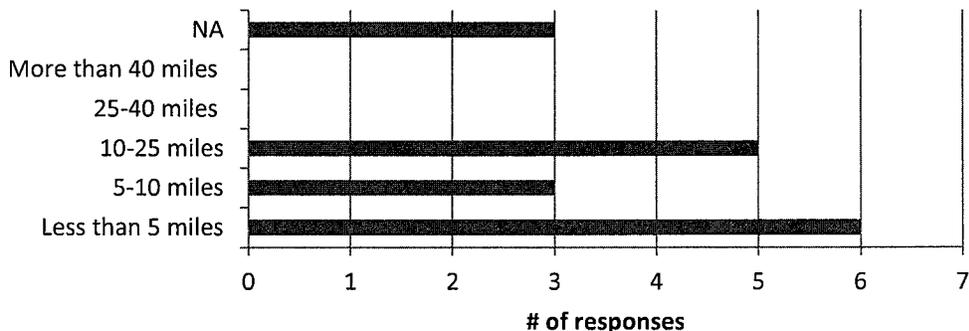
6. How would you rate the physical condition of the unit you live in?



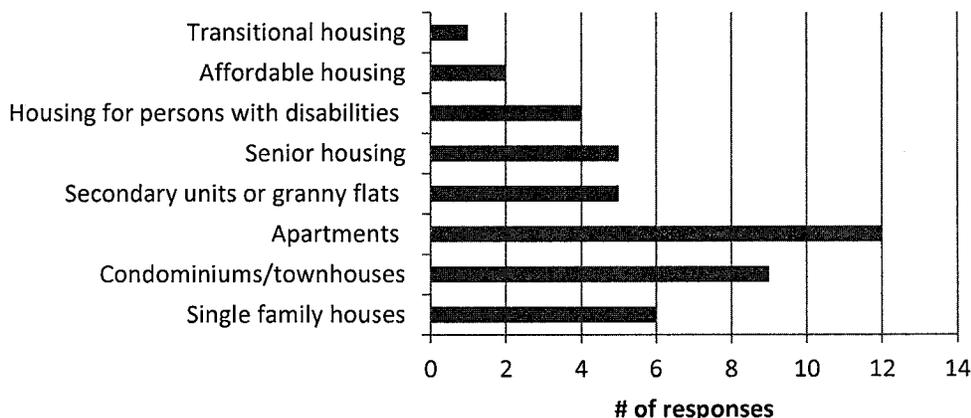
7. Select the top reasons you live in Beverly Hills (pick up to five)



8. How long is your one way commute to work



9. What housing types are most needed to address Beverly Hills housing needs?



10. Is there anything else you would like to add?

"Not everyone in Beverly Hills is wealthy; units need to be elegant but modest and affordable. I would be interested in researching rent control"

"It would be wonderful to have a variety of people of all economic and racial backgrounds in the neighborhood. Safe, affordable housing should be accessible to all."

"The City of Beverly Hills should build more low income housing for adults 55+"

"Cap rent controlled units at no more than 5% annually"

WHY DO A SURVEY?

The City is in the process of updating the Housing Element of the General Plan for the 2013-2021 period as required by State law.

The Housing Element establishes policies and programs to address Beverly Hills' existing and projected housing needs for all economic segments of the community.

The first step in this process is to ask you what you see as the community's most important housing needs.

Thank you for taking this survey. Surveys may be returned:

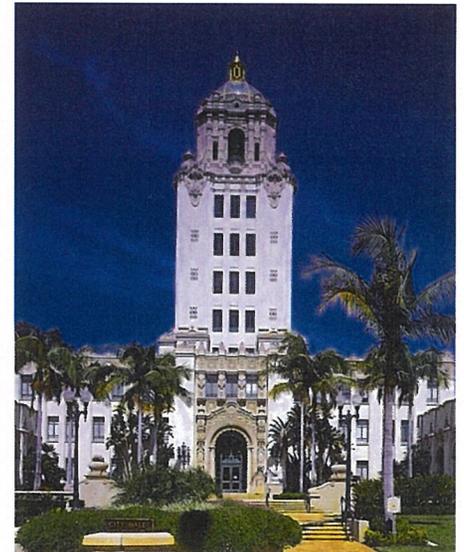
- 1) *by mail:*
City of Beverly Hills
Community Development Department
455 N. Rexford Drive
Beverly Hills 90210
- 2) *by FAX:* (310) 858-5966
- 3) *on-line and submitted electronically:*
www.beverlyhills.org/housing

All responses are kept completely confidential, and are only reported in the aggregate.

City of Beverly Hills
Community Development Department
455 North Rexford Drive
Beverly Hills, CA 90210



Housing Survey



Beverly Hills 2013-2021 Housing Element Update

Community Development Department

CITY OF BEVERLY HILLS — HOUSING SURVEY

1. Do you live in Beverly Hills?

- Yes, please answer questions #2-12
 No, please skip to question #9

2. How long have you lived in Beverly Hills?

- Less than 1 year
 1-5 years
 6-10 years
 11-20 years
 21+ years

3. Select the type of housing unit you reside in:

- Detached single-family home
 Duplex/triplex/fourplex
 Condominium/townhome
 Apartment
 Second unit/guesthouse*

4. Do you rent or own the home you live in?

- Rent
 Own

5. If you reside in a single-family house, does the property have a second unit/guest house?

- Yes
 No

6. Is this second unit/guesthouse occupied?

- Yes
 No
 N/A

7. How would you rate the physical condition of the unit you live in?

- Excellent condition
 Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
 Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, etc.)
 Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc.)

8. Select the top reason(s) you chose to live in Beverly Hills (choose up to five):

- Quality of local school system
 Quality of home
 Quality/ambiance of neighborhood
 Safety of neighborhood
 Proximity to jobs
 Proximity to family
 Cleanliness of streets and surroundings
 City services and programs
 Proximity to shopping and services
 Proximity to medical care

9. What types of housing are most needed to address Beverly Hills' housing needs? (Select all that apply)

- Single-family houses
 Condominiums/Townhouses
 Apartments
 Secondary Units or "Granny Flats"
 Senior Housing
 Housing for Persons with Disabilities
 Other (please specify)

10. Currently, you

- Live and work in Beverly Hills
 Live in Beverly Hills but work elsewhere
 Work in Beverly Hills but live elsewhere
 Work out of my home
 Do not work

11. How long is your one-way commute to work?

- Less than 5 miles
 5-10 miles
 10-25 miles
 25-40 miles
 More than 40 miles
 N/A

12. Are there any additional comments you would like to provide the City for its 2013-2021 Housing Element update?

*Defined as a unit that provides for independent living (bathroom, full kitchen, sleeping area)

The City appreciates your assistance. Feel free to contact Peter Noonan at pnoonan@beverlyhills.org or (310) 285-1127 with any questions or comments.

C. Public Meetings

1. Forum for Affordable Housing Builders and Providers

A Forum for affordable housing builders and providers was held on February 7, 2013. Please see page E-2 for more information.

2. Publicly Noticed Hearings and Meetings

Drafts of the 2014-2021 Housing Element will be considered by the Planning Commission and City Council before adoption at public meetings. Information on these meetings and the input received will be included as available.

A number of public hearings and notices were held by the City during the development of the City's previous Housing Element, which was adopted in 2012. This document served as the basis for the 2014-2021 Housing Element. The development of the 2008-2014 Housing Element was initiated in conjunction with the City's comprehensive update to its General Plan, and was part of the extensive community outreach conducted in support of that process. This process included noticed public hearings, input from topic committees, ten community outreach meetings, and planning commission study sessions on the Housing Element. This extensive public outreach effort served to involve the community and various stakeholders in the development of the previous Housing Element, which is the foundation for the 2014-2021 Housing Element.