



Planning Commission Report

Meeting Date: June 27, 2013

Subject: Draft 2014-2021 Housing Element

Recommendation: Consider a recommendation that the City Council direct staff to submit the Draft 2014-2021 Housing Element to the State for review

REPORT SUMMARY

The City is required to periodically update its Housing Element. As part of that process, the City is required to send the draft document to the State Department of Housing and Community Development (HCD) for review. At this time, staff requests that the Planning Commission review the draft 2014-2021 Housing Element and make a recommendation that City Council send the draft document to HCD.

The Housing Element establishes goals, policies, and programs to achieve an adequate supply of safe, affordable housing for all members of the community, and is part of the City's General Plan. This report summarizes the content of the Draft 2014-2021 Housing Element and Appendices.

BACKGROUND

The Housing Element is one of the State-required elements in the City's General Plan and it must be updated periodically. The City's currently adopted Housing Element is for the period 2008-2014 and was adopted by the City Council in 2012. The new update period for Beverly Hills is eight years (2014 – 2021). The City qualified for this longer, eight year planning cycle (previous cycles were five years) because the City's prior Housing Element was certified by the State, and the City has since adopted special needs housing and reasonable accommodation ordinances consistent with State law.

In the Housing Element, the City is required to provide a sites and zoning analysis to accommodate a minimum number of affordable and market rate housing units during the 2014-2021 planning cycle. The State also requires the City to review past housing trends, assess the housing needs of the community, identify constraints to providing affordable and market rate housing, and establish policies and programs to address these constraints and produce housing. A major emphasis of the Housing Element update is to assure that the City adequately plans for future housing needs in the community. The number of housing units for which the City needs to plan is determined by the State, and allocated by the Southern California Association of Governments (SCAG) through the Regional Housing Needs Assessment (RHNA) Allocation Plan.

New to this planning cycle, the State Department of Housing and Community Development has a streamlined update review process. This process is useful for local governments that do not have significant changes in local conditions and circumstances since the adoption of their existing element,

Attachment(s):

1. Draft 2014-2021 Housing Element
2. Draft 2014-2021 Housing Element Appendices

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and find that the information in the existing housing element is still current. In the streamlined process, the City is able to resubmit edited sections of the existing housing element with changes presented in strike-out and underline formatting. For this housing element update not all sections are being revised, and the streamlined review process will allow the City to complete the Housing Element update more quickly and at a lower cost. Sections of the attached Housing Element update are labeled as edited or new for ease of review.

DISCUSSION

The purpose of the Housing Element is to achieve an adequate supply of safe, affordable housing for all community members at all income levels, including community members with special needs. The draft element is presented in two documents, in order to increase readability and make it more consistent with other elements in the General Plan. The first document (Draft 2014-2021 Housing Element, Attachment 1) would be inserted into the General Plan, replacing the existing housing element. The Housing Element includes the introduction, housing plan (including the housing goals, policies and programs), housing needs summary, sites inventory and RHNA summary. The second document (Draft 2014-2021 Housing Element Appendices, Attachment 2) includes background information on the Beverly Hills Housing Element. This document would be adopted by reference and maintained separate from the General Plan. The contents of these appendices are outlined in detail below.

Draft Housing Element

Community Profile and Housing Needs

The community's housing needs are estimated from 2010 census data and other State data sources. Overall, the population in the City remained relatively stable over the past decade, with a population of 34,109 residents in 2010. Other trends include:

- Approximately 3,941 Beverly Hills households (28% of all households) earn Low incomes (<80% of area median income [AMI]¹);
- The 2010 Census estimates that 1,518 households (11% of all households) earn Extremely Low incomes (<30% AMI);
- Approximately one-third of the City's workforce (13,000 workers) are in generally lower paying hospitality, restaurant, retail and service-related industries;
- Approximately 4,360 Beverly Hills households (30% of all households) are Senior households²; and,
- Ten-percent (3,259 individuals) of the City's population has some type of physical or mental disability.

¹ The government classifies household income into groups based on the County adjusted median income (AMI), adjusted for household size. The 2013 Los Angeles County income limits for a two person household are: Extremely Low - \$20,500; Very Low - \$34,200; Low - \$54,650; Moderate - \$62,200; and Above Moderate - >\$62,200. More information on AMI can be found on page A-12 of Appendix B.

² A Senior Household is defined as a household headed by a person aged 65 years and older.

Additionally, 56% of residents are estimated to rent rather than own their home and approximately 63% of the housing in Beverly Hills is multi-family housing. More information on the demographic and housing trends of the City and the identified housing needs can be found in Appendix A.

Housing Plan

The City's Housing Plan outlines the goals, policies and programs to address the community's housing needs. The 2014-2021 Housing Element has not substantially changed from the 2008-2014 Housing Element; however, program timelines have been revised to meet the new planning cycle (2014-2021) and several programs have been updated to reflect actions that the City accomplished since the adoption of the last Housing Element. New housing programs and changes to existing housing programs include:

- Program 9.4 "Historic Preservation Program" was added to address Historic Preservation as a tool for the preservation of older housing stock, and establishes a goal of evaluating and adopting preservation incentives to promote the preservation of historic sites and structures.
- Program 10.5 "Affordable Housing Production Brochure and Outreach" was accomplished, and the program was removed;
- Program 11.5 "Housing Opportunities for Persons with Disabilities" was changed to reflect the adoption of the Reasonable Accommodation ordinance (12-O-2634) in 2012. The program now sets a timeline for the implementation of an outreach program to publicize information on resources for housing and services and the pursuit of funds for future housing projects;
- Program 12.1 "Zoning Text Amendments for Special Needs Housing" was accomplished with the adoption of the Special Needs Housing ordinance in 2012 (12-O-2633) and this program was removed; and,
- Program 12.3 "Monitor the Development Review Process" has been modified to reflect recent actions taken to streamline the permit process and reflect the current effort to update the zoning code.

Numeric objectives for housing production, housing rehabilitation, and housing preservation are also defined in the housing element, based on programs and on past development trends.

Sites Inventory and Regional Housing Needs Assessment Summary

The sites inventory identifies vacant or underutilized multi-family sites that are appropriate for housing development (See pg. 498 of the attached draft Housing Element). The sites inventory has been updated based on development that took place since the last Housing Element. The inventory also includes housing projects that are entitled but not yet built, and second units³ that are expected to be built in the next housing cycle. The sites inventory indicates that there are adequate sites to accommodate the City's RHNA (3 units), shown in the following table. The RHNA is considered the City's

³ A second unit is defined as a residential dwelling that provides complete independent living facilities including a sleeping area, a bathroom, and a stove and refrigerator located on the same lot as an existing single-family home. More information on second units is outlined on pg. 482 of the attached Draft Housing Element document.

fair share contribution to the regional housing need. The full sites inventory is provided in Appendix B (Potential Constraints on Housing Production and Conservation).

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

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

* AMI – Area Median Income.

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

Appendices

Community Profile (Appendix A)

Appendix A contains the full community profile that was compiled and analyzed to identify the housing needs of the community. This appendix was rewritten to reflect the most recent demographic and housing data available. A summary of key points from the community profile is described above in the "Community Profile and Housing Needs" section of this report.

Potential Constraints on Housing Production and Conservation (Appendix B)

The potential constraints appendix provides a summary of potential market, governmental, and environmental constraints that could reduce the market's ability to provide adequate housing to meet the community's needs. The appendix includes information on construction and land costs, land use and zoning standards, and environmental and infrastructure limitations associated with housing production. The potential constraints appendix has been edited to reflect changes in City policies and programs since the adoption of the last Housing Element including:

- Establishment of reasonable accommodation procedures for disabled persons;
- Establishment of the special needs housing overlay zone;
- Creation of the historic preservation program; and,
- Establishment of an updated fee schedule.

Housing Resources (Appendix C)

The Housing Resources (Appendix C) section provides an analysis of land, financial, and organizational resources available to the City and to housing developers. This section has been rewritten to reflect current resources available.

Review of Past Accomplishments (Appendix D)

This appendix has been rewritten to list the City's accomplishments in achieving the goals and policies of the prior Housing Element (2008-2014), which include:

- Establishment of reasonable accommodation procedures for disabled persons with the adoption of ordinance 12-O-2634;
- Adoption of a zoning text amendment for special needs housing to make explicit provisions for a variety of special needs housing with the adoption of ordinance 12-O2633;
- Hosting housing forum with non-profit and affordable housing developers in the region; and,
- Continuation of programs maintaining and enhancing the quality of housing and neighborhoods including the Handyworker Home Repair and Improvement program and the property maintenance program.

Public Participation (Appendix E)

Contents of this appendix are discussed in the public notice section of this report.

GENERAL PLAN CONSISTENCY

The Housing Element is consistent with the goals, policies, and programs in the City's General Plan. General Plan Policy LU 3.2 "Fair Share of Regional Housing Needs" states that the City should meet State requirements to accommodate the City's fair share of regional housing needs, and Policy LU 16.10 "Affordable Housing" calls for the support of the development of affordable housing as required by state law. General Plan Program 1.2 "General Plan Amendments" states that the City will periodically revise the Housing Element and other elements in the general plan as required by State statute. General Plan Program 5.1 "Housing" calls for the adoption of programs that promote the preservation, conservation and improvement of housing in the community, and for the support of the development of housing for all economic segments, the support of special needs households, the removal of constraints to housing production and the support of equal housing opportunities for all residents. In addition, the State requires the Housing Element be updated periodically. This update is consistent with State requirements.

PUBLIC NOTICE

A notice of public hearing was published on June 20, 2013, in the *Beverly Hills Weekly* and June 21, 2013 in the *Beverly Hills Courier*. Public participation in the Housing Element process is important and the City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of City funds. Appendix E summarizes the community outreach conducted thus far for the Housing Element Update. Outreach has included a City sponsored forum held in February 2013 that brought together representatives from approximately 15 non-profit housing builders and agencies to discuss the City's housing needs, opportunities for development, and current and future housing policies. The City also conducted a "Housing Survey" to gather input from community members on housing conditions and needs. The survey was provided online at the City's website, and placed in the library and community center. Results of the survey are presented in Appendix E.

NEXT STEPS

The Housing Element will be brought to the City Council for direction to submit the document to the State for review once the Planning Commission has considered the Draft Element and made its recommendation.

Report Reviewed By:



Jonathan Lait
City Planner

Attachment 1
Draft 2014-2021 Housing
Element

HOUSING

Adopted on XX

Certified by the State on XX

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NEW

Role and Purpose of Housing Element

The purpose of the Housing Element is to achieve an adequate supply of safe, affordable housing for all community members regardless of income, including community members with special needs. Housing element law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt zoning and regulatory mechanisms that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and report their findings back to the local government.

A key aspect of a community's housing element is the identification of adequately zoned sites and establishment of local housing programs to meet the jurisdiction's "fair share" of future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs to southern California jurisdictions. Pursuant to the Regional Housing Needs Assessment, or RHNA, planning period, the Beverly Hills Housing Element is an eight-year plan extending from 2014-2021. This Housing Element is an update to, and replaces the City's 2008-2014 Housing Element adopted in November, 2011.

Beverly Hills' 2014-2021 Housing Element identifies strategies and programs for:

- 1) Housing Maintenance and Conservation
- 2) Housing Supply and Diversity
- 3) Fair Housing and special Needs Residents
- 4) Removing Governmental Constraints

The Housing Element is consistent with the policies and programs set forth in other elements of the General Plan. Since the adoption of the previous Housing Element, there have not been any significant General Plan Amendments in other Elements of the General Plan. The City will ensure that future updates of other General Plan elements include review and, if necessary, modification in order to maintain consistency among the various elements in the General Plan.

NEW

Community Profile and Housing Needs Summary

The Community Profile (provided in Appendix A) provides an in-depth analysis of population growth and trends, household characteristics, special needs populations, and housing stock characteristics in the City of Beverly Hills. The community profile is based on the 2010 Census along with other data sources. This analysis provides insight into the age, race and ethnicity, employment status, household size, and income of members of the community and can help identify the community's housing needs. These housing needs inform the programs included in the Housing Plan. Key demographic trends and housing needs are summarized in this section.

Federal and state data reveals several key facts about the demographic profile, household profile and special needs, and housing stock characteristics in Beverly Hills including:

- **Approximately 28-percent of Beverly Hills households earn Low incomes (<80% AMI - area median income), 11-percent earn Extremely Low incomes (<30% AMI).**

Further, seventy percent of Beverly Hills' extremely low income households are renters, a group considered at risk of losing their housing.

- **Approximately one-third of the City's workforce is in lower paying occupations.**

This is contributing to 95-percent of persons employed in the City commuting in from outside the City limits. Market rents in Beverly Hills are well beyond the level of affordability for very low, low and even most moderate income households. Examples of occupations priced out of the local housing market include preschool teachers, licensed nurses, administrative assistants, and retail sales managers.

- **Senior citizens comprise 30-percent of Beverly Hills' households.**

42-percent of the City's seniors live alone, 37-percent are renters, and 31-percent of seniors have a disability. Seniors also comprise 40-percent of the Extremely Low Income Households in the City. Seniors face housing needs related to housing maintenance, accessibility and cost. Many elderly are on limited, fixed incomes and are particularly vulnerable to rent increase and other changes in living expenses.

- **Ten-percent of the City's population has some type of physical or mental disability.**

The living arrangements for persons with disabilities depends on the severity of the condition, and ranges from independent living to specialized care environments (group housing).

- **Approximately 63-percent of the City's housing stock is multi-family housing.**

The majority of multi-family housing 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.

- **More than 60-percent of Beverly Hills' housing is more than 50 years old.**

While high property values have contributed to ongoing upkeep and renovation of the housing stock, there is 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.

- **Housing overpayment among lower income households is high.**

Three-quarters of both lower income owners and renters are 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.

- **The population in Beverly Hills is relatively stable, with a 1% increase from 2000 to 2010.**

The City's population remains relatively white (79% in 2010), however a large percentage of residents are foreign born.

- **The number of young adults living in the City is decreasing**

While the population has remained stable, 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.**

19-percent of the City's residents are seniors. This is 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.

- **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.

- **Beverly Hills is characterized by a lower percentage of family households than the County.**

In Beverly Hills, 57 percent of households are family households (compared to 68 percent in the County). The City has a much higher incidence of single-person households than the County (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.

Beverly Hills implements numerous programs to address the community's housing needs, as presented in the Housing Plan chapter of the Housing Element. For information on past programs and accomplishments, please see "Evaluation of Accomplishments" (Appendix D). For a discussion on various resources available to address these housing needs, please see "Housing Resources" (Appendix C).

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NEW **Introduction**

The Housing Element is organized into the following sections:

Community Profile and Housing Needs Summary: Summarizes the community's existing and projected housing needs from the Community Profile (more detailed information is provided in Appendix A).

Introduction: Summarizes the organization of the Element, public participation in the process, and sources of data utilized.

Housing Plan: Presents Beverly Hills' 2014-2021 housing strategy to address the community's housing needs and includes housing goals, policies, and programs.

Sites Inventory and RHNA Summary: Presents available residential sites to address Beverly Hills' regional housing needs.

Detailed background information for the Beverly Hills Housing Element is provided in a series of Appendices, including:

A. Community Profile: Analysis of housing needs in Beverly Hills, including population demographics, residents with special needs, housing characteristics, and current rent and ownership trends.

B. Potential Constraints on Housing Production and Conservation: Review of potential market, governmental, and environmental constraints which may impact the community's ability to meet housing needs.

C. Housing Resources: Analysis of land, financial, and organizational resources available to address housing needs.

D. Review of Past Accomplishments: Evaluation of accomplishments in achieving the goals and policies of the prior Housing Element (2008-2014).

E. Public Participation: Materials and information related to community outreach conducted for the Housing Element Update.

Public Outreach and Participation

The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of City funds.

Public outreach for the Housing Element update was initiated in February 2013 with a City sponsored forum for affordable housing builders and providers. Approximately 15 representatives of local

non-profit housing builders and agencies attended the forum where City staff shared information on City resources and incentives for senior/disabled/affordable housing. Participants were encouraged to offer advice and comments on future housing programs in the City. Information was provided regarding 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 greatest benefit for the production of affordable housing in the City. A summary of the Housing Forum is included in the Appendix E "Public Participation" to the Element.

The City solicited public input on the Housing Element update through a survey that was available in the early stages and throughout the development of the update. Paper copies of the survey were available in the public library, community center and an online version was available through the City's website. The survey was available to the public for approximately 3 months prior to the completion of the draft element and at that time a total of 21 individuals had taken the survey.

Several survey respondents commented on a need for more affordable housing in the community and respondents also indicated a desire to see more apartments, condominiums, single family homes and senior housing in the City. Many programs in the Housing Element address the needs of the community as identified through the survey Program 9.6 "Rent Stabilization" continues the City's existing rent stabilization program that affects approximately 12,800 apartments. Programs 10.1 "Density Bonus", 10.2 "Inclusionary Housing", 10.3 "Housing Trust Fund", and 10.6 "Partnerships with Affordable Housing Developers" address the need for more affordable units and projects. Program 11.2 "Senior Housing Development" specifically addresses the need for affordable senior housing units in the City. A copy of the survey, and the survey results are provided in Appendix E of the Housing Element.

Upon completion of the draft Housing Element, the City will circulate a Notice of Availability to a variety of interested organizations, including individuals and groups who have participated in the element update process. The Notice will define a 60-day review and comment period, and will identify locations for review of the draft document, including the local libraries, the Senior Center, City Hall, and the Community Development Department. In addition, the draft Housing Element will be available on the city's website at www.beverlyhills.org. With direction from the City Council, the draft will also be sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings will be held on the Housing Element before both the Planning Commission and City Council. Notification will be published in the local newspapers in advance of each hearing, and direct notices will be mailed to interested groups and individuals. Public hearings before the City Council and Planning Commission are televised and both City Council and Planning Commission hearings are video recorded and made available on the City's website allowing greater access to individuals unable to attend in person.

Data Sources and Methods

In preparing the Housing Element, and the Community Profile in particular, data was compiled from a variety of sources. The following identifies the primary sources of information utilized in the City's 2014-2021 Element, with the specific source referenced beneath each data table in the document.

- Demographic and housing data was derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast was used to estimate population, housing and employment projections;
- Household income data by type of household was derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information was obtained through newspaper and internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns was estimated through the Census 2012, OnTheMap Application.
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) was used to estimate projected housing needs; and,
- Lending patterns for home purchase and home improvement loans were based on the Home Mortgage Disclosure Act (HMDA) database.

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EDITED
Housing Plan

The Housing Plan ~~is~~ includes the City's goals ~~and~~ policies, ~~and~~ programs and quantified objectives for meeting ~~to meet~~ the community's housing needs.

2014-2021 Goals and Policies

H1 Maintenance and Conservation. Maintain and enhance the quality and character of existing housing and residential neighborhoods.

H 1.1 **Neighborhood Character.** Maintain the character and quality of residential neighborhoods. (Imp. 9.1, 9.2)

H 1.2 **Healthy and Safe Housing.** Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 9.3)

H 1.3 **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. (Imp. 9.4)

H 1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies.

H 1.5 **Conservation of Existing Rental Housing.** Regulate the conversion of rental apartments to condominium ownership. (Imp. 9.5)

H 1.6 **Rent Stabilization.** Continue to provide tenant protections through the City's Rent Stabilization Ordinance. (Imp. 9.6)

2014 – 2021 Housing Element Goals and Policies

H 1.7 **Preservation of Affordable Housing.** Support preservation of publicly subsidized rental housing to maintain affordability to lower income households. (Imp. 9.7)

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.

H 2.1 **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. 10.1, 11.2, 12.2)

H 2.2 **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. (Imp. 10.2)

H 2.3 **Housing Trust Fund.** Create a Housing Trust Fund to financially assist nonprofit and for-profit developers in the creation of affordable housing. (Imp. 10.3)

H 2.4 **Second Units.** Promote second units as a means of providing lower cost housing options for seniors, caretakers, and others. (Imp. 10.4)

H 2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types. (Imp. 12.2)

2014 – 2021 Housing Element Goals and Policies

H 2.6 **Site Information.** Provide information to residential developers regarding sites that may be suitable for new affordable housing development. (Imp. 10.5)

H 2.7 **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. 10.6)

H 2.8 **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. 12.2)

H 2.9 **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. 10.7)

H 2.10 **Workforce Housing.** Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce. (Imp. 10.7, 12.2)

H 2.11 **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. (Imp. 10.7)

2014 – 2021 Housing Element Goals and Policies

H3 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.

H 3.1 **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. (Imp. 11.1)

H 3.2 **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. (Imp. 11.2)

H 3.3 **Senior Support Services.** Continue to offer housing support services for seniors, including case management and home-share programs. (Imp. 11.2, 11.3)

H 3.4 **Housing Accessibility.** Address the special housing needs of persons with disabilities through implementation of reasonable accommodation procedures, homeowner's assistance grants, and supportive housing. (Imp 11.4)

H 3.5 **Homeless Programs.** Continue to provide support to community service organizations that assist the homeless through provision of housing and services. (Imp. 11.5)

H4 Constraints. Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.

2014 – 2021 Housing Element Goals and Policies

H 4.1 **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. (Imp. 12.1)

H 4.2 **Adjust Development Standards.** Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing. (Imp. 12.2)

H 4.3 **Fee Reduction.** Establish a process to provide fee waivers to facilitate the production of affordable, senior, and workforce housing. (Imp 12.3)

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2014-2021 Housing Programs

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

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Beverly Hills Housing Element sets forth numerous programs which help to address the needs of extremely low income households, including: Home Repair and Improvement (Imp 9.4); Rent Stabilization (Imp 9.6); Monitoring Affordable Housing (Imp 9.7); Housing Trust Fund (Imp 10.3); Second Units (Imp 10.4); Partnerships with Affordable Housing Developers (Imp ~~10.7~~10.6); Senior Housing Development (Imp 11.2); Senior Case Management (Imp 11.3); Senior Homesharing (Imp 11.4); Funding for Homeless Services (Imp 11.6); and Zoning Text Amendments for Special Needs Housing.

9.0 Conserve and Improve Existing Housing Stock

Imp 9.1 Upkeep and maintenance of vacated buildings

The City requires the exterior of vacated multi-family structures that will be demolished for redevelopment to be adequately maintained as a condition of tentative map approvals and extensions.

The City's Code Enforcement Office (Community Preservation) maintains a list of all vacant properties in the City, monitors the sites, and works with the property owners to assure that the properties are maintained in an appropriate manner.

Timeline: Ongoing

Funding Source: Department Budget

Responsible City Section: Community Preservation Division,
Community Development Department

Imp 9.2 Property Maintenance

The City requires housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes. The program is run as part of the City's comprehensive Code Enforcement program (Community Preservation) and is structured as a reactive, complaint-driven inspection process. The City will explore restructuring the program to include a random housing inspection program.

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

Funding Source: Department Budget

Responsible City Section: Community Preservation Division,
Community Development Department

Imp 9.4-3 Home Repair and Improvement

The Handyworker Program provides minor home repair, and improved security and mobility assistance to low income tenants and homeowners in single and multi-family units. The program is ~~administered by Jewish Family Services at no cost to the qualifying low-income owner or tenant. Jewish Family Services is administered by Willdan Engineering at no cost to the qualifying low-income owner or tenant.~~ Willdan Engineering provides community outreach, applicant screening, pre-construction site visits, repairs and remodeling, and confirmation that the property meets the City's standards for habitability.

Population Served: Extremely Low, Very-Low and Low- income (up to 80% AMI) households

Eligible Repairs: Interior/ Exterior Repairs, Energy Conservation Activities, Security/ Safety Improvements

Managed By: ~~Jewish Family Services~~ Willdan Engineering

Maximum Award Amount: ~~\$2,000 grant. Award amount may increase up to \$5,000 if additional repairs are required to meet the City's standards for habitability.~~ In 2012/13 the City increased the maximum award amount to \$15,000

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

Timeline: On-going

Funding Source: CDBG

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

Imp 9.4 Historic Preservation Program

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

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

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

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 9.5 Condominium Conversions

This program limits loss of rental housing units due to the conversion of existing apartment buildings to condominiums by setting an annual cap and providing protections for tenants.

Currently, apartment buildings proposed for conversion to condominium ownership are subject to the City's condominium conversion regulations (Beverly Hills Municipal Code Sections 10-2-710, 711, and 712). These regulations set forth a series of tenant protections including tenant noticing, relocation provisions, right of first purchase, and extended lease provisions for senior and disabled households. These regulations also set an annual limit on the number of conversions allowed.

The City will evaluate the effectiveness of the existing ordinance, and consider modifying it to require a number of units in any building converted to be set aside as affordable rental or ownership housing. The City will also evaluate the benefit of offering an in-lieu fee option that would go into the City's Housing Trust Fund and be used to provide affordable housing elsewhere in the City.

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

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 9.6 Rent Stabilization

Continue the City’s rent stabilization ordinance to investigate tenant complaints regarding unlawful rent increases, service reductions, evictions and relocations.

The Community Preservation Office administers the rent stabilization program which affects approximately 12,800 apartment units in the City. The ordinance limits annual rent increases to no more than ten percent and provides tenant protections through required noticing of rent increases and evictions. Community Preservation officers respond to approximately 480 inquiries from residents annually, with approximately 30 complaints requiring follow-up investigation. Most complaints are resolved within 45 days, with the remainder being referred to “stepped up enforcement action”, including but not limited to citations and further legal action.

Timeline: On-going

Funding Source: Departmental Budget

Responsible City Section: Community Preservation, Community Development Department

Target: Investigate 30 complaints per year

Imp 9.7 Monitoring Affordable Housing

The City of Beverly Hills currently has one assisted-deed-restricted affordable housing project providing 150 units of affordable rental housing to very low income seniors. This project was originally financed under the HUD Section 202 program with project-based Section 8 certificates providing ongoing affordability. Although this project is not currently at risk of being converted to market rate housing, the City will continue to coordinate with the service provider to monitor Section 8 renewals, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants. The City will also establish procedures for the monitoring and management of additional deed-restricted units that are developed.

Number of Units: 150

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

Year Built: 1988

Affordability Covenant: 40 years

Owner/Operator: Menorah Housing Foundation

Timeline: On-going

Funding Source: Departmental Budget

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

10.0 Provide New Housing Opportunities

Imp 10.1 Density Bonus

Beverly Hills updated its residential density bonus ordinance in 2005 consistent with current State requirements as specified under SB 1818. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following, per State policy:

- *10% of the total units for lower income households; or*
- *5% of the total units for very low income households; or*
- *A senior citizen housing development that limits residency based on age requirements for housing for older persons; or*
- *10% of the total dwelling units in a condominium for moderate income households.*

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

The State requires the following incentives to be offered in conjunction with the density bonus:

- *A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes)*
- *Approval of mixed use zoning in conjunction with the housing project*
- *Other regulatory incentives or concessions proposed by the applicant, or by the City that would result in identifiable cost reductions.*

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

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

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

~~Pursuant to State requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City's development standards, the City will waive or modify applicable standards to accommodate the bonus.~~

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

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

~~Modify the ordinance and promote the use of density bonus incentives through the City's Affordable Housing Brochure (Imp 10.5) by 2012.~~

Funding Sources: Department Budgets

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

Imp 10.2 Inclusionary Housing

Beverly Hills will pursue adoption of an inclusionary housing program to require a minimum percentage of units in a development to be price-restricted as affordable to lower and moderate income households. The Ordinance will require ~~either one of the following~~: (a) provision of affordable housing on-site; (b) provision of affordable units off-site; or (c) payment of an affordable housing in-lieu fee. Current case law (*Palmer/Sixth Street Properties v. City of Los Angeles*) limits the application of inclusionary requirements to: 1) for-sale housing projects, 2) rental projects receiving financial or regulatory assistance from the city subject to a written development agreement.

The City will conduct an inclusionary housing nexus study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount. Based on the study's findings, the City will develop and adopt an inclusionary housing ordinance structured to offer incentives to help offset the cost of providing affordable units. In-lieu fees generated from the program will be contributed to the City's Housing Trust Fund.

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

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

~~2015 and adopt ordinance in 2016. Conduct Inclusionary Housing Nexus and In-Lieu Fee Study in 2011, and adopt Ordinance by 2012.~~

Funding Sources: Department Budgets; future Inclusionary Housing In-lieu Fees.

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

Imp 10.3 Housing Trust Fund

Because the City ~~does~~ did not have a Redevelopment Agency and has limited access to state and federal housing resources, the City faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City will establish a Housing Trust Fund that will be used to construct or help leverage construction of affordable housing. Potential Trust Fund resources include development agreements and in-lieu fees from an Inclusionary Housing Program. An Affordable Housing Program will be established to manage the Trust Fund and establish parameters for allocation of funds towards projects, including consideration of priority assistance to projects which include a portion of units affordable to extremely low income households.

Since January 1, 2006, the City has entered into three development agreements that included over \$4 million in funds allocated for the Housing Trust Fund. To date, none of these projects has submitted for building permits, and therefore, no funds have yet been collected, but all three projects remain entitled to be built. This program will move forward once a funding source has been identified, and will coincide with the collection of fees.

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

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

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

Imp 10.4 Second Units

In compliance with AB 1866, Beverly Hills has developed both a ministerial approval process for second units that are less than 650 square feet in size, as well as a discretionary review process for larger second units proposed on properties ~~above~~ north of Santa Monica Boulevard. In compliance with AB 1866, Beverly Hills has developed both a ministerial approval process for second units that are less than 650 square feet in size, as well as a discretionary review process for larger second units proposed on properties above Santa Monica

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

The City has received and approved an average of 3 discretionary applications annually since the current ordinance was adopted in 2003. In order to collect information on second units to determine who lives in them, rent ranges, size, and additional steps the City can take to encourage construction of second units, the City conducted a Citywide survey of residential property owners in 2010. One of the questions posed in the survey is/was the amount of rent charged on existing second units (if any), as a means of assessing affordability and contribution towards addressing the community's regional housing needs (RHNA). Of the 40 occupied second units in the survey, 81 percent were provided rent free or for a rental amount affordable to very low income households. The results of the survey indicate that the majority of second units in Beverly Hills are occupied by caregivers or elderly parents of the primary homeowner.

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

- Greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard
- ~~Allowances for larger sized second units, of up to 1,000 square feet by right to reduce processing times, and facilitate the provision of second units with bedrooms (all other review requirements would remain). This may encourage housing options for single parent families and care-givers.~~Explore increasing the by-right second unit size
- For second units built above a garage, allowance for an increase in the permitted height up to the height of the primary residence.
- Allowances for reduced setback requirements where privacy is not compromised

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

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

Funding Sources: Department Budgets

Responsible City Section: Community Development Department

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

~~The City will develop a brochure to summarize available incentives offered for the development of affordable housing, including fee waivers, density bonuses, modified standards for senior and disabled housing and Housing Trust Fund resources. The brochure will also summarize the City's multi-family (R-4) development standards, highlighting density incentives for lot consolidation, the "efficiency bonus" and "bonus units above garages" zoning provisions. A series of web page and downloadable handouts will be made available on the City's website, in the permit center, and in other public information areas. (As an initial step, all materials will be mailed to major for-profit and nonprofit housing and mixed-use developers, and informational materials directing the development community to the webpage will be broadly distributed to increase awareness.)~~

~~Timeline: Develop and disseminate outreach materials in 2012.~~

~~Funding Sources: Departmental Budget~~

~~Responsible City Sections: Community Development Department~~

Imp 10.6-5 Sustainability and Green Building

"Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and ~~lessen~~ reduce a building's overall environmental impact. The City of Beverly Hills has adopted the California Green Building Standards Code (CALGreen), including additional mandatory measures in for projects adopted by the City in 2008.~~The City of Beverly Hills adopted a local green building program in 2008, establishing requirements similar to the green building measures under the US Green Building Council's LEED Program (Leadership in Energy & Environmental Design). The program applied to all new multi-family, mixed-use and commercial buildings, and renovations of multi-family, mixed-use and commercial buildings totaling over 50% in cost of the building's valuation. In 2011, the City modified its existing green building program in light of the State of California's Green Building Code (known as Calgreen). In adopting the Calgreen building code local amendments were adopted in order to preserve aspects of the City's original green building program. Modifications of Calgreen include requiring new multi-family and commercial buildings to be constructed to 15% greater energy efficiency than the State's~~

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

Beverly Hills has also adopted a Sustainable City Plan in conjunction with recent amendments to its General Plan. The overall goal of the Sustainable City Plan is to reduce the City's carbon footprint by providing a model framework for sustainable practices for the environment, the economy and social equity.

Timeline: Ongoing.

Funding Sources: Departmental Budget

Responsible City Sections: Community Development, Public Works Departments

Imp 10.7—6 Partnerships with Affordable Housing Developers

In today's housing market, creative approaches are required to finance and build affordable and special needs housing. Beverly Hills successfully partnered with the non-profit Menorah Housing Foundation to achieve development of 150 units of affordable senior housing, and has contracted with Alternative Living for the Aging for implementation of the senior shared housing program in the past. Both of these organizations own and manage numerous affordable housing developments for seniors in greater Los Angeles and can serve as potential resources for future senior housing in Beverly Hills. Several other local non-profits have an excellent track record in securing State and federal funds to build quality, affordable housing, including Abode Communities (formerly LA Community Design Center), West Hollywood Housing Corporation, Jamboree Housing, and National Community Renaissance. The City has recently been in talks with local non-profit housing providers and is actively pursuing partnership opportunities.

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

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

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

Funding Source for Administrative Costs: Departmental Budget

Funding Source for Development Cost: Housing Trust Fund

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

11.0 Promote Equal Housing Opportunities and Special Needs Housing

Imp 11.1 Fair Housing Program

As a participating jurisdiction in the Los Angeles County CDBG program, fair housing services are coordinated by the County Community Development Commission on behalf of the City. The County currently contracts with the Housing Rights Center (HRC) to serve as the provider of fair housing and tenant-landlord information for its participating jurisdictions, including Beverly Hills. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues.

The City will continue to promote fair housing practices, and refer fair housing complaints to the Housing Rights Center. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at public counters in City Hall and the library, at the Beverly Hills Senior Center, and on the

City's website.

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

Funding Source: CDBG

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

Imp 11.2 Senior Housing Development

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

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

Density bonuses

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

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

Direct financial assistance through Housing Trust Fund

Project entitlement assistance

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

Funding Source for Administrative Costs: Departmental Budget

Funding Source for Development Cost: Housing Trust Fund

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

Imp 11.3 Senior Case Management Program

The City contracts with Jewish Family Services to provide a comprehensive case management program to assist frail elderly residents to remain independent and in their homes.

The following continuum of supportive services are provided to seniors who are frail, economically needy, and/or socially isolated:

- Comprehensive assessment – In-home psycho-social assessment of functional abilities, health status, mental and cognitive abilities, support network, financial health, safety risks, eligibility for government benefits and other programs. The comprehensive assessment includes:
 - Development of an individual care plan – Identifies senior’s needs and associated services that will allow continued independence.
 - Service coordination – Coordination with appropriate services, including in-home care-workers, ERS, home delivered meals, assistance to obtain governmental benefits, arranging for other community based services, transportation assistance, and coordination of services with medical providers, family, and social supports.
 - Emergency Response Systems (ERS) – ERS are medical devices placed in a senior’s home and connected to a central emergency location.
 - Monitoring/ home visits: Social workers make regularly scheduled home visits to assure quality of services, and that changing needs are met.

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

~~Approximately 28 Beverly Hills seniors are served annually under the comprehensive case management program. In addition, Jewish Family Services provides broad case management services through the Beverly Hills Senior Center, including information, referral and crisis intervention, serving approximately 200-250 seniors per year thus far.~~

Timeline: On-going

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

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

Imp 11.4 Senior Homesharing Program

Alternative Living for the Aging (ALA) provides a free shared housing program which matches older people with others (younger and older) interested in sharing their homes. Housing counselors at ALA interview each potential ~~roommate~~ housemate and obtain references, leaving the decision to the potential ~~roommates~~ housemates whether to make a match. Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Beverly Hills is growing older, and over 830 seniors currently live alone in single-family homes in the City. Shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. ~~The average age of community members in Beverly Hills is growing older, and over 750 seniors currently live alone in single-family homes in the City.~~ Shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. The City has provided funds to ALA in the past to help fund their ~~roommate~~ housemate matching service, and anticipates the program will be funded again in future years when there are fewer budget constraints. Beverly Hills residents continue to have access to ALA's home sharing program.

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

Funding Source: City of Beverly Hills Community Assistance Grant Funds

Responsible City Section: Human Services Division, Community Services Department

Imp 11.5 Housing Opportunities for Persons with Disabilities

~~Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities, and take measures to remove constraints. As part of this Housing Element, Beverly Hills has conducted a review of zoning, building codes, and permit processing procedures, and while the City has not identified any institutional barriers to the provisions of accessible housing, the City does not have in place specific procedures for requesting reasonable accommodations. As a means of facilitating such requests and removing potential constraints for persons with disabilities, the City will develop and adopt written procedures for reasonable accommodation requests with respect to zoning laws, permit processing, and building laws. Procedures will specify who may request an accommodation, time frames for decision making and~~

specific modification provisions.

Timeline: By 2011, develop and adopt specific written procedures for reasonable accommodation requests, and inform and educate the public on the process of requesting an accommodation.

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

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

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

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

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

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

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

Imp 11.5 Accessible Housing

~~Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities, and take measures to remove constraints. As part of this Housing Element, Beverly Hills has conducted a review of zoning, building codes, and permit processing procedures, and while the City has not identified any institutional barriers to the provisions of accessible housing, the City does not have in place specific procedures for requesting reasonable accommodations. As a means of facilitating such requests and removing potential constraints for persons with disabilities, the City will develop and adopt written procedures for reasonable accommodation requests with respect to zoning laws, permit processing, and building laws. Procedures will specify who may request an accommodation, time frames for decision-making and specific modification provisions.~~

~~Timeline: By 2011, develop and adopt specific written procedures for reasonable accommodation requests, and inform and educate the public on the process of requesting an accommodation.~~

~~Responsible City Section: Community Development Department~~

Imp 11.6 Funding for Homeless Services

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

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

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

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

Timeline: Annual funding allocations

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

Responsible City Section: Human Services Division, Community Services Department

12.0 Remove Governmental Constraints

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

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

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

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

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

~~Funding Source: Departmental Budget~~

~~Responsible City Section: Community Development Department~~

Imp 12.1 Adjust Development Standards

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

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

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

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

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

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.3-2 Reduced Fees for Affordable Housing

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

The California legislature passed AB 641 in 2007 which helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to lower income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

Timeline: ~~Conduct~~ Complete the fee study in 2012 Fiscal Year 2013,
and adopt modified development fees for affordable housing.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.4-3 Monitor the Development Review Process

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

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

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

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

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

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

Funding Source: Departmental Budget

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

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

...

Quantified Objectives

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

Table 1 2014-2021 Summary of Quantified Objectives			
Income Group	New Construction	Rehabilitation	Conservation
Extremely Low	73		75
Very Low	7315	110100	75
Low	1133	110100	
Moderate	1172		
Above Moderate	17890		
Total	554110	220200	150

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

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

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

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

...

EDITED

Sites Inventory and RHNA Summary

Sites Inventory Summary

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

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

The State considers the following land suitable for residential development:

State Potential Housing Site Categories

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

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

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

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

Beverly Hills Housing Sites Inventory

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

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

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

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

UPDATED TABLE Table 2 City of Beverly Hills Aggregate Residential Sites Inventory

Vacant multi-family (R-4) sites (>30 units/ac)	7 units
Underutilized ¹ multi-family (R-4) sites (>30 units/ac)	725 units
Entitled Housing Projects (with affordable units, or money)	466 units
Second units in single-family districts	20 units
Total Unit Capacity	1,218 units

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

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

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

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

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

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

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

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

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

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

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

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

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

Entitled Housing Projects

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

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

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

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

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

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

Second Units

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

Second units can provide affordable rental options for smaller households, such as caregivers or the elderly parents of the primary homeowner, and offer an important opportunity to help Beverly Hills address its regional housing needs. The City has adopted a ministerial approval process for second units less than 650 square feet in size, and allows larger second units, including units above garages, on R-1 properties located north of Santa Monica Boulevard subject to a second unit permit.

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

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

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

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

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

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

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

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

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

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

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

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

~~The City has received and approved an average of 3 discretionary second unit applications annually since the current ordinance was adopted in 2003, and is in the process of identifying building permits for second units less than 650 feet in size not required to undergo discretionary review. Projecting a slight increase in the rate of second unit construction based on the proposed ordinance modifications and program publicity, the City estimates that~~

~~approximately 5 new second units will be created annually, for a total of 20 new second units during the 2011-2014 period. An inventory of second unit building permits issued between 2006 and 2013 indicated that a total of 20 second units were built during the period. The City estimates that at least 20 second units will be built during the 2014-2021 period.~~

Based on the results of the City's second unit survey, it is estimated that 81%, or 16, of the total second units ~~requiring discretionary approval~~ that may be approved in the planning cycle, will be offered at a nominal rent or rent free and therefore count towards meeting the "very low" income RHNA housing requirement. Further information will be provided on second units that do not require discretionary approval when that information is available. To further encourage the provision of second units, the Housing Element includes a program (Imp 10.4) for the City to evaluate certain modifications to its second unit ordinance, ~~followed by a brochure to disseminate information on the City's second unit standards.~~ Ordinance revisions to be evaluated include:

- Greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard.
- Allowing larger sized second units of up to 1,000 square feet by right, thereby eliminating the need for a second unit permit and reducing processing times.
- For second units built above a garage, allowing an increase in the permitted height up to the height of the primary residence.
- Allowing reduced setback requirements where privacy is not compromised.

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

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

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

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

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

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

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

Senior Assisted Living (Congregate Care) <i>201 N Crescent (88 units)</i>	88 (net)
--	----------

² Represents finished second units that required a Second Unit Use Permit. Additional second units were constructed during this period under the City's by-right allowance for units 650 square feet and smaller.

NEW

RHNA Summary

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

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

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

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

* AMI – Area Median Income.

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

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

Attachment 2

Draft 2014-2021 Housing Element Appendices

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

1. Demographic Profile

- 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

- 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% AMI - area median income), 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 of seniors have a disability. Seniors face housing needs related to housing maintenance, accessibility and cost. Many elderly are on limited, fixed incomes and 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 depends on the severity of the condition, and ranges 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

- 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

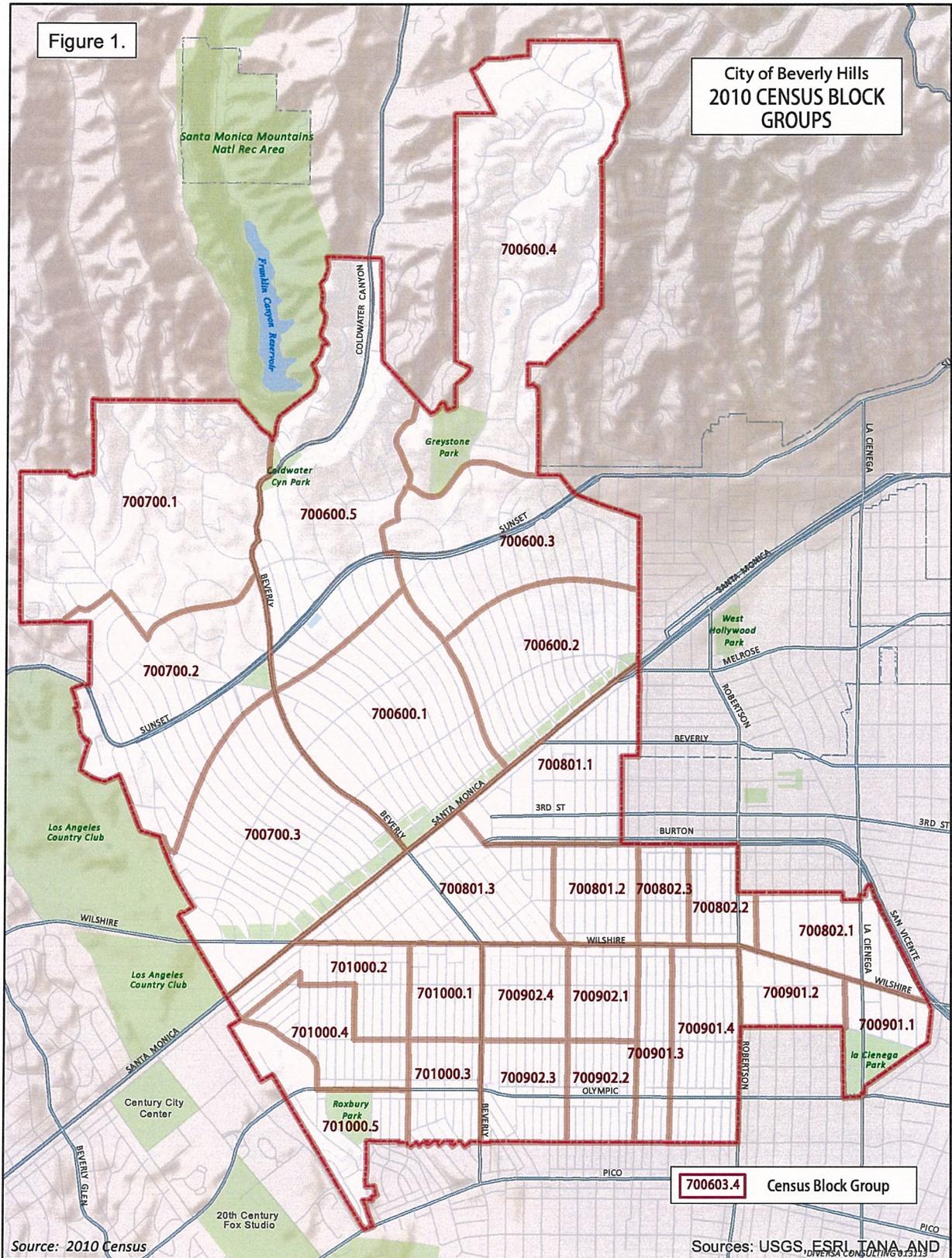
1. Population Growth and Trends

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
Beverly Hills	31,971	33,784	34,109	6%	1%
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



2. Age Characteristics

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 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%
Total	31,971	100%	34,109	100%	100%

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.

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%
Total	31,971	100%	34,109	100%	100%

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%).

Industry Sector	# Jobs	% Total Jobs
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

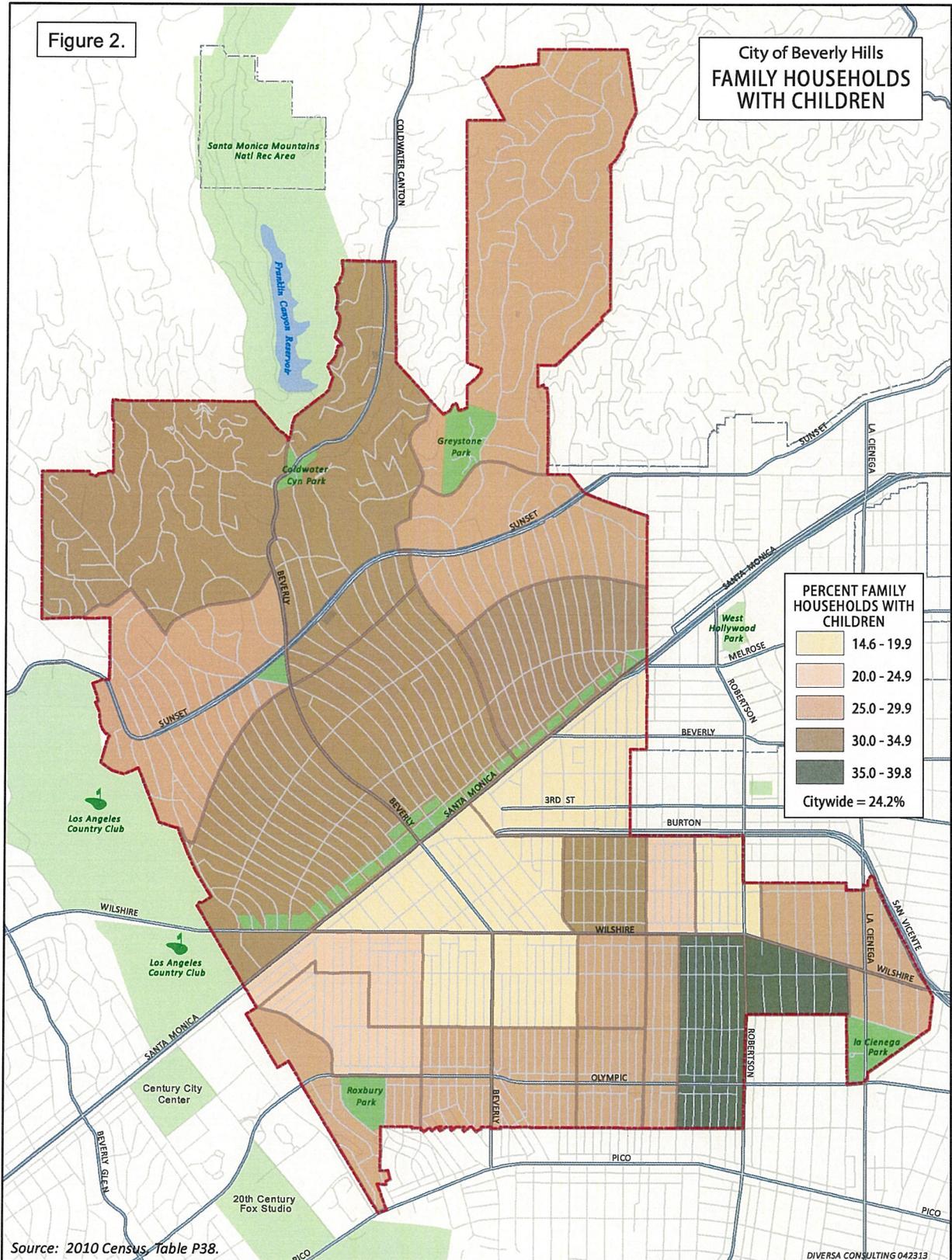
As illustrated in Table A-5, the 2010 Census documents 14,869 households in Beverly Hills, with an average household size of 2.29 persons, representing a slight increase in household size (2.19) from 1990, yet well below the County average of 2.98 persons.

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.

Household Type	1990		2010		
	Number	Percent	Number	Percent	LA County %
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%
Total Households	14,564	100%	14,869	100%	100%
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 east and west of Robertson Boulevard south of Wilshire.



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.

Table A-6: Income Categories, 2013, Los Angeles County				
Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
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.

Table A-7: Beverly Hills Household Income Distribution, 2010 SCAG Existing Housing Needs Statement		
Income Level	Households	Percent
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%
TOTAL	14,415	100%

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.

Table A-8: Housing Needs for Extremely Low Income Households, Beverly Hills			
Household Characteristics	Renters	Owners	Total
Total Number of Households	7,900	6,515	14,415
Total Number of ELI Households ¹	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)

¹ 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			
Very Low Income (< \$33,750 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
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
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
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
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
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 include¹:

- 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) or households (14,869). Each of these population groups, as well as their housing needs, is described in the section that follows.

Table A-10: Special Needs Populations 2010, Beverly Hills			
Special Needs Groups¹	Persons	Households	Percent total City Population/ Households²
Seniors (65+)	6,516		19%
With a Disability	2,051		(31%)
Senior Households		4,360	30%
Renter		1,592	(37%)
Owner		2,768	(63%)
Seniors Living Alone	1,834		28%
Persons with Disabilities	3,259		10%
Female-Headed Family Households		1,354	9%
With Related Children		671	(50%)
Large Households		1,208	8%
Renter		357	(30%)
Owner		851	(70%)
Homeless Persons	30		<1%

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

Notes:

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

² 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.

¹ 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

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.

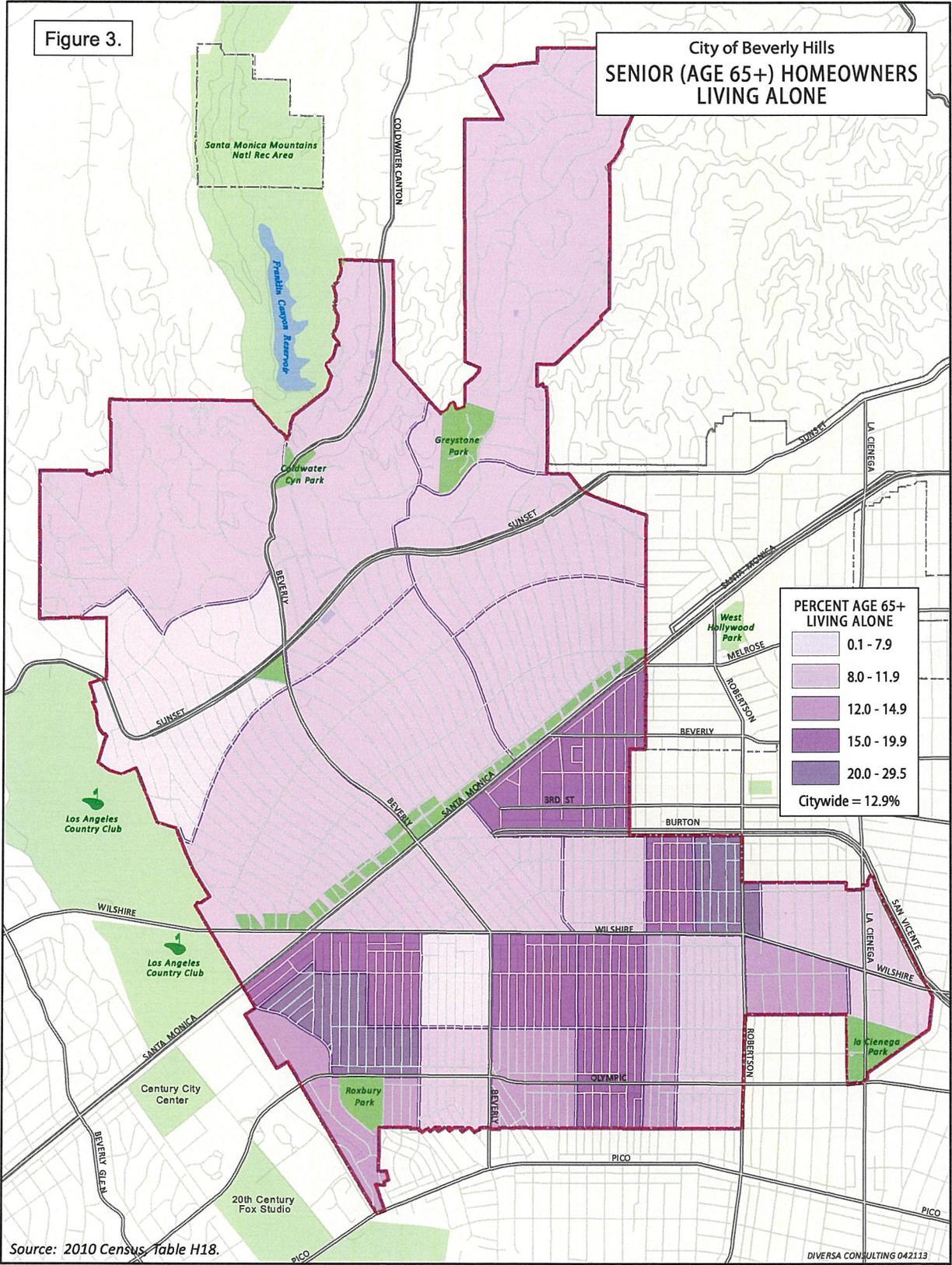
Senior Housing Resources

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.



2. Persons with Disabilities

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:

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

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

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

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

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

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.

Table A-12: Regional Housing Stock Growth Trends 1990-2010					
Jurisdiction	1990	2000	2010	%Change 1990-2000	% Change 2000-2010
Beverly Hills	15,723	15,855	16,394	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%
Total Attached and Detached	5,831	37.1%	5,995	36.6%
Multi-Family 2-4 Units	1,643	10.4%	1902	11.6%
Multi-Family 5+ Units	8,172	51.9%	8,455	51.6%
Total Multi-Family	9,815	62.4%	10,357	63.2%
Mobile Homes, Trailer & Other	77	0.5%	42	0.3%
Total Housing Units	15,723	100%	16,394	100.0%

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%

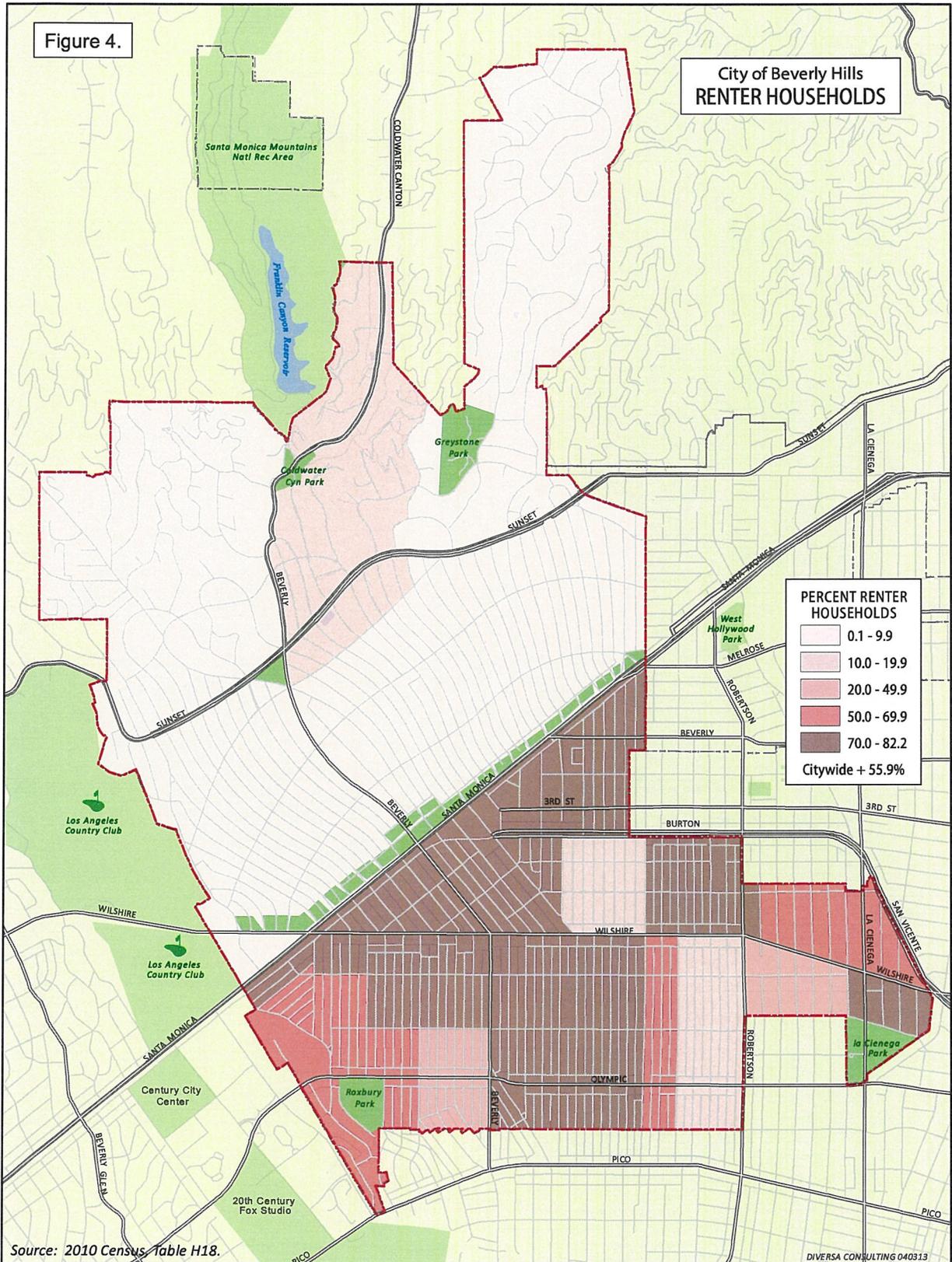
SOURCE: U.S. Census 1990 and 2010.

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.



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.

Table A-15: Age of Housing Stock 2009, Beverly Hills					
Year Structure Built	Renter Occupied	Percent Renter	Owner Occupied	Percent Owner	Total Percent
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%
Total	7,900	100%	6,516	100%	100%

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 which were 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).² 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

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, particularly useful for senior homeowners on fixed incomes.

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

Table A-16: Survey of Vacant Rental Listings April 2013, Beverly Hills

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
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
<i>Single-Family Homes</i>			
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
<i>Rooms for Rent/Second Units</i>			
Rooms	21	\$800 - \$1,595	\$1,050
Guest Houses/Second Units	5	\$995 - \$2,500	\$1,195

SOURCE: www.craigslist.org; 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.

Table A-17: Single-Family Homes and Condominium Sales 2012							
Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
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%
Beverly Hills	90210*	361	\$2,830,000	-5.7%	42	\$755,000	0.9%
	90211	34	\$1,282,000	15.9%	48	\$693,000	15.4%
	90212	30	\$1,600,000	-11.1%	35	\$838,000	0.9%
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.

Table A-18 Single-Family and Condominium Sales, April 2012 - March 2013 Beverly Hills City Limits						
Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size (sq ft)	Avg. Parcel Size (sq ft)	Avg. Year Built
Single-family Homes						
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
Total	218	\$301,500 - \$36,500,000	\$4,015,000	4,647 sf	18,526 sf	1946
Condominiums						
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
Total	119	\$370,000 - \$1,812,500	\$775,000	1,885 sf	--	1983

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.

Table A-19: 2012 Los Angeles County Maximum Affordable Housing Cost			
Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
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
Maximum Purchase Price for Moderate Income Households:	\$320,000	\$357,500	\$383,500
Beverly Hills Median Single-Family Sales Price	\$2,725,000	\$1,837,500	\$3,675,000
Beverly Hills Median Condo Sales Price	\$710,000	\$1,040,000	\$1,390,000

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.

Table A-20: 2012 Maximum Affordable Rents*, Los Angeles County			
Income Level**	Max Affordable Rent After Utilities		
	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
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
Beverly Hills Median Apartment/Condominium Rents	\$1,650	\$2,790	\$3,925

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

**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.

Table A-21: Assisted Housing Inventory, Beverly Hills					
Project Name	Tenant Type	Project Owner	Funding Source(s)	Units Subject to Conversion	Earliest Date of Conversion
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.

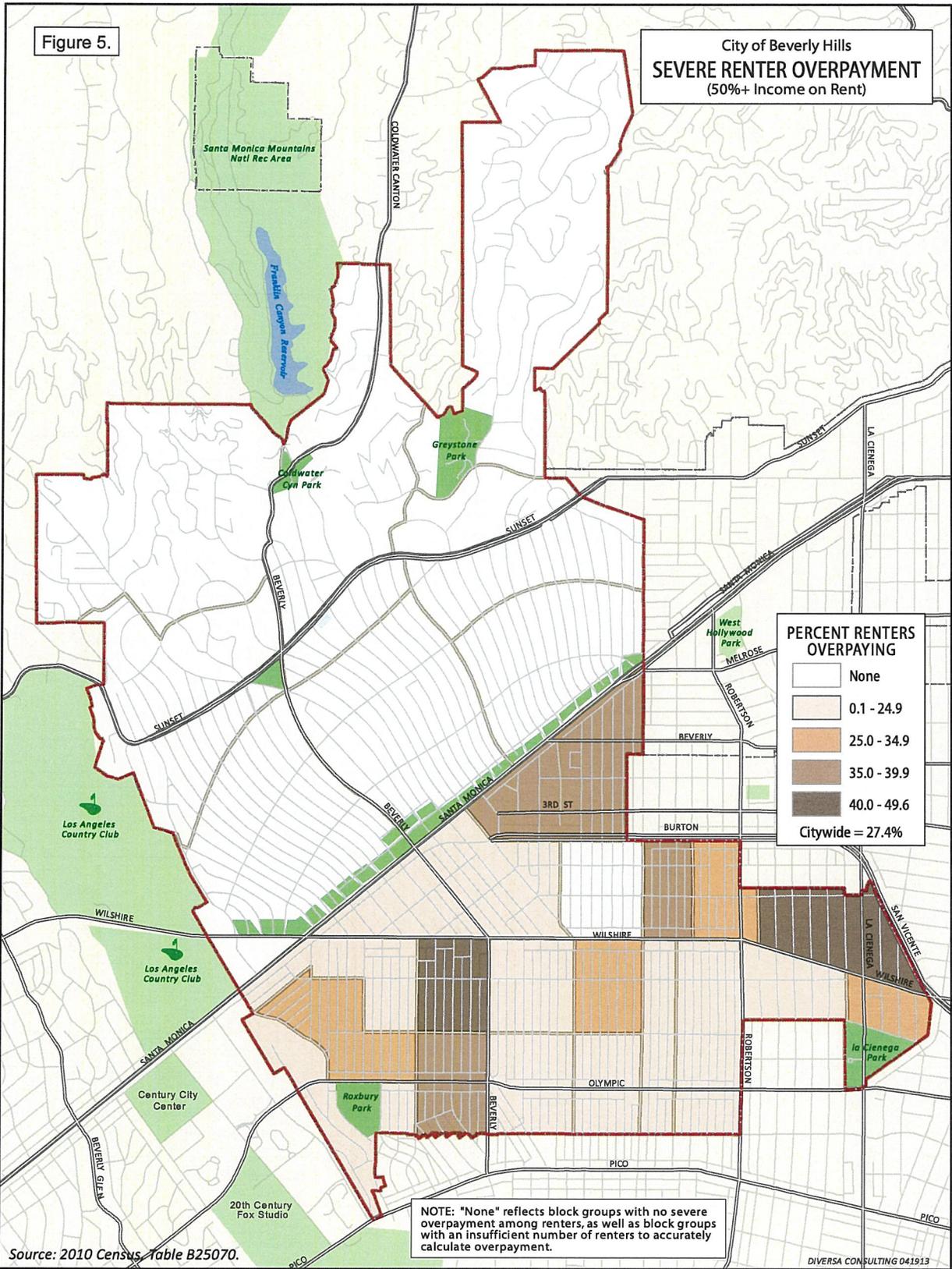
According to the 2005-2009 American Community Survey, 50 percent of owners and 55 percent of renters in Beverly Hills were spending more than 30 percent of their total income on housing, a significant increase from 2000 when 36 percent of owners and 43 percent of renters experienced overpayment. Severe 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.

Table A-22: Housing Overpayment 2010, Beverly Hills			
Overpayment	Households	Percent	L.A. Co. %
Owners			
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%	
Renters			
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.



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.

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

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

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:

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	0	0%
Very Low	31-50%	1	33%
Low	51-80%	1	33%
Moderate	81-120%	1	33%
Above Moderate	120%+	0	0%
Total		3	100%

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

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EDITED

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

A. Non-governmental Constraints..... B-2

 1. Construction Costs..... B-2

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 1. Environmental Constraints B-51

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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 nongovernmental market factors that constraints housing production, including:

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

, all of which Given 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 able has the ability to influence and offset the impacts of potential nongovernmental constraints limiting 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 have 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 were 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).¹

~~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.²~~

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

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

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,

¹ www.dcd.com/pdf_files/1301trends.pdf

² ~~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.

Jurisdiction	Home Purchase Loans				Home Improvement Loans			
	Applied	% Approved	% Denied	% Withdrawn/ Incomplete	Applied	% Approved	% Denied	% Withdrawn/ Incomplete
Beverly Hills	312	62%	15%	23%	61	62%	7%	31%
Los Angeles County	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

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

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.

Table B-2 General Plan Land Use Categories for Residential Areas			
Category		Uses	Density/ Intensity
Residential Land Use Designations (General Plan)			
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
Planned Development			
	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.

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

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-percent of the value of the structure is involved, or if over 50-percent of the structure is being reconstructed. In order to address the potential loss of units on properties developed with more units than currently permitted under zoning, the ~~Housing Element establishes a program (Imp. 12.2) for the City is currently to consider~~ 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.

Table B-4 City of Beverly Hills Residential Zoning Requirements—Single Family				
	Central, North of Santa Monica	Central, South of Santa Monica	Hillside	Trousdale
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 ~~length~~width. 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.

Table B-5 City of Beverly Hills Residential Zoning Requirements—Multiple Family					
	R-3 ^b	R-4 ^b	R-4X-1 ^c	R4X-2 ^c	R-4P4
Minimum Front Setback ^a	As established in the records for each site area. If not shown, than 15 ft. ^b				
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 ^{c,d}	<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).

Table B-6 Maximum Zoning Unit Density / Site Area Standards³			
Condition (this is not height district)	Number of Lots on Site (assuming a lot width along the street of up to 60-feet)	Minimum Site Area per Unit	Resulting Density (units/acre)
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.

³ 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 above. 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 the Housing Element includes a program (Imp. 10.5) to promote the availability of the efficiency unit bonus. City 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)^

District A: Three stories, and 33 feet

District B: Four stories, and 45 feet

District C: Five stories, and 55 feet

^ 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 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.

Table B-8 Residential Parking Requirements		
Use Type	Required Parking Spaces	Covered Spaces
Single-Family Central Area		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
Single-Family Hillside Area		
<6,000 sfe	4	2
>6,000 sfe	3	2
Single-Family Trousdale Estates		
No more than 4 Bedrooms	2	None
5 Bedrooms	3	
6 or more Bedrooms	4	
Multiple-Family^{a,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 th 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
Multi-Family Residential – High Density (50 Units/ Acre)										
2010	4342036088 to 4342036107	3	0.40	20	20	3	20	50 du/acre	100%	100%
2010	4342033040 to 4342033052	2	0.30	15	13	8	13	43 du/acre	87%	100%
2011	4334021090 to 4334021102	2	0.30	15	13	1	13	43 du/acre	87%	100%
Multi-Family Residential – Medium Density (45 Units/ Acre)										
2010	4335029161 4335029162 4335029163	1	0.10	4	3	2	3	30 du/acre	75%	100%
2011	4331023062 to 4331023072	2	0.28	12	11	8	11	39 du/acre	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).

2. Historic Preservation Program

In 2012 the City established a Historic Preservation program to maintain and preserve its unique heritage and neighborhoods. The program was established to preserve specific properties that demonstrate the unique cultural, architectural and historic sense of Beverly Hills, and is not intended to be applied to entire neighborhoods or large portions of the City. Examples of listed properties follow below.

The program outlines procedures and criteria for landmark and historic district designation, and establishes penalties for unauthorized demolition or alteration of historic resources. The Ordinance only allows the City Council and Cultural Heritage Commission to nominate properties as potential landmarks and historic districts. In order to form a historic district, 70% or more of the properties within the potential district boundaries must qualify as contributors and 50% of the property owners must support the district's formation.

Since the inception of the Historic Preservation Program, the City has established a Cultural Heritage Commission and compiled a Master Architect List of notable individuals who have designed buildings in the City. The City has also designated several buildings as local landmarks, including:

- Beverly Hills Hotel
- Virginia Robinson Estate and Garden
- Beverly Hills Women's Club
- Greystone Mansion
- Beverly Hills Post Office
- Anderton Court
- Karasik House
- The Witch's House
- Waverly Mansion
- Hilton Office Building
- Locke House
- Fox Wilshire - Saban Theatre
- Beverly Hills City Hall

The City is currently completing a comprehensive historic survey of all properties, including multi-family properties. Once the historic survey has been completed the City will have a list of all potentially historic properties. The next step will be to determine which of these properties might merit placement on an inventory and further

consideration as a landmark. The City is also in the process of establishing a Mills Act Program to provide property tax incentives for preservation.

Because the historic preservation program was recently established, and a comprehensive survey of all properties in the City has not yet been completed, it is difficult to assess exactly how it will impact housing development potential. However, as previously stated, the purpose of the program is to protect historic and cultural resources that are especially unique and contribute to the cultural, historic and architectural sense of the City. For this reason, the City does not believe that the program will be a constraint to housing development. The City will continue to monitor the program as it develops and has included Imp. 9.4 in the Element.

3. Development Review Process

All residential development is reviewed by City staff for zoning, building, and fire code compliance prior to issuance of construction permits.

Single-Family Housing Review Process

New single family homes that overpower the general local neighborhood scale "lot to house size" ratio ("mansionization") are a concern to the community. To address this issue, all single-family residential development located in the "Central Area of the City" (basically all areas below Sunset Blvd.) must be first reviewed and approved by the Director of the Community Development Department, or the Design Review Commission, based on whether the project complies with the City's published design guidelines.

Director Review (Track 1)

A proposed residential development is reviewed to determine whether it substantially adheres to ~~an~~the architectural style as outlined in the Single-family Design Review Catalogue. If the required review determines that the proposed development adheres to the architectural style within the catalogue, and meets all of the applicable development standards, the development may be granted a design review entitlement by the Director of Community Development without further design review.

Commission Review of Single Family Projects (Track 2)

Projects that do not comply with a style in the City's guidelines are reviewed by the Design Review Commission. The Design Review Commission reviews proposed single-family residential development and its impact on the streetscape by controlling the mansionization of the City's residential neighborhoods, which would degrade and depreciate the character, image, beauty, and reputation of the

City's residential neighborhoods with adverse consequences for the quality of life of all residents. Design Review Commission decisions involve a noticed public hearing, and decisions are appealable to the Planning Commission and ultimately to the City Council.

Design Guidelines

The City provides guidelines to the public on what would constitute acceptable design. This City's design guidelines, titled the "Residential Design Style Catalog", are available for reviewing and download on the City's website. The catalogue includes the following housing design styles:

- American Colonial
- Rural European Revival
- Spanish Colonial
- Contemporary
- Period Revival

Other design styles can be considered if the design is architecturally true to textbook definitions.

Review Process

The City has a dedicated staff person who works with applicants on single-family related design. The City provides an application packet that includes a process flowchart and instructions for submitting a complete set of plans. Decisions made by City staff or the Design Review Commission are rarely appealed.

1. The first step in the process is for City staff to determine if the proposed project can be reviewed by the ~~director~~Director, or if it warrants review by the Design Review Commission.
2. Once a determination is made, the applicant is informed in writing and they are invited to submit either a "Track 1", or a "Track 2" application. Track 1 applications are reviewed by City staff and ultimately, the director. Track 2 applications are reviewed by the Design Review Commission.
3. Staff-level project reviews are typically processed within 30 days.
4. Commission reviewed projects are typically processed within 60 days.
5. The Design Commission review includes a public hearing. The Commission considers the following findings in their review:
 - a. The proposed development's design exhibits an internally compatible design scheme;
 - b. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and

- appropriately maximizes the use of required open space within the proposed architectural style;
- c. The proposed development will enhance the appearance of the neighborhood;
- d. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and
- e. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.

Multi-Family Housing Review Process

Development Plan Review Entitlement Required

All multi-family residential projects are subject to the City's Development Plan Review (DPR) process. Projects with five or more units are reviewed by the Planning Commission; projects with four or fewer units are reviewed at the staff-level. Development Plan Review involves evaluating the proposed development for General Plan consistency and compatibility to the area in which the development is proposed to be located. The review focuses on site plan, building layout, and building amenities. Use of multi-family properties are considered to be for multi-family residential purposes and therefore, use is not part of the review.

Other Entitlements that May Be Required

In addition to the Development Plan Review requirements, if a building does not meet all of the basic R-4 Zone standards, the applicant may apply for an R-4 permit. If the deviation from the basic standards meets specific criteria, an R-4 Permit allows for the reduction in development standards for setbacks, building height, articulation of the building façade, building length, depth of garages that encroach into the front yard setback and the amount of paving in the front yard. An R-4 permit is also required to allow residential units to be constructed above existing detached garages. The Planning Commission typically reviews the R-4 permit at the same time as the development plan and the tentative map.

Incentives for Development of Assisted Living or Independent Living for the Elderly or Disabled Housing

The City's municipal code allows for the development of senior and disabled housing anywhere housing is allowed in the City. In the City's multi-family districts, senior and disabled housing can be constructed at a unit density greater than would be allowed for other types of housing (up to 165 units/ acre), provided that the

project obtains a conditional use permit and units are deed-restricted as affordable. In select areas of the City's multi-family districts, congregate care facilities for the elderly and persons with disabilities can also be constructed at unit densities greater than would otherwise be allowed (up to 165 units/ acre) with a conditional use permit. Furthermore, the City's Code provides for significant reductions in parking and minimum unit sizes for senior and disabled housing.

Commission Review of Multi-Family Projects

Most multi-family residential and some single-family residential development require review by the Planning Commission. The Community Development Department offers a "one-step" process where the formal Planning Commission review application will be made through the City's Permit Center and routed to all applicable departments such as Fire and Engineering. A concept meeting is held with the applicant within 30 days from acceptance of a complete application. If there are no revisions to the plans, a hearing is scheduled before the Planning Commission.

Planning Commission Review

The Planning Commission reviews development plans for all multi-family projects with more than four units, second unit permits, condominium conversions, and all requests for modifications to the City's development standards. The Planning Commission review process involves a public hearing, findings, resolution, and covenant. Typically, projects move through the process, from initial submittal to approval in 90 days (30 days to determine if the application is complete, 60 days to process).

The findings used by the Planning Commission in the Development Plan Review process are:

- A. The proposed plan is consistent with the general plan and any specific plans adopted for the area.
- B. The proposed plan will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.

For those proposed plans to be located in the C-5 zone that are reviewed by the planning commission, the commission shall consider the factors set forth in section 10-3-2021 of this chapter as part of the commission's determination regarding whether a project will promote harmonious development of the area.

- C. The nature, configuration, location, density, height and manner of operation of any commercial development proposed by the plan will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property.

- D. The proposed plan will not create any significantly adverse traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards.
- E. The proposed plan will not be detrimental to the public health, safety or general welfare.

The Planning Commission reviews the tract map and site plan, and confirms that the project conforms to the general plan and zoning code. This includes a review of vehicle flow and pedestrian access. In areas served by alleys, the Planning Commission encourages new projects to orient vehicle access off the alley to limit the number of vehicles crossing the sidewalk. The Planning Commission also encourages new projects to be designed with a main entrance facing the street to continue the existing pedestrian-orientation of buildings to the sidewalk.

The Planning Commission was established more than 50 years ago and the Commission's review is based on site planning and potential traffic generation. Potential uncertainty in the City's review process related to meeting the finding of "... (promoting) harmonious development of the area" is addressed through a focused review of site plan orientation and traffic generation, and a reliance on past precedence. The findings used by the Planning Commission to evaluate applications for development plan review entitlements have been in place since the early 1990's and constitute a substantial body of cases to reference in determining the appropriateness of future applications.

In addition, the City has six professionals dedicated to working with project applicants on zoning entitlement submittals. One of those professionals is dedicated to staffing the City's public counter and is a resource made available to assist applicants with zoning conformity and entitlement submittal requirements in advance of submitting a project.

Recently the City has established a development review taskforce to review and assure that development applications progress efficiently through the City's review processes. Part of the taskforce's oversight with focus on assurances in the development review process and will result in an expansion of the City's current system. The City's current system includes the dedicated public counter zoning professional, along with the five dedicated entitlement processing professionals, informational materials, and application submittal requirements. The current system will be evaluated annually in conjunction with the Annual Housing Element Report to HCD and any uncertainty in the development review process will be identified and procedures will be modified as needed to increase certainty (Imp. 12.4 Monitor the Development Review Process). This ensures that an applicant will be able to use the City's available informational resources, meet with public

counter staff and entitlement case management staff, submit an application with all necessary supporting materials, and with certainty be assured their project will proceed through the review process in an efficient manner.

As an additional streamlining effort the City will study the feasibility of ~~be implementing is~~ priority review of projects that include affordable housing units.

~~Program 12.4 ensures that an applicant will be able to, use the City's available informational resources, meet with public counter staff and entitlement case management staff, submit an application with all necessary supporting materials, and with certainty be assured their project will proceed through the review process in an efficient manner.~~

Architectural Commission Review

The Architectural Commission reviews the architectural qualities of all multi-family projects, and all commercial or mixed-use projects. The Architectural Commission's review focuses only on the outside of the building and the building's landscaping and includes a review of architectural features, final finishes and colors.

Typically, a project is scheduled for review by the Architectural Commission as soon as it is approved by the Planning Commission. From start to finish, the Architectural Commission's review takes a maximum of 60 days. The Commission's review includes a public hearing and approval is provided in a letter to the applicant.

The findings used by the Architectural Commission in the Architectural Review process are:

- A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable;
- C. The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value;
- D. The proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan; and

- E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.

The Architectural Commission was established more than 50 years ago and over the course of its existence a methodology to objectively reviewing applications has been developed based on precedent. The process includes the following:

The City has a planner and urban designer dedicated to working with project applicants on architectural submittals and the City takes measures to assure that applicants are informed of submittal requirements at the time the application is initially submitted to the City. The City keeps a collection of sample review materials, such as material boards and renderings. The City also awards projects annually which possess exemplary architecture and those awarded projects are photographed and made available to the public on the City's website. By reviewing the City's examples of exemplary architecture and submittal samples, and meeting with the City's dedicated planner a project applicant can be assured their project will proceed through the review process in an efficient manner.

Expedited Plan Check

At this time, the Planning Division does not provide an expedited review process for multi-family projects; however, plans are underway to establish an expedited review process for planning permits, provided that needed funds for staffing are available. The Building and Safety Division does provide an expedited plan check option which can reduce plan check times from six ~~weeks~~ to three weeks.

4. Environmental Review Process

Residential projects developed consistent with the General Plan and Zoning Code in most cases are categorically exempt from environmental review. Only when the new project would demolish a building determined to be of historic significance would additional environmental review be performed (additional environmental review would also be required in some instances for projects that disrupt natural habitats; however, Beverly Hills is located in a dense urbanized area and there is very little to no natural habitat remaining the city which would warrant additional review).

Typical timeframes for the environmental review is as follows:

Type of Review	Processing Time
Categorical Exemption	2 months
Negative Declaration/ Mitigated Negative Declaration	4 months
Environmental Impact Report	12 months

SOURCE: City of Beverly Hills, July 2010

5. Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Beverly Hills enforces the California Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topographical, or climate considerations. Further, state housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

The Beverly Hills City Council finds that certain changes and modifications are necessary in the adoption of the California Building Code because specific local conditions in the city involve climatic conditions which present severe fire hazards to buildings, structures and occupants because of the semiarid climate; the city's location which is partially in a hillside and mountainous area and partially on an alluvial plain; topographical conditions which create a hazard because of steep hillsides and the proximity of hills and canyons; and because of soil conditions in some areas which require testing prior to construction. Modifications to the Building Code are designed to meet the requirements of local needs, and can be summarized as follows:

- Re-adoption of current amendments to the State Building Code requiring additional seismic standards
- Amendments to the State's 2010 Green Building Standards Code (CALGreen) and the State's 2010 California Residential Code establishing a tiered set of requirements for new development

The City doesn't believe these amendments to the State building codes will affect the cost and supply of housing in the City for the following reasons:

- Past development activity (both entitlement and construction) has demonstrated sufficient interest and ability within the building industry to continue development of housing units at amounts desired by the State through the RHNA process.
- The City offers unit size and parking reductions, and unit density incentives for the development of senior and congregate housing projects. It is expected these incentives should counter-balance additional project costs associated with meeting the City's added requirements. Additionally, the City ~~intends to carry~~ is in the process of carrying out the following programs, to further incentivizing ~~incentivize~~ the production of affordable housing:
 - 10.1 Density Bonus – modify the City's existing program to include specific waivers and incentives
 - 10.3 Housing Trust Fund – set aside money to be used in the development of affordable housing
 - 10.7 Partnerships with Affordable Housing Developers – increase the power of the City's investment in affordable housing by partnering with NGO's able to compete for other funding sources, such as affordable housing grants
 - 11.2 Senior Housing Development – further incentivize the development of affordable senior housing
 - 12.2 Adjust Development Standards – modify the City's multi-family development standards to incentivize a broader range of housing options
 - 12.3 Reduced Fees for Affordable Housing – provide additional incentives for affordable housing in the form of fee reductions

6. Fees

The City of Beverly Hills requires all new residential projects to go through a zoning review for entitlements, and a plan review for building permits. The Community Development Department oversees both review processes in coordination with the City's Public Works Department (Engineering, and Public Services).

Entitlement Processing Fees

The following charts identify the fees associated with the entitlement ~~part~~ of a new housing project. Tables B-11 and B-12 include fees associated with multiple family projects. Table B-13 includes fees associated with single family projects. All fee information was provided by the Community Development Department in May 2013.

Multi-Family Housing Projects – Fees

Table B-11	
UPDATED Planning Fees for New Multi-Family Residential Projects	
Project Type/ Entitlement	Cost
New Apartment Projects	
Development Plan Review (10-3.2570) Commission-level (Planning Commission)	\$12,388.90
Architecture/ Landscape Plan Review (10-3.3016) Commission-level (Architectural Commission)	\$4,764.20
Environmental Review	\$278.40
Covenant Processing (upon entitlement)	\$450.10
Zoning Confirmation (upon submittal for building permits)	\$706.20
Total Fees	\$18,587.60
New Condominium Projects	
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$14,232.10
Development Plan Review (10-3.2570) Commission-level (Planning Commission)	\$12,388.90
Architecture/ Landscape Plan Review (10-3.3016) Commission-level (Architectural Commission)	\$4,764.20
Environmental Review	\$278.40
Covenant Processing (upon entitlement)	\$450.10
Zoning Confirmation (upon submittal for building permits)	\$706.20
Final Parcel/ Tract Map Review (Vesting and Non-Vesting) Zoning Review	\$430.20
Engineering Review	\$5,950.00
Total Fees	\$39,200.10
Conversion Projects (Apartments to Condominiums)	
Common Interest Development Review (includes conversions)	\$14,232.10
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$14,232.10
Environmental Review	\$278.40
Final Parcel/ Tract Map Review (Vesting and Non-Vesting) Zoning Review	\$430.20
Engineering Review	\$5,950.00
Total Fees	\$35,122.80
Note: The following fees also apply <ul style="list-style-type: none"> • a 5.5% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications • a General Plan Maintenance fee of \$0.00151 per each \$1 of all development 	

Table B-12 <small>UPDATED</small> Multi-Family Residential Projects Requiring Additional Discretionary Review	
Entitlement (Potential Entitlements and Fees in Addition to the Base Entitlements and Fees for projects not complying with the General Plan and Zoning Code)	Cost
Multiple Application Fee (for projects with multiple applications for a single commission, the highest cost is applied and then all additional applications are set at this rate if actual cost would be higher) – the Multiple Application Fee does not apply to applications that are before separate commissions.	\$2,540.20
Character Contributing Structural Review (07-R-12338) (To request an Apartment to Condominium Conversion without upgrading the existing building to all current zoning, and building and safety code requirements. Evaluates an existing multi-family residential building’s structure and identifies necessary upgrades for safety/ seismic safety.)	\$7,517.70
Density Bonus Permit (10-3.1524)	\$6,194.50
R-4 Permit –	
Commission Level (w/o another application)	\$6,194.50
Staff Level (w/o another application)	\$3,883.90
With Another Application	\$2,218.50
Variance (10-3.2804) (Reduction in parking, or set-backs based on irregularity of the site)	\$11,223.80
General Plan Amendment (Cal. Gov. Code) (plus full costs of processing the application)	\$12,309.90
Zone Change (10-3.3904) (plus full costs of processing the application)	\$16,990.30
Environmental Assessment (Negative Declaration)	\$5,080.30
Environmental Impact Report ^a	\$10,160.60
<p>a. Plus a deposit for staff time to be determined by staff with charges at the fully allocated hourly rates for the project for contract planner/engineer plus any outside costs. This fee would include any mitigation monitoring programs that are required.</p>	

Single-Family Housing Projects - Fees

Table B-13 <small>UPDATED</small> Planning Fees for Single-Family Residential Projects	
Project Type/ Fees	Cost
New Single-Family Residence Projects using an architectural type listed in the City’s architectural design guidelines	
Staff Level Plan Review (Development, Design, Landscape) (10-3.4612)	\$ 1,915.60
Environmental Review	\$278.40
Total Fees	\$2,194.00
New Single-Family Residence Projects <u>not</u> using an architectural type listed in the City’s architectural design guidelines	
Commission Level Plan Review (Development, Design, Landscape) (10-3.4612)	\$4,968.20
Environmental Review	\$278.40
Total Fees	\$5,246.60
Non-Compliant Single-Family Residential Projects (Potential Fees in Addition to the Base Fees for projects not complying with the General Plan and Zoning Code)	
R-1 Permits (Single Family Review, Central R-1, Hillside, Trousdale)	\$8,465.60
<p>Note: The following fees also apply</p> <ul style="list-style-type: none"> • a 5.5% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications • a General Plan Maintenance fee of 0.00151 per each \$1 of all development 	

Development Plan Review/ Building Permits – Multi-Family and Single-Family Housing Projects - Fees

Development review and building permit fees are summarized in the following table. The City’s fee structure is based on total valuation and the same fees are applied to multi-family and single-family projects.

Table B-14 UPDATED Development Fees for Multi-Family and Single-Family Residential Projects	
Plan Check Review (Zoning Review)	\$706.20
Final Parcel/ Tract Map Review (Vesting and Non-Vesting)	
Zoning Review	\$430.20
Engineering Review	\$5,950.00
Building Permit (Percent of total project valuation)	
\$0 - \$500	\$59.50
Each additional \$100 over the first \$500, up to \$1,000	\$9.60
Each additional \$1,000 over the first \$1,000, up to \$20,000	\$39.20
Each additional \$1,000 over the first \$20,000 up to \$50,000	\$22.90
Each additional \$1,000 over the first \$50,000 up to \$100,000	\$16.80
Each additional \$1,000 over the first \$100,000 up to \$500,000	\$15.40
Each additional \$1,000 over the first \$500,000	\$13.10
Building Permit Plan Check (Percent of total permit)	80%
Shoring Permit (Percent of project valuation)	
0 < \$1 Million	4.5%
\$1 Million < \$5 Million	4.0%
\$5 Million < \$10 Million	2.1%
\$10 Million +	4.5%
Grading Permit	
0 < \$1 Million	2.5%
\$1 Million < \$5 Million	2.0%
\$5 Million < \$10 Million	2.0%
\$10 Million +	4.0%
Mechanical Permit	
Issuance of permit	\$52.20
Plus 8.33% of Building Permit Fee	
Mechanical Permit Plan Check (Percent of permit valuation)	%100
Plumbing Permit	
Issuance of permit	\$52.20
Plus 8.33% of Building Permit Fee	
Plumbing Permit Plan Check (Percent of permit valuation)	%100
Electrical Permit	
Issuance of permit	\$52.20
Plus 8.33% of Building Permit Fee	
Electrical Permit Plan Check (Percent of permit valuation)	%100
Water Connections (not including replacement of sewer lateral)	\$717.39

Table B-14 **UPDATED** **Development Fees for Multi-Family and Single-Family Residential Projects**

Off Site Improvements	
Replacement of Sewer Lateral	\$1,840.00
Sidewalk Replacement Use Permit	\$405.00
Curb and Gutter Permit	\$203.00
Curb Drain Use Permit	\$807.00
Paving Replacement Inspection	\$3.00/sq ft
Construction Barricade Permit	\$981.00
Utility Permit (plus \$1.50 per square foot)	\$155.30
Hauling/ Street Use (Heavy Haul Permit)	\$90.00
Note: The following fees also apply:	
• 1.2% AB717 Training and Education Fee for all building, mechanical, electrical and plumbing permits	
• SB 1608 Accessibility Expert Fee of 4% on plan check and 3% on permit fees for new Multi-Family projects	
• 5.5% technology fee and 10% document maintenance fee on all development permits, plan checks, and planning applications	
• General Plan Maintenance fee of 0.00151 per each \$1 of all development	

...

Impact Fees and Exactions

Cities use exactions and impact fees to assure that a desired standard for public services and facilities is maintained. The City of Beverly Hills charges impact fees and exactions on all new residential development in the city to offset increased use of public infrastructure, public spaces, and services from future residents.

The effect that exactions and impact fees have on the cost of housing is proportional to the amenities and services provided by the exactions and impact fees. Exactions and impact fees do increase the cost of housing; however when implemented well the increased cost results in higher property values and greater public desirability for the housing. The public's desire results from the quality of the housing product, and from the public services and amenities available to the residents.

For housing sold at market rate, exaction and impact fees are a cost that is factored into the overall cost of the project. A market rate housing developer covers the increase in costs due to exactions and impact fees by building a higher quality product which in turn can be sold at a higher price. A person is more willing to pay the higher price for the housing because it is higher quality, and because of the services and amenities provided by the exactions and impact fees. Therefore, the cost of maintaining the City's standards for public amenities and services is shared in part by the future residents.

Table B-15 <u>UPDATED</u> Exactions & Impact Fees – Fiscal Year 2012-2013	
Type of Fee	Fee
Dwelling Unit Tax	\$1,041.30/unit + \$206.80/bedroom
Condo Conversion Fee	\$7,104.40/unit
School Fee—Residential	\$3.20/sq ft
Parks and Recreation Construction Tax (<u>QUIMBY</u>)	\$7.10/sq ft

SOURCE: City of Beverly Hills, May 2013

Exactions and impact fees can present a challenge in the development of affordable housing, since these costs cannot easily be passed on to the, would be, future resident as is the case with market rate housing. The City currently exempts dwelling units for very low, low and moderate income households from the dwelling unit tax and parks and recreation construction tax. The City is currently completing a fee study to evaluate the economic benefit of providing additional waivers or reductions of certain fees for projects containing affordable units. Housing Element Program 12.3 calls for the City to conduct a fee study, and evaluate the economic benefit of providing additional waivers or reductions of certain fees for projects containing affordable units.

Total Fees and Exactions for a Typical Multi-Family Project

The City adopted its most recent schedule of taxes, fees and charges in September 2012, and has not processed a typical multi-family project since the new fees were established. In order to illustrate the total fees and exactions for a typical multi-family project, Table XX illustrates the approximate fees that would be charged to a three lot, on a previous 22 unit condominium project under the current fee schedule, with a valuation of \$9.2 million under the new schedule of taxes, fees and charges. Total fees for a typical multi-family project are given in the following table. The City feels this project is a typical multi-family project based on the number of units and the lot size. This project involved three properties and produced 22 new condominium units. The total fees that would be charged by the City amounted to \$822K would amount to approximately \$948,369, equating to which is \$37,40043,107 per unit. Units in this building are being sold for \$3the building that was used for this exercise are currently being sold for approximately \$3.2 million dollars. Million dollars and indicating so the City’s fees amount to a nominal approximately %1.3% 1.2% of the unit’s sales price. In summary, given the modest percentage that fees represent of unit sales prices, combined with the fact affordable units are exempt from the dwelling unit tax and parks & recreation (QUIMBY) construction tax, it can be concluded that the

City's permit fees do not impose an undue constraint on the production of new housing. In order to incentivize the production of affordable units, the City is conducting a fee study to assess the economic benefits of providing additional waivers for affordable projects.

Table B-16		UDPAED Total Fees for a Typical Multi-Family Project	
Project Description – 447 North Doheny Drive. 3 lot development (447, 449, 451). 0.48 acres total. 22 condominium units.			
		Total Project Fees	\$948,369*
		Fees Per Unit	\$43,107
Description	Cost		
Tentative Parcel/ Tract Map Review (Vesting and Non-Vesting)	\$14,232.10		
Development Plan Review (10-3.2570)			
Commission-level (Planning Commission)	\$12,388.90		
Architecture/ Landscape Plan Review (10-3.3016)			
Commission-level (Architectural Commission)	\$4,764.20		
Environmental Review	\$278.40		
Public Noticing (On-site Signage)	\$150.30		
Covenant Processing (upon entitlement)	\$450.10		
Plan Check Review (Zoning Review)	\$706.20		
Final Parcel/ Tract Map Review (Vesting and Non-Vesting)			
Zoning Review	\$430.20		
Engineering Review	\$5,950.00		
Building Permit and Plan Check	\$220,586.90		
Shoring Permit	\$9,000.00		
Grading Permit	\$3,500.00		
Mechanical Permit and Plan Check	\$20,521.08		
Plumbing Permit and Plan Check	\$20,521.08		
Electrical Permit and Plan Check	\$20,521.08		
Energy Permit and Energy Plan Review	\$36,764.55		
Water Connections (not including replacement of sewer lateral)	\$717.39		
Off Site Improvements			
Replacement of Sewer Lateral	\$1,840.00		
Sidewalk Replacement Use Permit	\$405.00		
Curb and Gutter Permit	\$1,439.00		
Curb Drain Use Permit	\$807.00		
Paving Replacement Inspection (\$3.00/square foot x 2,000 sq ft)	\$6,000		
Construction Barricade Permit	\$981.00		
Utility Permit	\$155.30		
Hauling/ Street Use (Heavy Haul Permit)	\$90.00		
School Fees (\$3.20 sq ft x 36,479 square feet)	\$116,732.80		
Unit Tax (\$1,041.30 x 22 units)	\$22,902.00		
Bedroom Tax (\$206.80 x 42 bedrooms)	\$8,685.6		
Parks and Recreation (QUIMBY) Fee (\$7.10 sqft x 50,948 square feet))	\$361,730.80		
General Plan/Long Range Maintenance Fee	\$13,892.00		

*includes document maintenance, technology, AB717, and SB1608 fees

On and Off-Site Improvements

Site improvements encompass the range of water, sewer, circulation, and other infrastructure needed to support development. In Beverly Hills site improvements include water and sewer and storm drain laterals, streets, curbs, gutters, parkway, street trees, sidewalks and alleyways. The City uses a standard street width of 46-foot curb-to-curb within a 70-foot right-of-way for local residential (multi-family) streets and secondary arterial streets, and a standard street width of 36-foot curb-to-curb within a 60-foot right-of-way for local residential (single-family) streets. All residential streets are improved with 6-foot parkways and 6-foot sidewalks on both sides of the street.

To ensure that adequate improvements are in place, Beverly Hills requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for transportation improvements. In larger projects, the City requires developers to construct internal streets, sidewalks, curbs, gutters, and affected portions of off-site arterials. However, development in Beverly Hills typically occurs on small infill parcels where infrastructure is already in place.

While on and off-site improvements add to the cost of development and thus impact affordability, it is standard for jurisdictions to require development to “pay its own way.” Beverly Hills site improvement requirements are deemed necessary to maintain the quality of life desired by residents, and are consistent with General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

7. Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family homes, mobile homes, second units, emergency shelters, and transitional housing among others. This section provides a discussion on zoning and development standards for various types of housing, and includes an in-depth discussion of the newly established “Special Needs Housing Overlay Zone”.

Zoning

The Beverly Hills Zoning Code designates permitted (P), use permit (UP), ~~regulatory permit (RP)~~ or conditional uses (CUP) for all developable use types in the City in relation to the City’s zoning designations. Tables B-17 and B-18 (City of Beverly Hills Residential

Allowable Residential Development Land Use Regulations) summarizes housing types permitted within the City's single- and multi-family zoning districts.

Residential uses are not permitted in commercial zones pursuant to the current zoning code, although the City assesses the potential for mixed residential/ commercial uses in commercial areas on a case by case basis and has approved four projects since 2006 (9900 Wilshire, 9876 Wilshire, 9200 Wilshire, and 8600 Wilshire). Mixed use projects involving the construction of a new building require General Plan amendments and Zone Changes for approval. The conversion (adaptive reuse) of an existing office building on Wilshire Boulevard (Commercial Zone) to residential use with ground floor retail use was approved without a General Plan amendment (8601 Wilshire).

The City has a multi-family residential-commercial parking (RMCP) zone to provide a transition between residential and commercial zone districts. The RMPC zone allows for R-4 residential, commercial and parking uses, and is currently applied to a six acre area located on North Crescent Drive between Wilshire Boulevard and north of Brighton Way. The area is developed with the City's affordable senior project, and a mix of local serving commercial uses, offices, assisted living elderly units, a newly developed market rate apartment development, and public parking.

Special Needs Housing Overlay Zone

In order to encourage a variety of housing, and comply with state law, the City adopted ordinance O-12-2633 in 2012. This ordinance established a Special Needs Housing Overlay Zone to encourage the construction of housing for persons with special needs in certain areas of the City and locate such housing close to appropriate amenities and services appropriate for the intended residents. The special needs housing overlay zone allows increased residential density, small housing units, and reduced parking requirements. Emergency Shelters are permitted by-right in the Special Needs Housing Overlay zone, and SROs, and multi-family congregate housing for elderly or disabled are permitted in the overlay zone as if authorized by with a conditional use permit (CUP). Congregate housing for the elderly or disabled can receive development incentives of increased density and decreased parking in this overlay zone in order to make them more financially viable.

The Multi-Family Congregate Housing for Elderly and Disabled Persons Overlay Special Needs Housing Overlay Zone applies to R-4 zones on sites which meet the following criteria:

- Site is located in area with 4 or 5 story height limits

- Site is located adjacent to commercial zoned areas, and is separated by an alley from commercial uses
- Site is located on a street greater than 30 feet in width

Multi-Family Congregate Housing overlay zone is provided at the end of this document. A total of 37.8 acres on 172 parcels within the R-4 zone meets these criteria for congregate special needs housing. Of these parcels, the City sees 136 or 23.1 acres as having a potential for the development of congregate housing special needs housing. Two senior living homes (i.e., nursing homes), with a total of 269 residential units, already exist in the congregate housing overlay area. A map of the Special Needs Housing Overlay Zone is provided at the end of this Appendix.

This ordinance also added the following definitions to defined the following terms and incorporated them into the mMunicipal eCode:

- Bona Fide Housekeeping Unit: Shall Have the same meaning as Single Housekeeping Unit
- Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.
- Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.
- Emergency Shelter: A facility that provides immediate and short-term housing with minimal support services for homeless persons or families on a first-come, first-served basis, and that is limited to occupancy of no more than six months.
- Family: Two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health & Safety Code Section 1502(a)(1) serving six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.
- Single-Family Residence: Shall have the same meaning as One-family or Single-family Residence or Dwelling.

- Single Housekeeping Unit: The functional equivalent of a traditional family, whose members are a non-transient interactive group of two or more persons, where such persons jointly occupy a single dwelling unit, jointly use common areas, and share household activities and responsibilities (e.g., meals, chores, and expenses).
- Single Room Occupancy Housing (SRO): A residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented on a weekly or monthly basis.
- Supportive Housing: Permanent affordable housing with no limit on length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (See Health & Safety Code Section 50675.14)
- Target Population: Persons with disabilities, homeless families, and homeless youth. (See Health & Safety Code Section 50675.14(b) (3).)
- Transitional Housing: Temporary rental housing intended for occupancy by homeless individuals or families transitioning to permanent housing that is operated under program requirements calling for the termination of assistance and recirculation of the dwelling unit to another eligible program recipient at a predetermined future time, which shall be no less than six months. Transitional housing often includes a supportive services component, such as job skills training or rehabilitation counseling to allow individuals to gain the necessary life skills to support independent living.

Further, the ordinance established development standards for emergency shelters and single room occupancy housing. The remainder of this section discusses the improvements made to the zoning code, and the impact that these changes may have to the provision of housing for the elderly and disabled as well as those at risk of homelessness. in more detail.

In order to increase the readability of the zoning code, the allowable uses for residential land table has been divided into two tables: one for single family and one for multi-family zones, Table B-17 and Table B-18, respectively.

Table B-17 **UPDATED City of Beverly Hills Residential Allowable Residential Development Land Use Regulations for Single Family Residential Zoning Districts and Zoning District Overlays**

	R-1	R-1X	R-1.5	R-1.5X	R-1.5X2	R-1.6X	R1.7X	R-1.8X
Single-family dwelling	P	P	P	P	P	P	P	P
Second units	P	P	P	P	P	P	P	P
Transitional and supportive housing ¹								
Single-family structure	P	P	P	P	P	P	P	P
Family daycare home								
Small	P	P	P	P	P	P	P	P
Large	UP	UP	UP	UP	UP	UP	UP	UP
Community care facility ²								
Small (serving 6 or fewer)	P	P	P	P	P	P	P	P
Manufactured/Mobile home	P	P	P	P	P	P	P	P

Notes: P: Permitted use UP: Use Permit CUP: Conditional Use Permit

1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a single-family residence, it is regulated as such and is subject to all regulations applied to residences in the single family residential zone where it is located.

2. For the purposes of this table, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.

Table B-18 **UPDATED** City of Beverly Hills Residential Allowable Residential Development Land Use Regulations for Multi-Family Residential Zoning Districts and Zoning District Overlays

	R-4	RMC P	Special Needs Housing Overlay ³	R- 4X1	R-4X2	R-3	R-4-P
Single-Family dwelling	P	P		P	P	P	
Duplex	P	P		P	P	P	P
Multi-family dwelling	P	P		P	P	P	P
Transitional and supportive housing ¹							
Single-family structure	P	P			P	P	
Multi-family structure	P	P			P	P	P
Emergency shelters			P				
Single room occupancy housing (SRO)			CUP				
Community care facilities ² (state licensed)							
Small (6 or fewer)	P	P			P	P	
Large (7 or more)	CUP	CUP			CUP	CUP	CUP
Childcare uses licensed pursuant to state law	CUP	CUP			CUP		CUP
Multiple-family congregate housing for the elderly or disabled pursuant to article 12.8 of zoning code ⁴			CUP				
Multiple-family housing for the elderly or disabled pursuant to article 12.5 of the zoning code ⁵	CUP	CUP			CUP		CUP

Notes: P: Permitted use UP: Use Permit CUP: Conditional Use Permit

1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a multi-family residence, it is regulated as such and is subject to all regulations applied to residences in the multi-family residential zone where it is located.
2. For the purposes of this table, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.
3. Uses allowed in the special needs housing overlay zone are in addition to any use allowed in the underlying zoning district.
4. A Conditional use Permit (CUP) is required to utilize the reduced development standards offered for this type of development. Intended to reduce development costs for assisted living facilities. Specific requirements apply. The project site must be located in an area with four- or five-story height limits; located adjacent to commercially zoned areas; separated from adjacent commercial areas by an alley; and located on a street greater than thirty feet (30') in width. Unit density up to 165 units/acre. Reduced minimum unit sizes and parking requirements apply (450 square feet minimum unit size, unit must have private bathroom) (BHMC 10-3-12.8).
5. Multiple-family housing for the elderly or disabled is a permitted use in any zone permitting multiple-family residential uses. Conditional Use Permit (CUP) required to utilize the reduced development standards offered for this type of development. Intended to reduce development costs of housing for seniors and persons with disabilities. Specific requirements apply. Housing limited to households with head of household 62 years and older and families with handicapped member. Maximum unit density 150 units/acre. Minimum unit size as defined by HUD. Maximum number of bedrooms per unit is 2. Only 5% of the units can be 2-bedroom units (BHMC 10-3-12.5).

Second Units

The City's Zoning Code defines second units as an attached or detached residential dwelling unit that provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation, and is located on the same site area as the primary dwelling. In compliance with AB 1866, Beverly Hills has developed both a ministerial approval process for second units that are less than 650 square feet in size on minimum 6,000 square foot R-1 parcels, and a discretionary review process for larger second units proposed on R-1 properties located north of Santa Monica Boulevard. Each second unit can be provided with one parking space in addition to the parking spaces required for the primary dwelling, which additional parking space can be provided behind the front setback line of the site area.

~~The City has received and approved an average of 3 discretionary applications annually since the current ordinance was adopted in 2003, and is in the process of identifying building permits for second units less than 650 feet in size not required to undergo discretionary review. The City processes an average of three building permits annually for second units.~~ In order to collect information on second units to determine who lives in them, rent ranges, size, and additional steps the City can take to encourage construction of second units, the City ~~recently completed (July, 2010) completed~~ a Citywide survey of residential property owners in July 2010 (refer to Residential Sites Appendix C ~~section for~~ further discussion of the survey results). One of the questions posed in the survey is the amount of rent charged on existing second units (if any), as a means of assessing affordability and contribution towards addressing the community's regional housing needs (RHNA). Of the 40 occupied second units in the survey, 81 percent were provided rent free or for a rental amount affordable to very low income households. The results of the survey indicate that the majority of second units in Beverly Hills are occupied by caregivers or elderly parents of the primary homeowner.

To further encourage the provision of second units, the City is currently considering modifications to its second unit ordinance (Imp 10.4 in the adopted Housing Element) ~~includes a program (Imp 10.4) to evaluate modifications to its second unit ordinance~~, including:

- Consider greater flexibility in second unit standards in R-1 zones south of Santa Monica Boulevard.
- Consider allowing larger sized second units, of up to 1,000 square feet by right, to eliminate the need for a second unit permit, thereby reducing processing times and development costs.
- For second units built above a garage, consider allowing an increase in the permitted height up to the height of the primary residence.

- Consider allowing reduced setback requirements where privacy is not compromised

The City is also actively encouraging second units by providing information to the public. As part of program 10.4 in the adopted Housing Element implementation, the City created a brochure outlining information on second unit development standards. This information is also available to the public on the City's website.

Senior-Elderly and Disabled Housing

Beverly Hills has established modified standards to specifically encourage the provision of higher density rental housing for seniors and persons with disabilities at costs lower than could otherwise be achieved. While housing which serves ~~seniors-the elderly~~ and the disabled is permitted in any residential zone district subject to the same standards as other residential uses, for such housing to take advantage of a potential doubling in density and other modified standards, a conditional use permit is required. The City's Municipal Code specifies the following two distinct types of senior and disabled housing: 1) Multiple-Family Congregate Housing for Elderly and Disabled Persons (Article 12.8); and 2) Multiple-Family ~~Residences-Housing~~ for Elderly and ~~Handicapped-Disabled~~ Persons (Article 12.5). The definition and zoning incentives for each are described in the following section.

Multiple-Family Congregate Housing for Elderly and Disabled Persons and Community Care Facilities

Congregate housing provides a range of support services for residents, including all meals, housekeeping and laundry service, private transportation, planned activity programs, and 24 hour emergency in-house call system. Emergency shelters, transitional and supportive housing programs and community care facilities for seven or more persons, offer similar amenities and support networks. Currently, to use the City's incentives to develop an elderly or disabled congregate care facility the City requires at least one household member to be 65 years of age or older, or to have a substantial physical impairment. The City is currently studying fee reductions for certain types of housing in this zone, as outlined in program 12.3 of the adopted Housing Element.

~~In addition, the CUP requirement would not be required of transitional and supportive housing or emergency shelters. Additionally, the fees associated with the CUP for other forms of housing in this zone would be waived under program 12.3.~~

The City's modified development standards for congregate housing for the elderly or disabled housing provide for densities of up to 165 units per acre, with up to 113 units permitted on any one site. In

addition, the City provides significant reductions in the minimum unit size for congregate housing:

- 450 square feet for an efficiency unit
- 500 square feet for a one-bedroom unit
- 800 square feet for a two-bedroom unit

As presented earlier in Table X, the City has adopted a reduced parking ratio for congregate housing of one space for one-bedroom units and 1.5 spaces for two bedroom units. The Planning Commission is authorized to provide further reductions of one-half space per unit.

The City is committed to providing opportunities for special needs housing and realizes that such housing forms typically require additional incentives to be viable. The incentives offered in the City's ~~existing congregate care~~ Special Needs Housing Overlay zone offer greater unit numbers in a project and relax the requirements for parking and unit size. This offers greater potential to actually getting a project built as opposed to allowing these housing forms throughout the R-4 zone but in conformance with R-4 standards. ~~Additionally costs for the CUP (if applicable) would be waived,~~ the City is studying the viability of reducing or waiving the cost for the conditional use permit for these projects. A map of the overlay area is provided in the back of this document and shows that the overlay zone properties are in close proximity to public transportation, and areas with businesses to support daily needs and services. The overlay zone is residential and so provides the look and feel of living in a neighborhood, as opposed to alternative locations in the commercial zones. For these reasons the City feels that this overlay zone in concert with the incentives offered is a viable location for special needs housing.

Multiple-Family ~~Residences~~ Housing for Elderly and Handicapped Persons (Deed-Restricted Affordable)

Affordable independent multi-family housing for the elderly (age 62+) and disabled persons is permitted by conditional use permit in any zone allowing multiple-family residential uses. Densities of up to 165 units per acre are permitted, with a maximum project size of 150 units. Minimum unit sizes are not less than the maximum allowable under HUDs Section 202 Senior Housing Program, with no more than five percent of project units permitted to be two-bedrooms. Building height shall be consistent with the prevailing height of surrounding buildings, and not greater than 60 feet. A reduced parking ratio of one space per unit is provided, with further reductions to 4/10 of a space per unit permitted at the discretion of the Planning Commission.

If the rental rates for any such senior or disabled housing are not under the provision of a federal, state, or other public agency, then the rental rates

for any this housing will be set by the Planning Commission at affordable rental rates as a condition of issuing the conditional use permit.

Housing for Persons with Disabilities

SB 520, signed into law in 2001, requires that Housing Elements analyze potential and actual governmental constraints on the development, maintenance and improvement of housing for persons with disabilities. The following analysis addresses Beverly Hills' regulations and procedures for housing for persons with disabilities with regards to: 1) zoning and development standards; 2) building codes; and 3) processing procedures. The analysis highlights several actions recently taken by the City to address potential constraints to the development and maintenance of housing for persons with disabilities. Based on the outcome of this analysis, the City's Housing Element establishes programs that address identified constraints and/or provide reasonable accommodations for housing designed for persons with disabilities.

Zoning and Development Standards

Definition of Family: The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons. Through the adoption of Ordinance 12-O-2633 in 2012, the City established a definition of "family" which is inclusive and non-discriminatory for incorporation into the Zoning Code (refer to definitions at the beginning of this section).

~~While the Beverly Hills Zoning Ordinance does not contain an explicit definition of "family", the lack of such a definition has not functioned to preclude community care facilities from single or multi-family zone districts. Nonetheless, to address this potential constraint, the City will develop a definition of "family" which is inclusive and non-discriminatory for incorporation into the Zoning Code, as indicated in Housing Element Program 12.1.~~

Community Care Facilities: The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a

group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger community care facilities (housing more than six persons), most jurisdictions require a Use Permit to ensure neighborhood compatibility in siting. Smaller care facilities (housing up to six persons) are permitted by-right.

~~The Beverly Hills Zoning Ordinance makes no specific reference to community care facilities, and imposes no spacing or concentration requirements on such facilities.~~ By way of practice and consistent with the Lanterman Act, the City permits small community care facilities in residential zones and treats them as a residential use. Review of the California Community Care Licensing Division inventory of community care facilities (~~April 2013~~ July 2010) identifies two residential care facilities for the elderly in Beverly Hills, providing capacity for over 200 seniors age 60 and above. As evidenced by the presence of these facilities, the City's regulations have not precluded the provision of community care facilities. Nonetheless, in order to better facilitate the provision of care facilities for persons with disabilities by providing greater certainty to project applicants, ~~a program (Imp 12.1) has been added to the Housing Element to amend the Zoning Ordinance to define and~~ the City established parameters for small and large Community Care facilities in compliance with the Lanterman Act. Ordinance No. 12-O-2633 established definitions for large (seven or more individuals) and small (six or fewer individuals) community care facilities and incorporated these definitions into the Zoning Code. ~~The ordinance also~~ This will include: 1) identifying identified small Community Care facilities with six or fewer occupants as permitted in residential zones; and ~~2) identifying identified~~ large Community Care facilities with seven or more occupants as conditionally permitted in various all residential zoning districts.

The City's Zoning Code facilitates housing for persons with disabilities in several ways, including:

- Allowances for property owners to build handicapped ramps into residential structures which encroach into the front, or side yard setbacks to allow first floor access for physically disabled residents.
- Allowances for elevators to encroach in the side yard setbacks on single-family properties to allow persons no longer able to climb stairs to remain in their homes.
- Reduced parking and unit size standards for multi-family congregate housing for elderly and disabled persons, and for affordable multi-family residences for elderly and handicapped persons.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.

Building Codes

The City of Beverly Hills ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. For example, any new apartment development is subject to requirements under the Americans with Disabilities Act (ADA) for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City’s requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

In 2012, the City adopted ordinance 12-O-2634 to establish specific written procedures for disabled persons to request reasonable accommodation from the zoning and land use regulations. This ordinance codifies the process through which a disabled person or their designee may request accommodation from building codes, land use regulations, policies, and procedures to provide Disabled Persons with an opportunity to use and enjoy housing equal to that of non-disabled persons. As established through the ordinance, a request for a Reasonable Accommodation is reviewed by the Community Development Director (or Designee), unless it is related to a discretionary land use application that requires review by the planning commission, in which case the Planning Commission is the review authority. The applicant must provide information pertaining to the code section, regulation, procedure, or policy from which relief is sought, the nature of the property and the relief sought, and explanation of why the accommodation is reasonable and necessary. No application fee is associated with the Reasonable Accommodation, and when an

improvement or modification is requested in this process would normally require a variance, a variance is not required.

~~The City of Beverly Hills implements procedures to ensure that reasonable accommodations are made for persons with disabilities. Individuals with disabilities and/or their family member(s), caretaker(s), or designee(s), on behalf of the disabled applicant, can telephone the City, send an e-mail, write a letter, stop by City offices, or appear at a Planning Commission or City Council meeting to request special accommodations or variances from the requirements of City Zoning or Building Codes for disability accommodations. However, the City has not developed specific written procedures for requesting a reasonable accommodation, and therefore, as a means of facilitating such requests, has included a program in the Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.~~

Summary of Constraints to Persons with Disabilities and Program Response

The City has conducted a review of zoning, building code, and processing requirements, and has not identified any actual barriers to the provision of accessible housing. Actions taken recently by the City to address previously identified potential barriers through the establishment of definitions of "Family" and "Community Care Facility" as well as the establishment of Reasonable Accommodation procedures in the zZoning eCode ensure that the provision of accessible housing is not constrained (see definitions at the beginning of this section). ~~However, to address potential barriers and better facilitate housing for persons with disabilities, the Housing Element sets forth the following program actions:~~

~~Add a definition of "family" which is inclusive and non-discriminatory to the Zoning Code. (Program 12.1)~~

~~Add a "Community Care Facility" category and definition to the Code. List community care facilities with six or fewer occupants as permitted in residentially zoned areas. Permit care facilities with 7 or more occupants with a conditional use permit in various residential zoning districts. (Program 12.1)~~

~~Develop and adopt written procedures for reasonable accommodation requests with respect to zoning laws, permit processing, and building laws. Procedures will specify who may request an accommodation, time frames for decision-making and specific modification provisions. (Program 11.5)~~

Housing for Persons who are at Risk of Homelessness

Transitional and Supportive Housing

Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. Supportive housing is generally defined as permanent, affordable housing linked to on- or off-site services and occupied by a target population (i.e. persons with disabilities, suffering from mental illness or chronic health conditions). Services typically include assistance designed to meet the needs of the target population in retaining the housing, living and working in the community, and/or improving health. ~~Currently, Beverly Hills' Zoning Ordinance does not contain specific provisions for the siting and development of transitional or supportive housing facilities. The City recently participated in the opening of a three month transitional living center, Upward Bound House, in Culver City, pledging \$200,000 in project support.~~

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

~~As discussed previously, in order to comply with the provisions of SB 2, the City adopted ordinance 12-O-2633. This ordinance: 1) established a definition in the zZoning eCode for transitional and supportive housing, 2) amended the eCode to treat transitional and supportive housing as a residential use subject to the same requirements as other residential uses as the same type in the same zone, and 3) amended the eCode to permit transitional and supportive housing that is configured as a single family use by right in all residential zone districts and permit such housing that is configured as multiple-family use by right in the R-3 and R-4 zones, and to clarify the City's intent with regard to treating transitional and supportive housing as a residential use, a program has been added to the Housing Element (Imp 12.1) to: 1) include transitional and supportive housing within the definition section of the Code; 2) treat as a residential use subject to the same requirements as other residential uses of the same type in the same zone; 3) permit transitional and supportive housing that is configured as a single-family use by right in all residential zone districts, and permit such housing that is configured as multi-family use by right in the R-3 and R-4 zone districts.~~

Emergency Shelters

SB 2 also requires the Housing Element to address new planning and approval requirements for emergency shelters, defined as a facility that provides shelter to homeless families and/or individuals on a limited short-term basis.

Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

There are an estimated ~~30~~ 47 chronically homeless persons that spend the majority of their days and nights in Beverly Hills, according to a homeless count the City conducted in January ~~2013~~ 2009. Beverly Hills has no emergency shelters within its City limits; however, the City has provided funds for the construction and ongoing operation of emergency shelters operated by People Assisting the Homeless, and by Network of Care for Veterans and Service Members. Although nearby Westside shelters are over-capacity, it is not clear at this time whether Beverly Hills can be considered to have an unmet need for an emergency shelter.

Pursuant to SB 2, Beverly Hills ~~has~~ conducted a staff level review of its zoning districts and ~~has~~ determined that areas within the R-4 multi-family residential zoning overlay district where congregate housing for elderly and disabled persons is allowed are the most conducive to provision of an emergency homeless shelter by right. This district is characterized as a high density multi-family zone consisting of a variety of existing apartment buildings and condominiums. Within the approximately 37.8 acre (172 properties) area there are four vacant parcels, as well as numerous older and/or underutilized residential properties. Additionally, the overlay zone provides close access to needs and services such as grocery stores, pharmacies, and transportation.

As such, the City has included a program within the Housing Element (Imp. 12.1) to modify ~~the Zoning Code to permit shelters within the multi-family residential~~ Special Needs Housing zoning overlay ~~Overlay -zoned district where congregate housing for elderly and disabled persons is allowed. A map of this zone is provided in Appendix x at the end of this document.~~ Development standards within the district located in the Southerly Zone of the City (BHMC 10-2-303; LOTS: A.) are

appropriate to facilitate emergency shelters, and can be summarized as follows:

- Height: up to 60 feet, or five stories
- Minimum Lot Size: 7,500 square feet
- Minimum Public Street Frontage: 55 feet
- Setbacks:
 - Front - 15 feet
 - Side (total) 19 - 23 feet

Pursuant to SB 2, the City has also established development standards for Emergency Shelters regulating the following aspects:

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

~~Pursuant to SB 2, the City can specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility~~

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless and disabled persons.

Ordinance No. 12-O-2633 established a definition for "Single Room Occupancy Housing" (SRO) and incorporated this definition into the zoning code. SROs are allowed in the Special Needs Housing Overlay Zone if authorized by a conditional use permit. Additionally, the ordinance established development standards SROs addressing unit size and occupancy, common area, management, parking, kitchen facilities and bathroom facilities to ensure high standards for development.

~~Beverly Hills' Zoning Code does not currently define single room occupancy uses. The City has reviewed the Zoning Code, and similar to emergency shelters, has determined that within the multi-family residential zoning overlay district where congregate housing for elderly and disabled persons is allowed are the most conducive to the provision of SROs. The Housing Element includes a program (12.1) to define and establish parameters within this area for the development of SRO residences.~~

Mobile Homes

No mobile homes or mobile home parks are located in the community. Pursuant to state law, the City permits manufactured housing placed on a permanent foundation in all residential zones.

Farm Employee Housing

~~The 2010 Census identifies 22 does not identify any Beverly Hills residents employed in farming, fishing and forestry occupations, and no agricultural land remains in the City. , accounting for only 0.1 percent of the City's labor force. These occupations include gardeners, landscapers, and person who work in plant nurseries. Given the extremely limited presence of "farmworkers" in the community, Given the absence of any "farmworkers" in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.~~

C. Environment and Infrastructure

Environmental and infrastructure constraints can limit or affect the type and density of housing development in a community. These constraints can include natural resources such as topography and flood areas, hazards/safety concerns, or lack of sufficient infrastructure capacity. However, as discussed in greater detail below, Beverly Hills is a built-out community with little remaining vacant land, with the majority of the City's infrastructure systems already in place. Environmental and infrastructure concerns do not compose a significant constraint to housing production.

1. Environmental Constraints

Seismic Hazards

The City of Beverly Hills contains both active and potentially active faults. Specifically, three active or potentially active faults are located within the city limits, including: the Hollywood Fault, the Santa Monica Fault, and the Newport-Inglewood Zone of Deformation. (Woodward-Clyde 1987) Since the 1987 Study was completed, work completed by Dolan, et al and the California Division of Mines and Geology maps show the Hollywood and Santa Monica faults as converging within the City, and the Newport-Inglewood fault located approximately two miles south of the City.

The City of Beverly Hills implements the most recent California Building Code. In addition, the City's Seismic Safety Program promotes public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

Landslides and Slope Hazards

The hillside areas of Beverly Hills pose the greatest hazard of landslides. Surface movements in the hillside area could be triggered by heavy rain, a reservoir breach, pumping facilities or an earthquake. Hillside development has placed additional loads on the subsurface bedrock. Additionally, improper site grading, steep slopes, and loss of vegetation can increase the potential for localized landslides. In the canyon areas, the presence of subsurface water and geology composition provides the potential for liquefaction during earthquakes. Any significant hillside movement along canyon streets would potentially isolate populations in those areas due to limited ingress egress routes. Potential damage to underground utilities and fire hydrants could also result from landslide movement. Future growth in the canyon areas of the City may be limited due to safety factors.

Flooding Hazards

There are not FEMA designated flood zones in the City of Beverly Hills. The City of Beverly Hills is located within the Ballona Creek Watershed; however most of the drainage is controlled by structural flood control measures along a mostly channelized watershed. Approximately 40 percent of the watershed within the City is covered by impervious surfaces leading to greater surface area for storm runoff and the potential for flooding.

FEMA has classified the City under Flood Zone "C," which does not require mandatory flood mitigation enforcement.⁴ However, Beverly Hills is highly urbanized and as a result of increased paving, can lead to an increase in volume and velocity of runoff after a rainfall event, exacerbating the potential flood hazards. The City's steep hillside areas are also more susceptible to runoff and slope failures. New development in these areas will require careful adherence to current grading, soil compaction, maximum slope, and drainage regulations.

The Federal Emergency Management Agency (FEMA), as part of its statutory responsibilities to carry out the National Flood Insurance Program, has mapped most of the flood risk areas within the United States. The City of Beverly Hills is located in a FEMA Flood Zone "C", which does not require mandatory flood mitigation enforcement. Properties are not required to carry flood insurance (Hazard Mitigation Action Plan [20042010](#), pg. [14943](#)).

The City of Beverly Hills also lies in the inundation path of the Lower Franklin Canyon Dam which is located north of the City. The reservoir has a 200 acre-feet capacity and can be drained to half capacity in 72 hours and completely emptied in 216 hours. The National Inventory of Dams characterizes this dam with significant hazard potential. Dams with significant hazard potential are those in which failure or mis-operation would result in no probable loss of human life but can cause economic loss, environmental damage, and disruption of lifeline facilities. In the event of a breach of the Lower Franklin Reservoir, the residential area north of Carmelita Drive would be exposed to immediate and severe danger. Below that point, the danger diminishes rapidly although flooding of most structures in this section of the inundation path would occur. Approximately 1,200 people live in the sector of the inundation area subject to severe danger and provision for evacuation of this population is required in the event of a breach in the structure. This reservoir, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure.

⁴ City of Beverly Hills Hazard Mitigation Plan, [August 2010](#).

The possibility of dam failures during an earthquake has been addressed by the California Division of Mines and Geology in the earthquake planning scenarios for a magnitude 8.3 earthquake on the San Andreas Fault zone and a magnitude 7.0 earthquake on the Newport-Inglewood fault zone (Davis 1982). These studies found that catastrophic failure of a major dam as a result of a scenario earthquake is regarded as unlikely (Davis 1982). Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake (MCE) for the Incentive Area. FEMA requires that all reservoir owners develop Emergency Action Plans (EAP) for warning, evacuation, and post-flood actions. Although there may be coordination with county officials in the development of the EAP, the responsibility for developing potential flood inundation maps and facilitation of emergency response is the responsibility of the reservoir owner.

The City ~~recently~~ updated its Safety Element and hazard mitigation plan in 2010. Those documents included flood hazard mitigation intended to minimize potential risks associated with flooding, including dam or reservoir failure inundation hazards. Furthermore, any project implemented would be required to undergo project-specific environmental review, at which time specific mitigation or design changes would occur to reduce the exposure of people or structures to flooding. Therefore, potential impacts associated with flooding were found to be less-than-significant in the General Plan environmental review and are not considered a constraint to new housing production.⁵

Wildland Fire Hazard

Beverly Hills is bounded on the north by hillside and canyon areas. Canyons that empty into the City's boundaries are Benedict, Franklin, Coldwater, and Trousdale Canyons. Benedict, Coldwater, and Trousdale Canyons are densely populated, with Franklin Canyon the least developed of the four. The dense wild brush of Franklin Canyon extends to the boundaries of the City. Due to the extensive hazards originating in the hills north of Sunset Boulevard, the area has been designated a Very High Fire Hazard Severity Zone (VHFHSZ).

Approximately 36 percent of the City is located in the VHFHSZ, with approximately 1,640 single-family residences and 3,700 people.

Urban Fire Hazard

In the built-out areas of the community, the primary fire hazard risks are man-made. Beverly Hills is home to three very large hotels having occupancies in excess of 500 persons per day, 33 high-rise buildings, and

⁵Beverly Hills General Plan EIR, 2008

a densely populated retail and commercial district. Of particular concern are two high-rise buildings that are residential occupancies and did not fall under the 1998 retrofit sprinkler mandate imposed on buildings 55 feet or higher. These are the only two high-rise buildings in the City that are not equipped with sprinkler systems.

New affordable housing development within the City is expected to occur through the infill of existing sites and mixed-use development in commercial areas. Limited future market rate development is expected to occur in the hillside areas. Wildland fire risks for new development are mitigated by various City programs described below.

Fire Prevention and Suppression Programs

In 1998, the Beverly Hills Fire Department (BHFD) installed a Remote Automated Weather Station (RAWS) in the hillside area just outside the City in Franklin Canyon. Data from the RAWS assists fire officials in determining the need for augmenting or redeploying fire resources depending on current and anticipated weather conditions.

For the VHFHSZ, The BHFD has also developed “Pre-Attack Plans” that enable the fire suppression to predetermine required resource deployment, resources to locate combustible roofs, evacuation routes, safe refuge areas, and resident assemblage locations. These planning resources help firefighting forces make critical decisions during emergency situations. Pre-Attack Plans are also made available to outside agencies who are called for Mutual Aid assistance and that may not be familiar with the area.

In addition, in 2004, the BHFD and residents within the VHFHSZ initiated the FireWise Communities/USA Program, which is designed to enable communities to achieve a high level of protection against wildland/urban interface fire loss while maintaining a sustainable ecosystem balance.

Biological Resources

The City of Beverly Hills is fully developed with urban uses and has little undisturbed open space areas. Review of GIS databases and aerial photographs indicate that there is little native terrestrial vegetation within the City of Beverly Hills. The only relatively undisturbed areas within the City include those located near the foothills of the Santa Monica Mountains and the few open space areas located in the portion of the City north of Sunset Boulevard. The remaining open space within the City is located in public parks, which typically do not contain natural or native vegetation.

Some migratory bird species pass through the City. Due to their mobility and range of travel, avian species tend to be more abundant and conspicuous than other animals. There are migratory birds that pass through the City while moving from wintering grounds in the south to

breeding grounds in the north. The number of resident bird species in the City is low due to the lack of undisturbed habitat.

As discussed in the Beverly Hills General Plan Amendments Environmental Review (2009), there are no riparian or sensitive habitats that are known to occur in the City of Beverly Hills. As no riparian or sensitive habitats are known to exist within the City, biological resources do not present a constraint to future housing development within the community.⁶

2. Infrastructure Constraints

Infrastructure needed to maintain and develop new housing includes water facilities, sewer facilities, streets, and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In contrast, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

Very little undeveloped residential land remains in the City. Most of the community's infrastructure is currently in place and adequately serves existing development. Future housing growth will occur within in-fill areas and construction of multi-family or mixed development within commercial areas. Therefore, the provision of infrastructure does not constitute a constraint to housing production.⁷

Water System

The City of Beverly Hills provides water service to approximately three quarters of the City's residents and to some residential parts of the City of West Hollywood. The remaining areas of the City of Beverly Hills that the City does not provide water service to are served by the Los Angeles Department of Water and Power.

The City of Beverly Hills imports about 90 percent of its water from the Metropolitan Water district (MWD) to approximately 9,400 customers. The remaining 10 percent of water need is met by the four groundwater wells in the City. Three are located in the Beverly Gardens Park and one in the Burton Way median and all are pumped to the treatment plant through a transmission main owned and maintained by the City. About 90 percent of the service area land use is residential in nature. The service

⁶ Beverly Hills General Plan Amendments Environmental Review (2009)

⁷ Ibid.

area includes the city limits on the west and north San Vicente Boulevard on the east and Whitworth Drive on the south.⁸

As described in the Urban Water Management Plan (UWMP), the current and projected water supply and demand indicates that in average precipitation years the City has sufficient water to meet its customer's needs through 2030. Beverly Hills' water supply is anticipated to meet the demand for future population growth up to 2030. As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Sewer System

The Beverly Hills Department of Public Works maintains sewer collection and distribution system within the community. The existing sanitary sewer system consists of over 95 miles of sewer mains that connect to the sewer facilities of the City of Los Angeles at the southwestern border of the City. More than half of the existing sewer system within Beverly Hills is over fifty years old. To address this issue, the City of Beverly Hills has a rehabilitation program in place to repair, reline, and/or replace the existing waste water infrastructure. All of the City's wastewater flow is treated at the City of Los Angeles Hyperion Treatment Plant located in the City of El Segundo.⁹ As per State Law (Gov Code Sec. 65589.7), the City will give priority for service hook-ups to projects that include affordable housing.

Storm Drainage

There are approximately 47 miles of improved storm drain system within and adjacent to the boundaries of the City of Beverly Hills, approximately two-thirds of which is owned and maintained by the City. The remaining one-third is under the jurisdiction of the Los Angeles County Department of Public Works. Roughly one third of the storm drain system was built before 1940 with the earliest construction taking place in the 1920s and the most recent in the 1970s. The 1999 Storm Drain System Master Plan identified 18 percent of the City's drainage links as insufficient to convey the runoff for the 10-year or 25-year storm. However, approximately 72 percent of the deficient links require a 1-foot diameter or less upgrade to the existing pipe size.

The 2002 Water System Master Plan recommends that the City establish a program to investigate each deficiency and coordinate this replacement work with other City projects in the area within the recommended timeframes for each deficiency. Ongoing inspection of city storm drains, especially the older (pre-1960) drains and those where

⁸ Ibid.

⁹ City of Beverly Hills General Plan Update Technical Background Report, October 2005.

corrugated metal pipe was used, is recommended to monitor for unusual changes in structural integrity.

Street System

The City of Beverly Hills is located along the densely developed Wilshire Corridor and is regionally placed in the middle of a variety of regional traffic generators that include Westwood, the University of California, Los Angeles (UCLA), Century City, Los Angeles International Airport (LAX), and Culver City to the west and West Hollywood, the Wilshire Miracle Mile, and downtown Los Angeles to the east. There are only two major facilities that provide regional transportation service for through traffic to bypass the City of Beverly Hills: the I-405 freeway in the north-south direction and the I-10 freeway in the east-west direction. This results in the use of many of the roadways in the City being used by through traffic to get to and from the various activity centers in the area.

The City of Beverly Hills promotes walking as a viable means of transportation. Recently, upgrades in urban design and pedestrian amenities have been completed in the Business Triangle, including mid-block signalized crosswalks and widened sidewalks. The Business District also features some diagonal pedestrian intersection crossings (with an exclusive pedestrian crossing phase) and an ordinance limiting ground floor street frontage of businesses not considered to be pedestrian-friendly. The City's pedestrian facilities include sidewalks, stairs, pedestrian promenades, and paths in the City's parks.

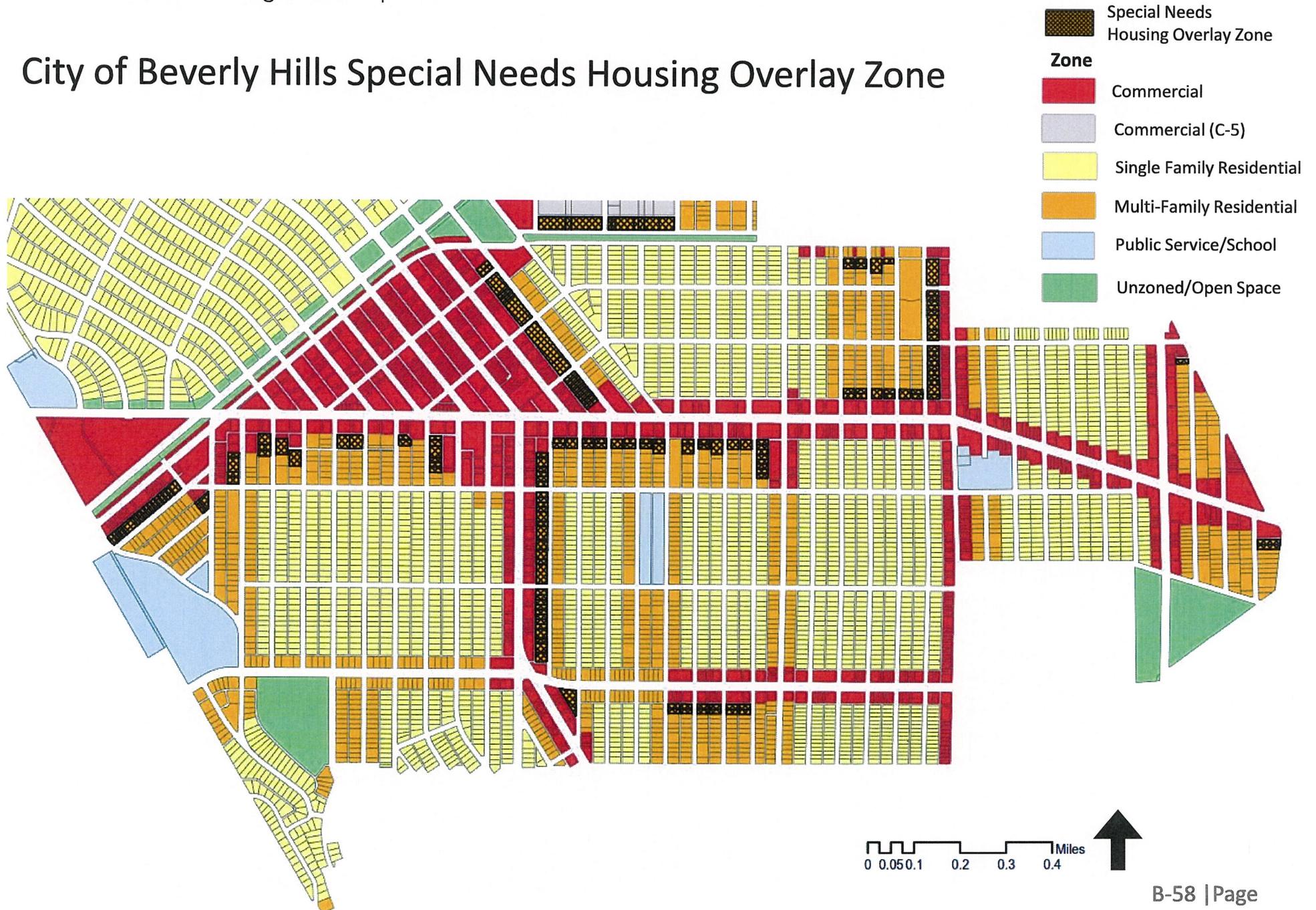
Four separate transit agencies provide bus service in the City of Beverly Hills. The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) operates the majority of the fixed-route bus transit service, with sixteen bus lines within the City. The City of Santa Monica Big Blue Bus (SM), the Antelope Valley Transit Authority (AV), and the Los Angeles Department of Transportation (LADOT) also provide limited transit routes within and through the City.

As part of the General Plan update in 2010, the City conducted an examination of existing traffic volume/capacity conditions in Beverly Hills.¹⁰ According to the report, up to fourteen of the intersections thirty-five intersections analyzed were operating at LOS E or LOS F during the weekday AM peak hour. The City will be comprehensively evaluating and updating existing policies and programs to relieve traffic congestion including examining policies to encourage transit uses, pedestrian and bicycle access and construction of infill development as it updates its mobility and bicycle master plans.

...

¹⁰ Ibid.

City of Beverly Hills Special Needs Housing Overlay Zone



Appendix C: Housing Resources

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An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs allocation (RHNA). This "Housing Resources" section describes the resources available for development, rehabilitation, and preservation of housing in Beverly Hills including land available for new housing construction, and financial and administrative resources that the City can use to facilitate housing production and housing-related services. The final part of this section is an overview of energy conservation and green building resources available to the City and its residents.

EDITED

A. Sites Inventory

The State requires jurisdictions to identify sites for the development of housing within the planning period. The State also requires jurisdictions to inventory those sites and demonstrate that the sites identified are sufficient to accommodate the jurisdictions share of the regional housing need for all income levels (Regional Housing Need Allocation). Land suitable for residential development includes:

State Potential Housing Site Categories

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

~~When the City released its draft housing element on November 19, 2010 the housing inventory included the following three inventories:~~

Housing Site Categories Included in The Beverly Hills' Housing Element

- ~~• Vacant residential land~~
- ~~• Rezoned nonresidential land~~
- ~~• Underutilized residential sites~~

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

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

In order to address past State concerns that adequate large sites for housing exist in the City, the City designed the housing sites inventory to:

City's Housing Sites Inventory

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

How the City developed its housing sites inventory and the process taken is presented in the following section.

1. Data Sources and Baseline Information

1. **Base Information** for all properties in the Multi-Family Residential areas of the City was gathered on March 25, 2009. Any land use changes that occurred from January 1, 2009 to January 1, 2010 were updated in the dataset based on the City's building records; therefore building information for all Multi-Family Residential areas in the City is current in the survey as of January 1, 2010. Data was updated again in March, 2013, based on the City's building records.

- i. **Data** was provided by Realquest. Realquest is a third-party information provider. Realquest's data is derived from the Los Angeles County Assessor's Office, and is updated monthly.

Realquest's building information included the following:

- a) Assessor's Parcel Number (APN)
- b) Address
- c) Size of parcel (square feet)
- d) Date of original construction/ Date of major renovation
- e) Number of units

- ii. **Base Parcel Map** of all properties in the City was provided by the Los Angeles County Assessor's Office. The parcel map obtained is current to January 1, 2009.

The Real Quest data was linked to the map as follows:

- a) The Realquest data was successfully linked, by APN, to the Los Angeles County Assessor's Office data in ESRI's ArcGIS software with no mismatches.

- b) The lack of mismatches indicates that the APN’s, and therefore, the Realquest data was accurately matched to its respective property on the County’s parcel map (ESRI Shapefile format).

2. **General Plan/ Zoning Information Added** to the base information data using ESRI’s ArcGIS. The general plan and zoning information included:

General Plan Density (Residential Units/ Acre, maximum building height.)

- a) MFR, High-Density (50 du/ac, 60 feet)
- b) MFR, Medium-Density (45 du/ac, 60 feet)
- c) MFR, Low-Medium (40 du/ac, 40 feet)
- d) MFR, Low (40 du/ac, 30 feet)
- e) MFR, Very Low (22 du/ac, 33-45 feet)

Zoning Density (Residential Units/ Square Foot). Only R-4 zoned properties were considered. Zoning unit density for properties were calculated based on the following criteria:

Zoning Density Category (BHMC: 10-3-2801)

A. Within 170 feet of Single-family Residential Properties:

Street Width ¹ of Project Site (feet)	Density (Units / Square Feet)
Less than 60' ²	1/ 1,700
60'to 120'	1/ 1,450
120'or greater	1/ 1,200

B. Fronting on Streets less than 34 feet in width:

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,500
60'to 120'	1/ 1,200
120'or greater	1/ 1,000

C. All others

Street Width of Project Site (feet)	Density (Units / Square Feet)
Less than 60'	1/ 1,300
60'to 120'	1/ 1,100
120'or greater	1/ 900

¹ **Street Widths.** Zoning Unit Density is calculated based on the width of the street. The definition for Street Width is given in the Subdivision Ordinance of the Beverly Hills Municipal Code (BHMC 10-2-101: Words Defined) as “the distance between property lines”.

² **Typical Multi-family lots are 55'-60' in width.** A project site less than 60' in width is a single lot, a project site between 60' and 120' is a two lot site, and project sites greater than 120' are three-plus lot sites.

2. Identification of Housing Sites

All R-4 multi-family properties in the City were inventoried. The results of the survey are presented in the tables following this section, which is arranged by the State category of housing site type (vacant, rezoned, and underutilized). Properties were identified as potential housing sites only if they met the following criteria:

- **Table C-1 Vacant Properties** - All vacant R-4 properties are included. The city has a total of 132 vacant parcels. These properties are unique in that no demolition would be required in advance of redevelopment.
- **Table C-2 Rezoned Properties** - All nonresidential zoned properties that were rezoned to residential uses are included in this chart. One of these projects includes affordable units (10% of entitled units, moderate). Three other projects include money for the City's future affordable housing trust fund (\$4.85 Mil.).
- **Table C-3 Underutilized Properties** - Underutilized multi-family properties were identified that met the following criteria:
 - **Zoned R-4 Multi-family Residential** - Only R-4 zoned properties were included in the survey
 - **Unit Potential** - The above properties were further refined by extracting only properties that were under-built by at least 25-percent
 - **Existing Units on Site** - The above properties were further refined by extracting only properties with four or fewer units
 - **Age of existing structure** - The above properties were further refined by extracting only properties that were constructed more than 45 years ago
 - **Quality of upkeep** - The above properties were further refined by extracting only properties that were maintained in a poor condition based on visual surveys using the following criteria:
 - **High** - property is maintained in excellent condition, buildings are freshly painted, all windows appear to be functioning, balconies and staircases are not leaning, and there doesn't appear to be any maintenance needs.
 - **Medium** - property is maintained in an acceptable condition, paint is acceptable, windows are functioning, balconies and staircases are not leaning, there doesn't appear to be any maintenance needs.
 - **Low** - property is not being maintained well, paint is flaking, windows may not be functioning, balconies and staircases have a noticeable lean, the buildings are in need of maintenance.

- o **Potential to Assemble Properties** – The above properties were further refined by extracting only properties where at least two properties meeting all of the above criteria were located side by side.

The process followed to identify underutilized sites described above is representing in the following diagram:

Flow Chart Depicting the Identification of Under Utilized Housing Sites

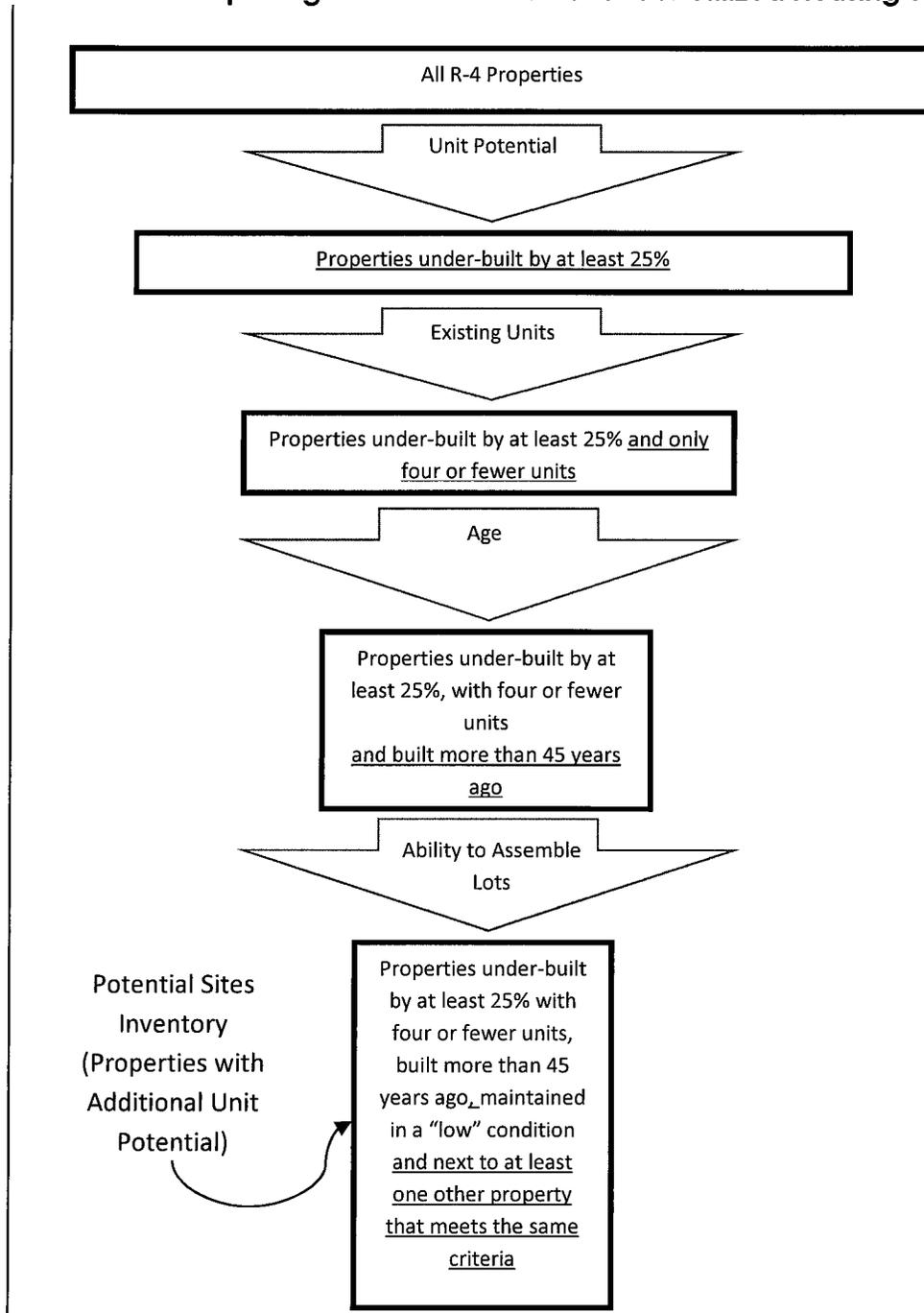


Table C-1 Potential Sites Inventory - VACANT PROPERTIES (Zoned R-4)					
AIN	Acres	General Plan	General Plan Density (Units/Ac)	Zoning Density Category	Unit Potential (85% of Zoning Density)
4342035013					
4342035014					
4342035015					
4342035016	0.70	MFR Hi-Density	50	C	30
4342035017					
4342035018					
4342035019					
4342035020					
4331023033	0.28	MFR Med-Density	45	B	9
4331023034					
4333016059	0.45	MFR Low-Density	40	A	17
4343003004	0.17	MFR Low-Med	40	A	4
4331015023	0.14	MFR Low-Med	40	A	3
4332004037	0.30	MFR Med-Density	45	C	11
4332004038					
Totals					74.7 Units (85% of Zoning Density)
		2.04.28	6-2 Sites		

Table C-2 Potential Sites Inventory - REZONED PROPERTIES (Rezoned between 2005 - 2013)					
AIN	Acres	General Plan Land Use Designation	Density (Units/Ac)	Zoning Designation	Units Entitled
4327028001	8.88	Beverly Hilton Specific Plan (9876 Wilshire)	12	Beverly Hilton Specific Plan	110
4343013031	1.47	SP Mixed Use (402 Beverly)	17	Beverly Gardens Specific Plan	25 [^]
4327028002	7.62	9900 Wilshire Specific Plan (9900 Wilshire)	31	9900 Wilshire Specific Plan	235
4333018032	0.60	Mixed Use # 2 (8600 Wilshire)	39	M-PD-3	23
4333018033					
4333018034					
4331018023	1.0	Mixed Use (9200 Wilshire)	58	M-PD-4	54
4331018024					
4331018025					
4334014045	0.39	Commercial	93	C-3(AR) Adaptive Reuse Overlay	36 ^{^^}
Totals					483 Units (61 Units Constructed 422 Units entitled)
		19.96	5 Sites		

[^] Beverly Gardens Specific Plan has been constructed

^{^^} Conversion of an existing office building to residential apartments, completed

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
								40.6	733	1815	1082	977	725
Prefix "North"													
ALMONT													
Eastside of Street													
4335022014	Quadruplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022015	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335022016	Quadruplex	MFR Medium Density	45	R-4	B	1931	0.13						
4335022017	Duplex	MFR Medium Density	45	R-4	B	1942	0.13	0.53	12	24	12	12	8
4335029018	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029019	Single Family Home	MFR Medium Density	45	R-4	B	1948	0.13	0.26	4	12	8	6	5
4335029023	Single Family Home	MFR Medium Density	45	R-4	B	1939	0.13						
4335029024	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13	0.26	5	12	7	5	4
Westside of Street													
4335023006	Duplex	MFR Low-Medium	40	R-4	A	1930	0.13						
4335023007	Duplex	MFR Low-Medium	40	R-4	A	1925	0.13						
4335023008	Duplex	MFR Low-Medium	40	R-4	A	1931	0.13	0.39	6	15	9	12	9
ARNAZ													
Eastside of Street													
4334010043	Duplex	MFR Low Density	40	R-4	C	1938	0.15						
4334010044	Duplex	MFR Low Density	40	R-4	C	1929	0.15						
4334010045	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010046	Quadruplex	MFR Low Density	40	R-4	C	1927	0.15						
4334010047	Duplex	MFR Low Density	40	R-4	C	1934	0.15						
4334010048	Duplex	MFR Low Density	40	R-4	C	1948	0.15						
4334010049	Quadruplex	MFR Low Density	40	R-4	C	1930	0.15						
4334010050	Quadruplex	MFR Low Density	40	R-4	C	1928	0.15						
4334010051	Quadruplex	MFR Low Density	40	R-4	C	1937	0.15	1.34	26	54	28	40	30

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4334010053	Quadruplex	MFR Low Density	40	R-4	C	1926	0.15						
4334010054	Duplex	MFR Low Density	40	R-4	C	1935	0.15	0.30	6	12	6	7	5
Westside of Street													
4334008029	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008030	Duplex	MFR High Density	50	R-4	C	1927	0.15						
4334008031	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334008032	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4334008033	Duplex	MFR High Density	50	R-4	C	1934	0.14						
4334008034	Quadruplex	MFR High Density	50	R-4	C	1927	0.16						
4334008035	Duplex	MFR High Density	50	R-4	C	1929	0.15	1.04	16	50	34	35	27
CLARK													
Eastside of Street													
4334003031	Triplex	MFR Medium Density	45	R-4	C	1933	0.14						
4334003032	Duplex	MFR Medium Density	45	R-4	C	1934	0.14	0.28	5	12	7	7	5
4334004037	Quadruplex	MFR Medium Density	45	R-4	C	1928	0.15						
4334004041	Duplex	MFR Medium Density	45	R-4	C	1926	0.14						
4334004042	Quadruplex	MFR Medium Density	45	R-4	C	1941	0.14	0.28	6	12	6	6	4
Westside of Street													
4335029047	Duplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029048	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029049	Duplex	MFR Medium Density	45	R-4	B	1934	0.13						
4335029050	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.53	8	24	16	18	14
DOHENY													
Westside of Street													
4335006024	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4335006037	Triplex	MFR High Density	50	R-4	C	1935	0.16	0.32	6	16	10	7	5

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
GALE													
Westside of Street													
4334022074	Duplex	MFR High Density	50	R-4	C	1932	0.15						
4334022075	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.27	4	13	9	7	5
HAMILTON													
Eastside of Street													
4334022051	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4334022052	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4334022053	Duplex	MFR High Density	50	R-4	C	1940	0.15						
4334022054	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.60	9	28	19	21	17
Westside of Street													
4334021068	Triplex	MFR High Density	50	R-4	C	1946	0.15						
4334021069	Quadruplex	MFR High Density	50	R-4	C	1950	0.15						
4334021070	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.45	9	21	12	14	11
LA PEER													
Eastside of Street													
4335021016	Duplex	MFR Medium Density	45	R-4	B	1932	0.13						
4335021017	Quadruplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335021018	Triplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335021019	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335021020	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.66	13	30	17	16	12
4335029077	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335029078	Quadruplex	MFR Medium Density	45	R-4	B	1924	0.13						
4335029079	Duplex	MFR Medium Density	45	R-4	B	1934	0.13	0.39	8	18	10	10	7
4335029081	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335029082	Triplex	MFR Medium Density	45	R-4	B	1928	0.13						
4335029083	Duplex	MFR Medium Density	45	R-4	B	1948	0.13						
4335029084	Duplex	MFR Medium Density	45	R-4	B	1932	0.13	0.53	9	24	15	15	11

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335019022	Quadruplex	MFR Medium Density	45	R-4	B	1927	0.13						
4335019023	Duplex	MFR Medium Density	45	R-4	B	1936	0.13						
4335019024	Duplex	MFR Medium Density	45	R-4	B	1940	0.13	0.39	8	18	10	10	7
4335022003	Duplex	MFR Medium Density	45	R-4	B	1935	0.13						
4335022004	Duplex	MFR Medium Density	45	R-4	B	1933	0.13						
4335022005	Duplex	MFR Medium Density	45	R-4	B	1936	0.13	0.39	6	18	12	12	9
4335029005	Duplex	MFR Medium Density	45	R-4	B	1926	0.13						
4335029006	Duplex	MFR Medium Density	45	R-4	B	1940	0.13						
4335029007	Single Family Home	MFR Medium Density	45	R-4	B	1954	0.13	0.39	5	18	13	13	10
MAPLE Eastside of Street													
4342033001	Quadruplex	MFR High Density	50	R-4	C	1937	0.16						
4342033002	Quadruplex	MFR High Density	50	R-4	C	1937	0.17	0.33	8	16	8	6	4
OAKHURST Westside of Street													
4342002022	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002023	Single Family Home	MFR High Density	50	R-4	C	1924	0.06						
4342002024	Single Family Home	MFR High Density	50	R-4	C	1924	0.08	0.19	3	10	7	7	6
SWALL Eastside of Street													
4335029064	Quadruplex	MFR Medium Density	45	R-4	C	1929	0.13						
4335029065	Duplex	MFR Medium Density	45	R-4	C	1930	0.13						
4335029066	Duplex	MFR Medium Density	45	R-4	C	1930	0.15	0.41	8	19	11	13	10

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Westside of Street													
4335021002	Triplex	MFR Medium Density	45	R-4	C	1926	0.13						
4335021003	Triplex	MFR Medium Density	45	R-4	C	1953	0.13						
4335021004	Triplex	MFR Medium Density	45	R-4	C	1954	0.13						
4335021005	Duplex	MFR Medium Density	45	R-4	C	1927	0.13						
4335021006	Duplex	MFR Medium Density	45	R-4	C	1925	0.13	0.66	13	30	17	20	15
4335029068	Quadruplex	MFR Medium Density	45	R-4	C	1931	0.13						
4335029069	Duplex	MFR Medium Density	45	R-4	C	1957	0.13	0.26	6	12	6	8	6
Prefix "South"													
ARNAZ Eastside of Street													
4333016001	Duplex	MFR Low Density	40	R-4	A	1934	0.13						
4333016002	Duplex	MFR Low Density	40	R-4	A	1938	0.11						
4333016028	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15	0.40	8	16	8	7	5
4333016020	Duplex	MFR Low Density	40	R-4	A	1934	0.15						
4333016021	Quadruplex	MFR Low Density	40	R-4	A	1940	0.15						
4333016022	Quadruplex	MFR Low Density	40	R-4	A	1928	0.15	0.45	10	18	8	7	4
Westside of Street													
4333016034	Duplex	MFR High Density	50	R-4	C	1945	0.15						
4333016035	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4333016038	Duplex	MFR High Density	50	R-4	C	1933	0.15						
4333016039	Triplex	MFR High Density	50	R-4	C	1931	0.15						
4333016040	Quadruplex	MFR High Density	50	R-4	C	1928	0.15						
4333016041	Quadruplex	MFR High Density	50	R-4	C	1929	0.15						
4333016057	Duplex	MFR High Density	50	R-4	C	1935	0.15	1.04	19	49	30	32	24

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
BEDFORD													
Eastside of Street													
4328021014	Quadruplex	MFR High Density	50	R-4x2	C	1940	0.18						
4328021015	Duplex	MFR High Density	50	R-4x2	C	1949	0.18	0.35	6	18	12	9	7
4330015007	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15						
4330015008	Duplex	MFR Low-Medium	40	R-4x1	A	1933	0.15						
4330015009	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015010	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015011	Duplex	MFR Low-Medium	40	R-4x1	A	1935	0.15						
4330015012	Duplex	MFR Low-Medium	40	R-4x1	A	1932	0.15						
4330015013	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015014	Duplex	MFR Low-Medium	40	R-4x1	A	1929	0.15						
4330015015	Duplex	MFR Low-Medium	40	R-4x1	A	1931	0.15						
4330015016	Duplex	MFR Low-Medium	40	R-4x1	A	1938	0.15						
4330015017	Duplex	MFR Low-Medium	40	R-4x1	A	1936	0.15	1.61	22	66	44	37	28
Westside of Street													
4328020010	Quadruplex	MFR High Density	50	R-4x2	C	1936	0.15						
4328020020	Quadruplex	MFR High Density	50	R-4x2	C	1929	0.18	0.32	8	16	8	6	4
4330011031	Duplex	MFR High Density	50	R-4x1	C	1927	0.15						
4330011032	Duplex	MFR High Density	50	R-4x1	C	1935	0.15	0.29	4	14	10	8	6
4330011036	Duplex	MFR High Density	50	R-4x1	C	1949	0.15						
4330011037	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011038	Duplex	MFR High Density	50	R-4x1	C	1935	0.15						
4330011039	Duplex	MFR High Density	50	R-4x1	C	1950	0.15						
4330011040	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011041	Duplex	MFR High Density	50	R-4x1	C	1930	0.15						
4330011044	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011052	Duplex	MFR High Density	50	R-4x1	C	1947	0.15	1.17	16	56	40	41	32

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
CAMDEN													
Westside of Street													
4328026010	Single Family	MFR High Density	50	R-4x2	C	1957	0.15						
4328026017	Triplex	MFR High Density	50	R-4x2	C	1938	0.18						
4328026018	Quadruplex	MFR High Density	50	R-4x2	C	1953	0.18	0.50	8	25	17	17	13
DOHENY													
Eastside of Street													
4332006019	Triplex	MFR Low-Medium	40	R-4	A	1940	0.13						
4332006020	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13						
4332006021	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.39	7	15	8	8	6
4332006024	Single Family	MFR Low-Medium	40	R-4	A	0	0.13						
4332006025	Duplex	MFR Low-Medium	40	R-4	A	1937	0.13	0.26	3	10	7	6	5
Westside of Street													
4331021001	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331021002	Duplex	MFR Low-Medium	40	R-4	A	1936	0.13	0.27	4	11	7	5	4
4331022007	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022008	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14						
4331022009	Duplex	MFR Low-Medium	40	R-4	A	1933	0.14	0.42	6	18	12	10	8
ELM													
Eastside of Street													
4331013040	Single Family	MFR Medium Density	45	R-4	B	1948	0.14						
4331013041	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14	0.28	5	12	7	6	4
Westside of Street													
4331010001	Duplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4331010002	Duplex	MFR Low-Medium	40	R-4	A	1960	0.16	0.32	4	13	9	6	5
GALE													
Eastside of Street													
4333030033	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4333030027	Quadruplex	MFR High Density	50	R-4	C	1952	0.15	0.30	6	14	8	7	5

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APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4333030037	Duplex	MFR High Density	50	R-4	C	1935	0.15						
4333030038	Duplex	MFR High Density	50	R-4	C	1926	0.15	0.30	4	14	10	9	7
4333030046	Quadruplex	MFR High Density	50	R-4	C	1930	0.19						
4333030014	Quadruplex	MFR High Density	50	R-4	C	1965	0.16	0.35	8	17	9	7	5
Westside of Street													
4333029003	Triplex	MFR High Density	50	R-4	C	1947	0.13						
4333029004	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4333029005	Duplex	MFR High Density	50	R-4	C	1934	0.15						
4333029006	Quadruplex	MFR High Density	50	R-4	C	1926	0.15	0.57	11	28	17	17	13
4333029012	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4333029013	Triplex	MFR High Density	50	R-4	C	1939	0.15	0.30	7	14	7	8	6
HAMILTON													
Eastside of Street													
4333029021	Duplex	MFR High Density	50	R-4	C	1935	0.12						
4333029022	Triplex	MFR High Density	50	R-4	C	1941	0.12	0.24	5	12	7	5	4
Westside of Street													
4333028009	Duplex	MFR High Density	50	R-4	C	1938	0.12						
4333028010	Duplex	MFR High Density	50	R-4	C	1935	0.12	0.24	4	12	8	6	5
4333028012	Duplex	MFR High Density	50	R-4	C	1936	0.12						
4333028013	Duplex	MFR High Density	50	R-4	C	1936	0.12	0.24	4	12	8	6	5
LASKY													
Eastside of Street													
4328006019	Quadruplex	MFR High Density	50	R-4	C	1935	0.15						
4328006020	Triplex	MFR High Density	50	R-4	C	1936	0.15	0.31	7	16	9	6	4
4328006022	Quadruplex	MFR High Density	50	R-4	C	1930	0.15						
4328007011	Triplex	MFR High Density	50	R-4	C	1933	0.15						
4328007012	Duplex	MFR High Density	50	R-4	C	1926	0.15						
4328007013	Duplex	MFR High Density	50	R-4	C	1928	0.15						
4328007014	Quadruplex	MFR High Density	50	R-4	C	1936	0.15	0.77	15	40	25	23	17

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MAPLE													
Westside of Street													
4330034005	Duplex	MFR Medium Density	45	R-4	B	1946	0.14						
4330034006	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.28	4	12	8	7	5
4330034008	Duplex	MFR Medium Density	45	R-4	B	1937	0.14						
4330034009	Quadruplex	MFR Medium Density	45	R-4	B	1930	0.14						
4330034010	Quadruplex	MFR Medium Density	45	R-4	B	1937	0.14	0.42	10	18	8	9	6
OAKHURST													
Eastside of Street													
4332004023	Duplex	MFR Medium Density	45	R-4	B	1926	0.12						
4332004024	Duplex	MFR Medium Density	45	R-4	B	1936	0.12	0.24	4	10	6	5	4
Westside of Street													
4332003007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4332003008	Triplex	MFR Medium Density	45	R-4	B	1949	0.14	0.28	5	12	7	6	4
PALM													
Eastside of Street													
4332003016	Duplex	MFR Medium Density	45	R-4	B	1940	0.19						
4332003017	Duplex	MFR Medium Density	45	R-4	B	1928	0.14						
4332003018	Single Family Home	MFR Medium Density	45	R-4	B	1926	0.14						
4332003021	Duplex	MFR Medium Density	45	R-4	B	1926	0.14						
4332003032	Duplex	MFR Medium Density	45	R-4	B	1933	0.14	0.75	9	33	24	11	8
REEVES													
Eastside of Street													
4331002027	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331002028	Quadruplex	MFR Medium Density	45	R-4	B	1959	0.14						
4331002029	Duplex	MFR Medium Density	45	R-4	B	1935	0.14	0.42	8	18	10	11	8
4331005027	Duplex	MFR Medium Density	45	R-4	B	1940	0.14						
4331005028	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331005029	Duplex	MFR Medium Density	45	R-4	B	1934	0.14	0.42	8	18	10	11	8

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Westside of Street													
4331004003	Quadruplex Single Family	MFR Medium Density	45	R-4	B	1928	0.14						
4331004004	Home	MFR Medium Density	45	R-4	B	1941	0.14						
4331004005	Duplex	MFR Medium Density	45	R-4	B	1942	0.14						
4331004006	Quadruplex	MFR Medium Density	45	R-4	B	1929	0.14						
4331004007	Duplex	MFR Medium Density	45	R-4	B	1934	0.14						
4331004008	Duplex	MFR Medium Density	45	R-4	B	1959	0.14	0.84	15	36	21	22	16
REXFORD													
Eastside of Street													
4330034022	Duplex	MFR Low-Medium	40	R-4	B	1938	0.14						
4330034023	Duplex	MFR Low-Medium	40	R-4	B	1932	0.14	0.28	4	12	8	7	5
4331014022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.14						
4331014023	Duplex	MFR Low-Medium	40	R-4	A	1932	0.14						
4331014024	Duplex	MFR Low-Medium	40	R-4	A	1955	0.14						
4331014039	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14	0.56	10	24	14	11	8
4331014029	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4331014030	Duplex	MFR Low-Medium	40	R-4	A	1926	0.14						
4331014031	Duplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.42	8	18	10	8	6
4331014034	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4331014035	Duplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014036	Quadruplex	MFR Low-Medium	40	R-4	A	1931	0.14						
4331014037	Triplex	MFR Low-Medium	40	R-4	A	1931	0.14	0.56	13	24	11	8	5
Westside of Street													
4330033007	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330033008	Duplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033009	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14						
4330033010	Quadruplex	MFR Low-Medium	40	R-4	A	1929	0.14	0.56	14	24	10	7	4

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4330033012	Triplex	MFR Low-Medium	40	R-4	A	1961	0.14						
4330033013	Quadruplex	MFR Low-Medium	40	R-4	A	1927	0.14						
4330033014	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	9	18	9	7	5
ROXBURY													
Eastside of Street													
4330011007	Duplex	MFR High Density	50	R-4x1	C	1929	0.15						
4330011008	Duplex	MFR High Density	50	R-4x1	C	1936	0.15						
4330011009	Duplex	MFR High Density	50	R-4x1	C	1932	0.15						
4330011010	Duplex	MFR High Density	50	R-4x1	C	1937	0.15						
4330011011	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.73	10	35	25	10	7
4330011014	Duplex	MFR High Density	50	R-4x1	C	1934	0.15						
4330011018	Duplex	MFR High Density	50	R-4x1	C	1931	0.15						
4330011019	Quadruplex	MFR High Density	50	R-4x1	C	1940	0.15						
4330011047	Duplex	MFR High Density	50	R-4x1	C	1930	0.15	0.59	10	28	18	6	4
SPALDING													
Eastside of Street													
4328010019	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4328010020	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010021	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15	0.45	8	18	10	9	6
4328010023	Duplex	MFR Low-Medium	40	R-4	A	1930	0.15						
4328010024	Duplex	MFR Low-Medium	40	R-4	A	1931	0.15						
4328010025	Duplex	MFR Low-Medium	40	R-4	A	1956	0.15						
4328010026	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010027	Duplex	MFR Low-Medium	40	R-4	A	1934	0.15						
4328010028	Duplex	MFR Low-Medium	40	R-4	A	1941	0.15						
4328010029	Triplex	MFR Low-Medium	40	R-4	A	1944	0.15						
4328010030	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.15						
4328010031	Quadruplex	MFR Low-Medium	40	R-4	A	1939	0.15						
4328010032	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4328010033	Duplex	MFR Low-Medium	40	R-4	A	1942	0.14	1.69	27	66	39	35	26

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
4328011024	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14						
4328011025	Duplex	MFR Low-Medium	40	R-4	A	1934	0.17						
4328011026	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011027	Quadruplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4328011028	Duplex	MFR Low-Medium	40	R-4	A	1930	0.17						
4328011031	Duplex	MFR Low-Medium	40	R-4	A	1934	0.14	0.96	16	40	24	19	14
4330009014	Triplex	MFR High Density	50	R-4	C	1942	0.15						
4330009015	Triplex	MFR High Density	50	R-4	C	1950	0.16						
4330009016	Triplex	MFR High Density	50	R-4	C	1944	0.15	0.46	9	24	15	14	11
Westside of Street													
4328006004	Duplex	MFR High Density	50	R-4	C	1929	0.15						
4328006005	Duplex	MFR High Density	50	R-4	C	1930	0.15						
4328006006	Quadruplex	MFR High Density	50	R-4	C	1940	0.15						
4328006007	Duplex	MFR High Density	50	R-4	C	1937	0.15	0.62	10	32	22	13	10
Prefix "West"													
OLYMPIC													
Southside of Street													
4330011001	Triplex	MFR Low-Medium	40	R-4x1	C	1934	0.15						
4330011002	Quadruplex	MFR Low-Medium	40	R-4x1	C	1937	0.13						
4330011005	Duplex	MFR Low-Medium	40	R-4x1	C	1935	0.13						
4330011050	Duplex	MFR Low-Medium	40	R-4x1	C	1937	0.13	0.53	11	26	15	15	11
4330029001	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029002	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.14						
4330029026	Duplex	MFR Low-Medium	40	R-4	C	1941	0.15						
4330029027	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.56	13	24	11	10	7
4330030001	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030002	Quadruplex	MFR Low-Medium	40	R-4	A	1946	0.14						
4330030003	Quadruplex	MFR Low-Medium	40	R-4	A	1934	0.15	0.42	12	18	6	4	6

Table C-3 Potential Sites Inventory – PROPERTIES WITH ADDITIONAL UNIT POTENTIAL

APN	Existing Use	General Plan Land Use Designation	General Plan Density	Zoning District	Zoning Density Category (A, B, or C)	Age of Structure	Acres	Assembled Acreage	Existing Units on Site	Total Units Possible (General Plan)	Additional Units Possible (General Plan)	Additional Units Possible (Zoning Code)	Additional Units Possible (85% of Zoning Density)
Northside of Street													
4331010015	Duplex	MFR Low-Medium	40	R-4	A	1936	0.15						
4331010016	Quadruplex	MFR Low-Medium	40	R-4	A	1951	0.14						
4331010017	Duplex	MFR Low-Medium	40	R-4	A	1940	0.14						
4331010018	Quadruplex	MFR Low-Medium	40	R-4	A	1937	0.15						
4331010019	Triplex	MFR Low-Medium	40	R-4	A	1936	0.14	0.71	15	30	15	12	8
4331011016	Duplex	MFR Low-Medium	40	R-4	A	1960	0.14						
4331011017	Duplex	MFR Low-Medium	40	R-4	A	1935	0.14	0.42	4	14	10	9	7
No Prefix													
DURANT													
Southside of Street													
4328004011	Duplex	MFR High Density	50	R-4	C	1936	0.14						
4328004012	Triplex	MFR High Density	50	R-4	C	1937	0.14						
4328004013	Quadruplex	MFR High Density	50	R-4	C	1937	0.14						
4328004014	Quadruplex	MFR High Density	50	R-4	C	1937	0.14	0.55	13	28	15	14	10
Northside of Street													
4328002022	Duplex	MFR High Density	50	R-4	C	1940	0.13						
4328002023	Duplex	MFR High Density	50	R-4	C	1938	0.13	0.26	4	12	8	7	5
4328002028	Duplex	MFR High Density	50	R-4	C	1935	0.13						
4328002029	Triplex	MFR High Density	50	R-4	C	1940	0.10	0.23	5	11	6	5	4
ROBBINS													
Southside of Street													
4328005011	Quadruplex	MFR High Density	50	R-4	C	1938	0.16						
4328005012	Quadruplex	MFR High Density	50	R-4	C	1965	0.15	0.31	8	16	8	8	6
SMITHWOOD													
Eastside of Street													
4330027013	Quadruplex	MFR Low-Medium	40	R-4	A	1936	0.17						
4330027014	Triplex	MFR Low-Medium	40	R-4	A	1937	0.14						
4330027015	Triplex	MFR Low-Medium	40	R-4	A	1940	0.15	0.46	10	19	9	8	5
4330027018	Duplex	MFR Low-Medium	40	R-4	A	1933	0.15						
4330027020	Duplex	MFR Low-Medium	40	R-4	A	1940	0.15						
4330027021	Duplex	MFR Low-Medium	40	R-4	A	1950	0.15						
4330027022	Duplex	MFR Low-Medium	40	R-4	A	1928	0.15						
4330027023	Triplex	MFR Low-Medium	40	R-4	A	1929	0.15						
4330027024	Triplex	MFR Low-Medium	40	R-4	A	1935	0.17						
4330027026	Triplex	MFR Low-Medium	40	R-4	A	1936	0.15	1.07	17	43	26	23	17

3. Review of R-4 Housing Development

The following section provides additional analysis and discussion of the city's potential site inventory - specifically in relation to lot assembly, redevelopment potential, unit density of past development, and development potential of emergency shelters in the city's "multi-family congregate housing for elderly and disabled persons" overlay district.

Past Multi-Family Housing Development

UPDATED TABLE C-4 Analysis of Multi-Family Housing Development January 1, 2006 - April 1, 2013							
Date	Address	Description	Number of Lots	Build/Approved Number of Units / % Built	Allowable Units (Zoning Density)	Prior Number of Units	% Built (Zoning Density)
Pipeline	450 N Palm Dr	Condominiums	4	35 / 88%	40	30	75%
Pipeline	309 S Elm Dr	Condominiums	5	30 / 100%	30	25	83%
Pipeline	9200 Wilshire Blvd	Condominiums	5	54 / 100%	54	0*	n/a
Pipeline	9900 Wilshire Blvd	Condominiums	4	235 / 100%	235	0*	n/a
Pipeline	8600 Wilshire	Condominiums	3	23 / 100%	23	0*	n/a
Pipeline	9936 Durant Dr	Condominiums	2	13 / 93%	14	11	79%
Pipeline	154 N La Peer Dr	Condominiums	3	16 / 89%	18	2	11%
Pipeline	9601 Charleville Bl	Condominiums	3	23 / 85%	27	21	78%
Pipeline	9221 Whitworth Dr	Condominiums	1	8 / 89%	9	7	78%
Pipeline	432 N Oakhurst Dr	Condominiums	4	34 / 100%	34	26	76%
2011	155 N Hamilton	Condominiums	2	13/100%	13	2	15%
2011	140 S Oakhurst Dr	Condominiums	2	11 / 92%	12	8	67%
2010	447 Doheny Dr	Condominiums	3	20/100%	20	6	30%
2010	437 N Palm Dr	Condominiums	2	13/100%	13	8	61%
2010	115 N Swall Dr	Apartments	1	3/100%	3	2	67%
2008	261 Reeves Dr	Condominiums	4	23 / 92%	25	22	88%
2007	558 Hillgreen Dr	Condominiums	2	9 / 100%	9	8	89%
2007	225 S Hamilton Dr	Condominiums	5	25 / 100%	25	7	28%
2006	201 N Crescent Dr	Senior Housing	3	80 / 100%	80	0**	0%
2006	313 Reeves Dr	Condominiums	2	10 / 83%	12	7	58%
2006	155 N Crescent Dr	Apartments	9	88 / 100%	88	0**	0%

* Property was rezoned from "Commercial - C-3" to "Residential - Mixed Use"

** Property was a parking lot prior to development as housing. Originally, property was zoned commercial; in 1980 the land was rezoned as mixed use (Multiple-family Residential-Commercial Parking Zone (RMCP) Ordinance 80-O-1759, eff 4-17-1980.

The City reviewed past multi-family development projects built or entitled between July 1, 2005 – April 1, 2013. This analysis was conducted to confirm the following:

- That the city's policies adequately incentivized assembly of lots
- That the threshold of "at least 25% underbuilt" in the city's potential sites inventory adequately represented past development potential
- That the city's projected unit density of 85% of zoning code density is consistent with past development densities.

Analysis indicates that multi-family residential development projects typically occur on at least two assembled lots. Of the ten projects that have been entitled in the city recently, only one project involves a single lot, and this particular lot is a corner lot with an alley. The adjacent property is a condominium building. Based on this review, the city's current incentives for lot assembly appear to be adequate.

Analysis also indicates that using the threshold of "at least underbuilt by 25%" adequately represents the development potential of lots in the city. In the past the city has seen redevelopment occur on properties that were built to almost 90% of the unit density allowable in the city's zoning code. The typical development site consists of two or more parcels side by side, each property having up to 4-5 units each. Based on review of past development practice, it is fair to assume that any property that is built to 75% of the zoning code density or less has a potential for redevelopment.

Lastly, this analysis indicates that assuming a unit density of 85% of zoning code density is consistent with past development densities. A separate analysis is included in the Housing Element in C-4 on page C-21. This review further confirms the findings included in that chart and write up.

Development Potential within the Multi-Family Congregate Housing for Elderly and Disabled Persons Overlay District

The redevelopment potential in the city's Multi-Family Congregate Housing for Elderly and Disabled Persons Overlay District was surveyed using the same methodology used in analyzing the redevelopment in the city's Multi-Family Residential R-4 District. The chart on the next page presents the findings of that survey. The survey suggests there are six potential housing sites of at least two side-by-side lots, and that an approximate 536 units could result if all six potential sites were developed. Additionally, the survey suggests

that there are two possible sites for development of more than 80 residential units. Additionally, existing buildings were surveyed, indicating that there are up to 60 existing units that could potentially be converted to emergency housing in the overlay zone.

The ~~2013~~²⁰⁰⁹ Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) indicated that on any given night of the year there are up to ~~42~~³⁰ homeless persons living in Beverly Hills. Based on the survey of the redevelopment potential in the Congregate Care Overlay Zone, there are adequate sites to locate an emergency shelter that would support the housing needs of the City's homeless population.

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 benefiting 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		
<p>Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/</p>	<p>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.</p>	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehabilitation
<p>Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/</p>	<p>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.</p>	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
<p>Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/</p>	<p>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.</p>	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
<p>CalHome www.hcd.ca.gov/fa/calhome</p>	<p>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.</p>	<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
<p>CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i></p>	<p>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.</p>	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
<p>3. Local Programs</p>		
<p>Community Assistance Grant Funds (CAGF)</p>	<p>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.</p>	<ul style="list-style-type: none"> ▪ Public services and housing for at-risk populations
<p>Housing Trust Fund</p>	<p>Local fund in support of affordable housing. Approximately \$3 million to be contributed through development agreements to date.</p>	<ul style="list-style-type: none"> ▪ Parameters for use of Trust Fund monies to be established.
<p>4. Private Resources/Financing Programs</p>		
<p>Federal Home Loan Bank Affordable Housing Program</p>	<p>Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.</p>	<ul style="list-style-type: none"> ▪ New Construction
<p>Savings Association Mortgage Company Inc.</p>	<p>Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.</p>	<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 walkable, 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.

...

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.

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.

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.

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.

Appropriateness: This program is effective in maintaining vacant properties in an appropriate manner. It remains appropriate and is included in the Element.

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.

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.

Appropriateness: This program remains appropriate and is included in the Element.

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.

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.

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.

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.

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.

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.

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.

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>Develop a brochure to provide information on the City's second unit standards, and promote their development.</p>	<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>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
	<p>exercise classes and activities at La Cienega and Roxbury Parks, the Senior Center and Senior Library at Roxbury Park (funded through the City Library).</p> <p>Appropriateness: This program remains appropriate and is included in the Element</p>
<p>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).</p>	<p>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</p> <p>Appropriateness: This program remains appropriate and is included in the Element.</p>
<p>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.</p>	<p>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.</p> <p>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.</p>
<p>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.</p>	<p>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.</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

Prior Goal 4 Constraints: Mitigate potential governmental constraints on the maintenance, improvement and development of housing, while maintaining community character.

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.

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.

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.

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:

- 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

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.

Appropriateness: This program remains appropriate and is included in the Element.

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?

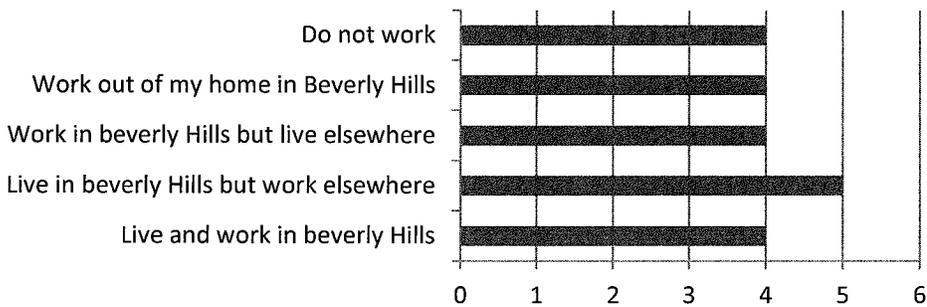
- Trust Fund for subsidy, Reduce minimum unit size, Increase height
- Inclusionary housing requirement, buy land, co-venture with developer
- Site assembly
- Housing Trust Fund, City controlled land offered for affordable housing development
- Land acquisition assistance eg.: below market loans to developers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

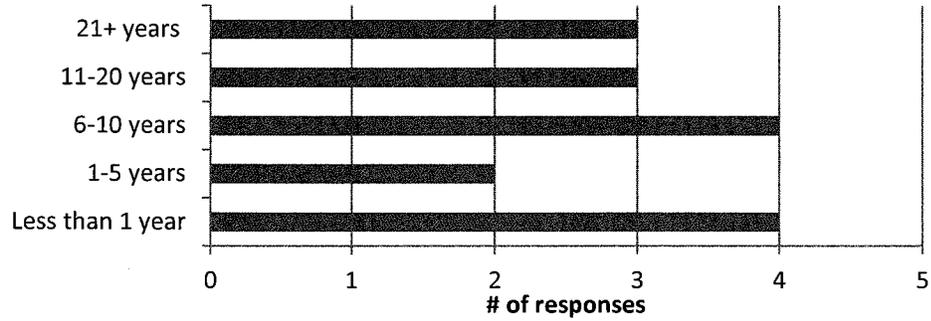
1. Housing Survey Responses

1. *Currently you¹*

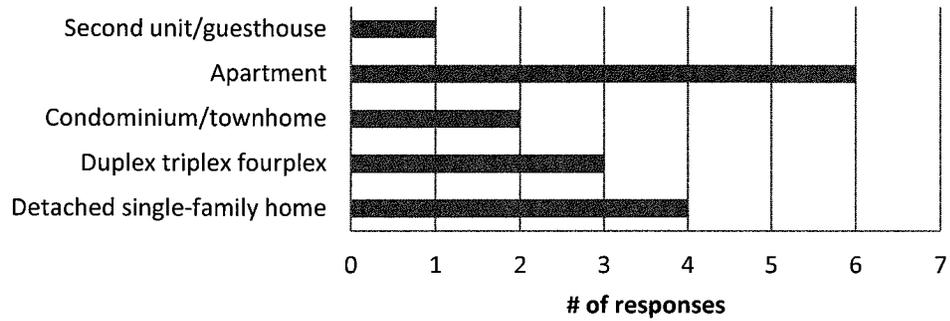


¹ Respondents who indicated they did not live in the City were invited to continue and answer questions 9 and 10.

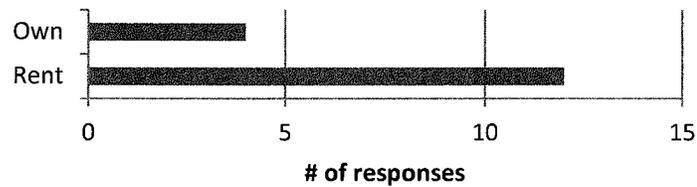
2. If you live in the City, how long have you lived in Beverly Hills?



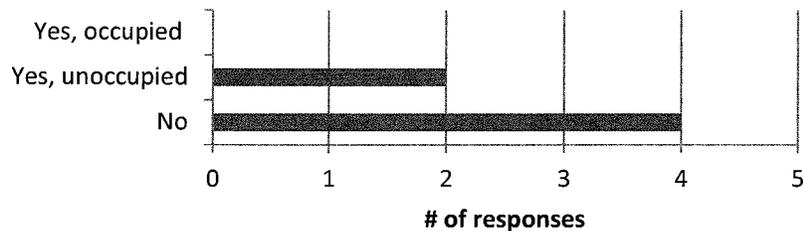
3. Select the type of housing you reside in



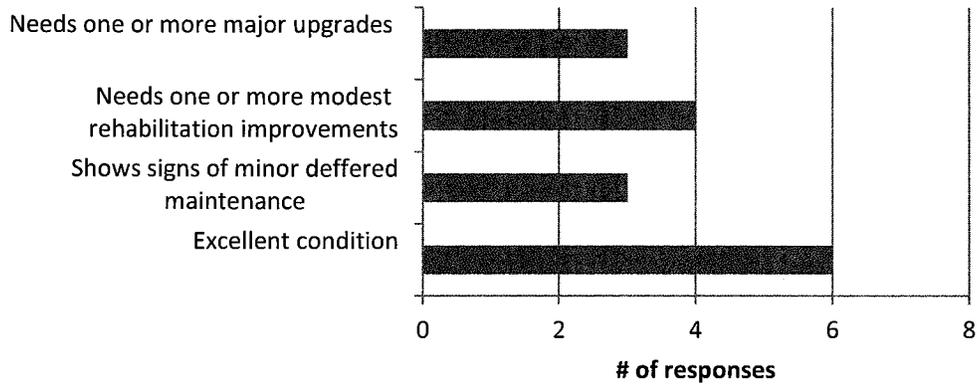
4. Do you rent or own?



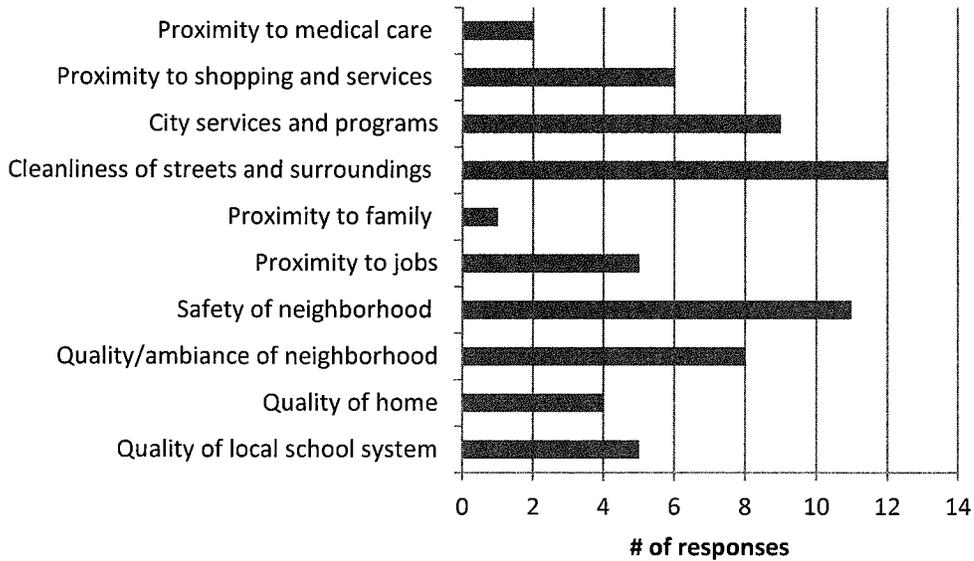
5. If you live in a single family home, does the property have a second unit?



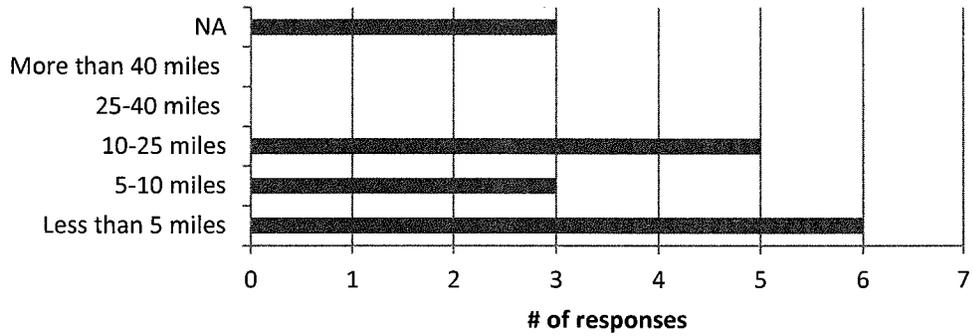
6. How would you rate the physical condition of the unit you live in?



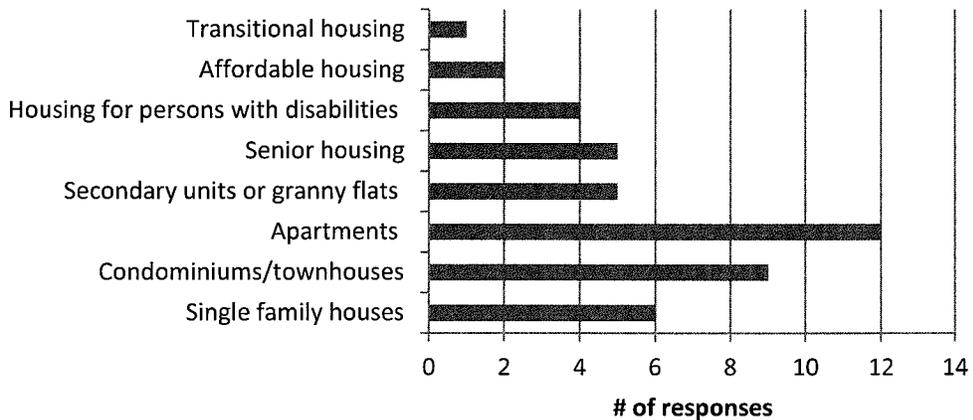
7. Select the top reasons you live in Beverly Hills (pick up to five)



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:

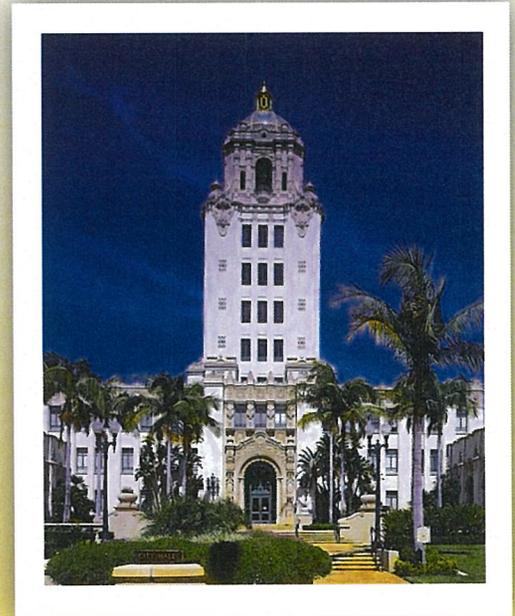
- 1) *by mail:*
City of Beverly Hills
Community Development Department
455 N. Rexford Drive
Beverly Hills 90210
- 2) *by FAX:* (310) 858-5966
- 3) *on-line and submitted electronically:*
www.beverlyhills.org/housing

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.