



STAFF REPORT
CITY OF BEVERLY HILLS

For the Planning Commission
Meeting of May 13, 2010

TO: The Planning Commission
FROM: Peter Noonan, AICP, Associate Planner *PN*
THROUGH: Jonathan Lait, AICP, City Planner
SUBJECT: **Housing Element Update – Study Session on Draft Goals and Policies.**

SUMMARY

This study session continues the Housing Element update discussion that began on April 22, 2010.

This report transmits modifications to the draft housing goals and policies. The Planning Commission previously reviewed and revised these goals and policies in 2008 and 2009. Additional modifications have been proposed by the City's housing consultant and are intended to provide a more comprehensive set of policies on which to base the City's housing programs.

The discussions on the potential housing sites inventory, and 5-year strategy to plan for the creation of affordably-priced housing (e.g. identification of new housing programs) will be held on June 24 and July 15. Background information that builds on the information previously provided in the Housing Element Update workbooks will be provided in the packets.

BACKGROUND

The Planning Commission last reviewed and revised the draft Housing Goals and Policies on September 10, 2009. A copy of the resulting language was distributed on March 25, 2010.

DISCUSSION

In order to assure that programs to be identified in June and July have a solid relation to the City's goals and policies modifications to the draft goal and policy language are proposed. The modifications include:

- Language revisions
- Additional Policies
- Re-organization (Recommending that some policies be removed and others become programs)

The modifications are attached to this report in both a clean copy format, assuming all revisions are made (Attachment A), and in a strike-out/ underline format (Attachment B). Strike-outs and underlines have been made similar in form to the format used in refining the "Step One" amendments.

Notes providing the reason for deletions have been inserted at the beginning of deleted policies in parentheses and italics. For instance, in cases where a policy is proposed to be converted to a program, the policy has been crossed out and a note has been inserted at the beginning of the policy that states "*Propose moving to programs*".

This study session will be set up with the proposed modifications on the viewing screens to allow the Planning Commission to discuss, revise and approve the proposed changes in session.

RECOMMENDATION

Consider the proposed changes and approve or revise as appropriate.

PETER NOONAN, AICP

Attachments:

Attachment A – Modified Goals and Policies – Clean Copy

Attachment B – Modified Goals and Policies – Strike-out/ Underline Copy

City of Beverly Hills
 DRAFT HOUSING GOALS AND POLICIES
 Revisions Proposed for Discussion on May 13, 2010
 CLEAN COPY

DRAFT 2006 – 2014 GOALS AND POLICIES	
<i>Conserve and Improve Existing Housing Stock</i>	
H1	Maintenance and Conservation. Maintain and enhance the quality of existing housing and residential neighborhoods.
H1.1	Neighborhood Character. Maintain the character and quality of residential neighborhoods.
H1.2	Healthy and Safe Housing. Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 5.3)
H1.3	Home Repair Assistance. Provide assistance to low- and moderate-income households to encourage the adequate maintenance and rehabilitation of existing housing, such as through the Handy-worker program.
H1.4	Historic Preservation. Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies.
H1.5	<i>(Moved from 2.7)</i> Conservation of Existing Rental Housing. Regulate the conversion of rental apartments to condominium ownership.
H1.6	Rent Stabilization. Continue to provide tenant protections through the City's Rent Stabilization Ordinance.
H1.7	Preservation of Affordable Housing. Support preservation of publicly subsidized rental housing to maintain affordability to lower income households.

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<i>Provide New Housing Opportunities</i>	
H2	Housing Supply and Diversity. Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.
H2.1	Affordable Housing Incentives. Offer incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing. Proactively seek out new approaches in the provision of affordable housing. (Imp. 2.1, 2.2, 2.3)
H2.2	Inclusionary Housing. Pursue adoption of an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.
H2.3	Housing Trust Fund. Create a Housing Trust Fund to financially assist nonprofit and for-profit developers in the creation of quality, affordable housing.
H2.4	Second Units. Promote second units as a means of providing lower cost housing options for seniors, caretakers, and others.
H2.5	Adaptive Reuse. Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types.
H2.6	Site Information. Provide information to residential developers regarding sites that may be suitable for new affordable housing development.
H2.7	Environmentally Sustainable Housing. Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing. (Imp. 2.1, 2.3, 8.1)
H2.8	Transit-Oriented Housing. Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations. (Imp. 2.1, 3.6, 3.7, 7.2, 8.1)

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H2.9	Jobs/ Housing Balance. Promote programs seeking to provide housing opportunities for people who work in the City as a means of reducing long commutes, easing local traffic, improving air quality and helping to achieve a balanced regional jobs/housing distribution for the western portion of Los Angeles County. (Imp. 5.1)
H2.10	Workforce Housing. Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce.
H2.11	<i>(Moved from 2.8)</i> Partnerships for Affordable Housing. Explore opportunities for partnerships with adjacent jurisdictions and other governmental agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds.
<i>Promote Equal Housing Opportunities and Special Needs Housing</i>	
H3	Fair Housing and Special Needs Residents. Promote equal housing opportunities for all residents, including Beverly Hills' special needs populations, so residents can reside in the housing of their choice.
H3.1	Fair Housing Practices. Promote fair housing and non-discrimination in the sale and rental of housing by coordinating with organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.
H3.2	Senior Housing. Support the provision of a variety of housing options for seniors to foster independence and the ability of seniors to remain in the community as they age.
H3.3	Senior Support Services. Continue to offer housing support services for seniors, including case management and home share programs.
H3.4	Housing Accessibility. Address the special housing needs of persons with disabilities through adoption of reasonable accommodation procedures, homeowner's assistance grants, and supportive housing.

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H3.5	Homeless Programs. Continue to provide support to community service organizations that assist the homeless through provision of housing and services.
<i>Remove Governmental Constraints</i>	
H4	Constraints. Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.
H4.1	Zone for a Variety of Housing Types. Amend the Zoning Ordinance, as required by State law, to facilitate the provision of a variety of housing types for special needs populations, including persons with disabilities, the homeless, and persons at risk of homelessness
H4.2	Adjust Development Standards. Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing.
H 4.3	Fee Reduction. Establish a process to provide fee waivers to facilitate the production of affordable, senior, and workforce housing.

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DRAFT ~~2008-2006~~ - 2014 GOALS AND POLICIES*Conserve and Improve Existing Housing Stock*

H1 **Maintenance and Conservation.** ~~High-quality housing stock and preservation of the character of residential neighborhoods~~ Maintain and enhance the quality of existing housing and residential neighborhoods.

H1.1 **Residential Neighborhood Characters.** Maintain the character and quality of residential neighborhoods.

H1.2 **Healthy and Safe Housing.** ~~Promote housing that is free of health or safety hazards and overcrowding, and enforce applicable health and safety standards.~~ Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 5.3)

H1.3 **Maintenance Home Repair Assistance.** Provide assistance to low- and moderate-income households to encourage the ~~rehabilitation and adequate maintenance~~ and rehabilitation of existing housing, ~~units such as~~ through the Handy-worker program.

H1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies.

~~2.7~~H1.5 **Conservation of Existing Rental Housing.** Regulate the conversion of rental apartments to condominium ownership. ~~Loss of Affordable Housing due to Conversion.~~ Pursue the continued affordability of rental units or payment of an in-lieu fee as a condition of approving any conversion to a common interest development.

H1.6 **Rent Stabilization.** Continue to provide tenant protections through the City's Rent Stabilization Ordinance.

H1.7 **Preservation of Affordable Housing.** Support preservation of publicly subsidized rental housing to maintain affordability to lower income households.

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1.4	<i>(Propose to move to programs).</i> Vacant Structures. Continue to require that the exterior of vacated multi-family structures which will be demolished for redevelopment are adequately maintained as a condition of extension of tentative map approval for the site.
1.5	<i>(Propose to move to programs).</i> Multifamily Inspections. Develop a self-funded inspection program with a four-year cycle for all multifamily rental units. Establish standards for habitability, building safety, including aesthetic conditions related to property and building maintenance for the apartment units.
<i>Provide New Housing Opportunities</i>	
H2	Housing Supply and Diversity. Provide <u>A</u> variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.
2.1	<i>(Redundant, addressed by policies under goals 1 and 2)</i> Preservation and Expansion of Affordably Priced Housing. Preserve existing and expand affordable housing, particularly rental and assisted living units.
2.2	<i>(May not be achievable at this time)</i> Affordable Housing Assistance. Examine potential need and explore opportunities as appropriate to assist residents in purchasing smaller housing units as their needs change while they age, housing that is affordably priced.
H2.31	Affordable Housing Incentives. <u>Facilitate the development of affordable housing through Offer incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing. Proactively seek out new approaches in the provision of affordable housing. Develop, and revise as necessary, programs with incentives for inclusion of affordable housing in new residential developments. (Imp. 2.1, 2.2, 2.3)</u>
H2.42	Inclusionary Housing. <u>Pursue adoption of Develop an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community. setting aside units, which may include an in-lieu fee option, to facilitate the development of affordable, senior and workforce housing.</u>
H2.53	Housing Trust Fund. Create a Housing Trust Fund to financially assist nonprofit or and for-profit developers <u>into the creation of quality, affordable housing.</u>

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<u>H2.4</u>	<u>Second Units.</u> <u>Promote second units as a means of providing lower cost housing options for seniors, caretakers, and others.</u>
<u>H2.5</u>	<u>Adaptive Reuse.</u> <u>Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types.</u>
<u>2.6</u>	<i>(Referenced under Policy 2.1)</i> Density Bonuses. Continue to implement state law requiring residential density bonuses. Study and consider local density bonus standards that encourage development of affordable housing units.
<u>2.7</u>	<i>(Moved to H1.5)</i> Loss of Affordable Housing due to Conversion. Pursue the continued affordability of rental units or payment of an in-lieu fee as a condition of approving any conversion to a common interest development.
<u>2.8</u>	<i>(Moved to H2.11)</i> Partnerships for Affordable Housing. Explore opportunities for partnerships with adjacent jurisdictions and other governmental, nonprofit agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds, and for-profit developers to produce housing affordable to lower income households.
<u>H2.96</u>	Site Information. Provide information to residential developers regarding sites that may be suitable for new affordable housing development.
<u>H2.107</u>	Environmentally Sustainable Housing. Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing. (Imp. 2.1, 2.3, 8.1)
<u>H2.11</u>	<i>(Redundant, addressed by H2.11)</i> Inter-governmental Coordination. Coordinate policies, plans and programs of all City departments and regional agencies to assure consistency of residential development. (Imp. 7.1, 7.2, 7.3)
<u>H2.128</u>	Transit-Oriented Housing. Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations. (Imp. 2.1, 3.6, 3.7, 7.2, 8.1)

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<p>H2.139</p>	<p>Jobs/ Housing Balance. Promote programs seeking to provide housing opportunities for people who work in the City as a means of reducing long commutes, easing local traffic, improving air quality and helping to achieve a balanced regional jobs/housing distribution for the western portion of Los Angeles County. (Imp. 5.1)</p>
<p>H2.10</p>	<p>Workforce Housing. Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce.</p>
<p>H2.82.1 1</p>	<p>(Moved from 2.8) Partnerships for Affordable Housing. Explore opportunities for partnerships with adjacent jurisdictions and other governmental agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds.</p>
<p>Promote <u>Equal Housing Opportunities and Special Needs Housing</u></p>	
<p>H3</p>	<p>Fair Housing and Special Needs Residents Housing. Housing-Promote equal housing opportunities for all residents, including Beverly Hills' special needs populations, so residents can reside in the housing of their choice. <u>for senior citizens and other special needs populations.</u></p>
<p>H3.1</p>	<p>Fair Housing Practices. Promote fair housing and non-discrimination in the sale and rental of housing <u>by coordinating with organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.</u></p>
<p>H3.2</p>	<p>Senior Housing. Support the provision development of a variety of <u>affordable senior housing options for seniors and supportive services to foster</u> facilitate independence and the ability of seniors to remain in the community as they age.</p>
<p>H3.13</p>	<p>Senior Support Services Programs. Continue to offer housing support services for seniors, including case management and homeshare programs. Investigate available assistance programs provided by federal, state, local, and private sources, and support innovative public, private, and nonprofit organization's efforts in the development of housing to meet the needs of seniors and other special needs populations.</p>
<p>H5.13.4</p>	<p>Housing Accessibility. Address the special housing needs of persons with disabilities through adoption of reasonable accommodation procedures, homeowners assistance grants, and supportive housing.</p>

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<p>H3.25</p>	<p>Homeless Programs. Continue to provide support, and expand support, to <u>community service</u> organizations that assist the homeless through the provision of services and housing and services.</p>
<p><i>Remove Governmental Constraints</i></p>	
<p>H4</p>	<p>Constraints. Reduced<u>Mitigate potential</u> governmental constraints <u>on the maintenance, improvement and development of housing, while maintaining community character,</u> that limit the development of affordable housing.</p>
<p>H4.1</p>	<p>Zone for a Variety of Housing Types. Amend the Zoning Ordinance, as required by State law, to facilitate the provision of a variety of housing types for special needs populations, including persons with disabilities, the homeless, and persons at risk of homelessness</p>
<p>H4.2</p>	<p>Adjust Development Standards. Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing.</p>
<p>H 4.1</p>	<p>(Propose moving to programs). Housing Costs. Evaluate regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and/or construction of dwelling units to assess their impacts on housing costs and compliance with state housing law.</p>
<p>H 4.23</p>	<p>Cost OffsetFee Reductions. Establish a process to provide fee waivers to facilitate the production of affordable, senior, and workforce housing. Offer financial and/or regulatory incentives where feasible to offset or reduce the costs of developing affordable senior or workforce housing.</p>
<p><i>Promote Equal Opportunity Housing</i></p>	
<p>H5</p>	<p>(Not needed as a goal, addressed by policy H3.4) Accessible Housing. Demonstrate commitment to promoting equal housing opportunities for all residents.</p>
<p>5.1</p>	<p>(Modified and relocated as H3.4) Housing Access. Encourage the rehabilitation and construction of barrier-free housing for persons with disabilities.</p>
<p>5.2</p>	<p>(Not needed at this time) Fair Housing Practices. Promote fair housing and non-discrimination in housing sales and rentals by coordinating with organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.</p>

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5.3

(Propose moving to programs). Rent Stabilization. ~~Continue and enhance, and study and revise as appropriate, a program under the rent stabilization ordinance of investigating tenant complaints, service reductions, evictions, relocations, and rent increases.~~