The Honorable Cottie Petrie-Norris  
California State Assembly, 74th District  
State Capitol, Room 4144  
Sacramento, CA 95814  

Re: AB 1063 (Petrie-Norris) Planning and Zoning Law: housing elements: accessory dwelling units: adequate site substitutes  
City of Beverly Hills – Support  

Dear Assemblymember Petrie-Norris,  

On behalf of the City of Beverly Hills, I am pleased to write to you in SUPPORT of your AB 1063, which would require the Department of Housing and Community Development (HCD) to allow a city or county to identify sites for potential accessory dwelling units (ADUs) based on existing zoning standards and the demonstrated potential capacity to accommodate ADUs and junior ADUs, as determined by the city or county.

Under current law, each city in California is required to adopt a comprehensive general plan, which serves as a blueprint for how the city and county will grow and develop. This state mandate is called the Housing Element and Regional Housing Needs Allocation (RHNA). As part of this process, HCD determines what type of housing qualifies for RHNA credit and reviews local Housing Elements for compliance. This results in a lack of flexibility for local governments in meeting their RHNA obligations which is a particularly acute problem for built-out cities like the City of Beverly Hills.

Over 60 percent of the residents in Beverly Hills live in multi-family housing. Over 90 percent of the housing in Beverly Hills is subject to rent stabilization as it was built prior to Costa-Hawkins. The City believes these properties should be preserved for those people living in the rent stabilized units and who need affordable housing within Beverly Hills. However, there are some developers who will Ellis Act a property and convert it to luxury market rate housing, thereby lowering the availability of affordable housing stock in Beverly Hills.
Current law limits the RHNA credit a jurisdiction can receive to 25 percent of the jurisdiction’s allotment for rehabilitation, conversion, and/or preservation of affordable housing if a program is included in the housing element committing the jurisdiction to provide qualifying units in a certain income category. AB 1063 would expand the RHNA credit to 50 percent, further incentivizing cities to maintain its existing affordable housing stock.

Additionally, the City of Beverly Hills does have homes that are built on lots large enough to accommodate ADU’s. By providing cities with the ability to identify these ADU sites in the housing element of their general plan for affordable housing, it greatly expands the capacity of built out cities, such as Beverly Hills, to meet its RHNA obligation. AB 1063 would provide cities with the ability to identify sites for ADUs in their local housing element giving them additional flexibility to meet their RHNA obligations and do their part in solving California’s housing crisis.

For these reasons, the City of Beverly Hills is pleased to SUPPORT your AB 1063. Thank you for authoring this important measure.

Sincerely,

Lester J. Friedman
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Housing Committee
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwi, Shaw Yoder Antwi Schmelzer & Lange