

## **Appendix E: Public Participation**

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This Appendix contains information on the public outreach conducted during the Housing Element update. In order to reach the maximum number of interested community members, the City used various outreach strategies throughout the Housing Element update process. This included online surveys, public meetings that were held virtually (due to the COVID Pandemic), public study sessions held with the Planning Commission, and attending meetings with all of the City Commissions to encourage participation. All commission meetings are recorded, most are televised on local TV, and recordings are posted in the City website for future viewing. The City utilized more traditional methods of outreach, such as multiple direct mailers to every property owner and occupant in the City, newspaper noticing, as well as newer notification methods such as regular emails to interested parties, postings on the project webpage, and social media posts about the Housing Element update. The following is a summary of these efforts.

## A. Surveys

### Housing Survey

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An online survey was created to solicit interest and concerns from the community regarding the various topics related to housing. The survey was posted on the City's website<sup>1</sup>, emailed to the interested parties list, community partners and organizations, and posted on the City's social media outlets. The survey was available for about 3 months. A total of 91 individuals have participated in the survey, and the results have provided insight into the various perspectives of community members regarding how or in what ways the City should accommodate future housing needs in the City. The full results of the survey are attached to this Appendix.

Highlights from the survey include the following:

- 64% of respondents live in the City of Beverly Hills and 15% both live and work in the City
- 61% of respondents have lived in the City for 21 years or longer
- 62% of respondents living the City reside in single-family homes
- 17% of respondents reside in single-family homes that have ADUs, or a guest house
- 70% are very satisfied with their housing situation
- Respondents choose to live in Beverly Hills for the quality/ambiance of the neighborhood, safety, and proximity to shopping and services
- Maintaining a diverse housing market, and maintaining the character of existing neighborhoods were deemed 'very important'

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<sup>1</sup>A link to the survey was published on this page:  
[www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate)

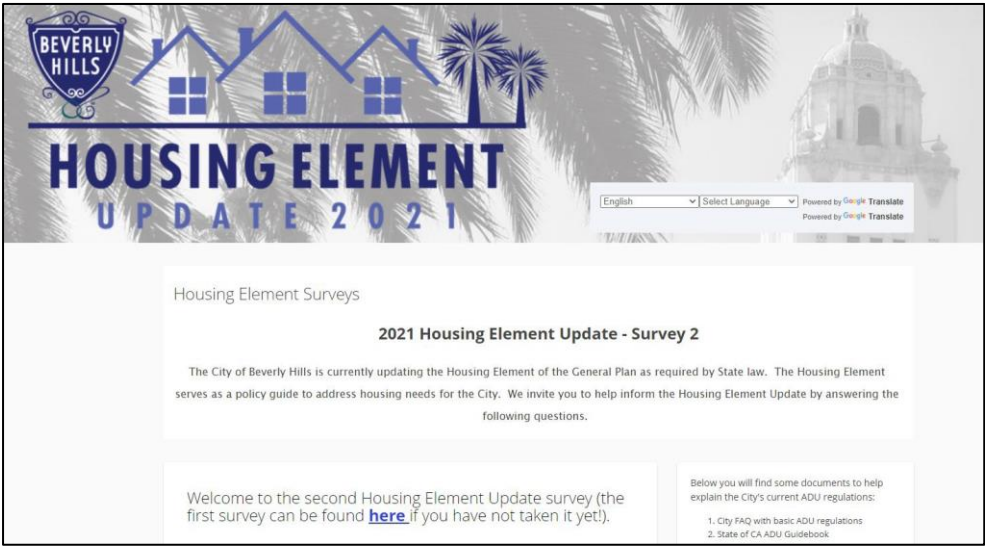
- Least important concerns were: ensuring that children who grow up in Beverly Hills can afford to live in Beverly Hills, providing shelters and transitional housing and services for the homeless, integrating affordable housing to create mixed-income neighborhoods, and establishing programs to help at-risk homeowners keep their homes
- Housing types most needed in the City were: condominiums and townhouses, followed by apartments and single-family homes
- The majority of responses recommended allowing more density in mixed-use zones and multi-family residential zones and near future metro stations, and allowing residential in commercial areas
- Affordability and the process of building housing being too burdensome were deemed the most important housing related issues in the City

Additional comments included:

- Focus on density around the future metro stations
- Maintaining the character and property values of the neighborhood
- Limiting density
- More affordable apartments
- Improve the school system
- Preserving single-family zones
- Increasing racial and economic diversity in housing
- Increase mixed use along major thoroughfares

**ADU Survey**

The City also released an ADU specific survey to further understand the desires of the community surrounding ADUs. This survey is meant to help inform future ADU policy and understand what regulatory changes and/or information would facilitate the development of ADUs in the community. This survey received approximately 80 responses.



The responses to the ADU survey are included as an attachment to this Appendix. The responses helped inform the programs and implementation strategies in this Housing Element document. The responses indicated that there is interest in the City to create ADUs on single-family properties and that a majority of those interested in creating ADUs would likely use those structures to house family members at a reduced rental rate.

## **B. Public Meetings**

### **1. Planning Commission Study Sessions**

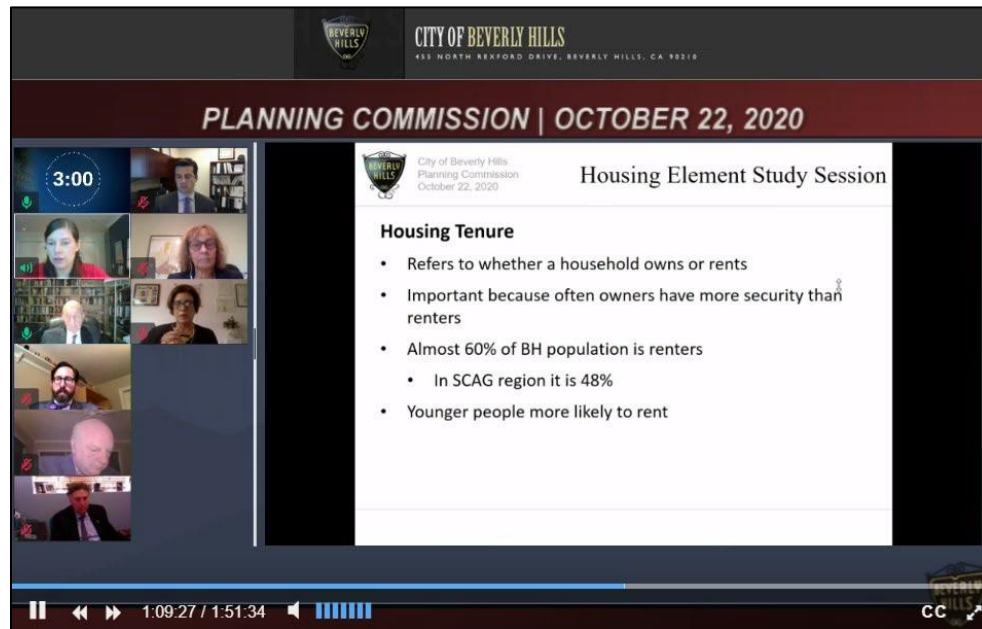
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In order to commence discussion of the Housing Element Update, staff has periodically conducted study sessions with the Planning Commission on various Housing Element topics. Noticing for these meetings included publication of the meeting agenda on the City's website, at the City Library, and at City Hall seven days prior to the meeting date as well as email notification to interested parties and those that have indicated interest in other housing related policy matters (approximately 500 email addresses). Due to the COVID-19 pandemic, these meetings were conducted virtually via teleconference. Members of the public were able to provide written, oral, and video comments during the study session. The meetings were also broadcast live on the City's website and local cable channel, and live audio of the meeting was available by dialing a phone number.

- August 13, 2020 Planning Commission Study Session  
At this meeting, staff presented a study session for the Planning Commission to discuss an overview of the Housing Element Update process, the legal requirements for housing elements, the Regional Housing Needs Assessment (RHNA), and the contents of housing elements.
- October 22, 2020 Planning Commission Study Session  
At this meeting, staff presented a study session for the Planning Commission that provided additional context regarding the current status of housing in the City of Beverly Hills
- November 12, 2020 Planning Commission Study Session  
At this meeting, staff presented a study session for the Planning Commission that provided an update on the RHNA process, and to discuss constraints and barriers that may currently exist for housing production and the various tools available to cities that can be further discussed as the Housing Element Update progresses.
- March 11, 2021 Planning Commission Study Session  
At this meeting, staff presented a study session for the Planning Commission that provided another update on the RHNA process, public outreach efforts, the expected Housing Element Update timeline, and a discussion on potential changes to the accessory dwelling unit (ADU) regulations as a component of the Housing Element Update efforts.

- May 27, 2021 Planning Commission Study Session

At this meeting staff presented a study session for the Planning Commission and public to provide an opportunity to review the draft Housing Element document prior to submittal to HCD for review.



## 2. Community Meetings

Staff organized and hosted two community meetings to further educate members of the public and any interested parties about the Housing Element Update process and content. Noticing for these meetings included a mailed flyer to all property owners and occupants in the City (more than 10,000 property owners and 17,000 property owner mailings for each meeting), publication of advertisements in local newspapers of record, email to the interested parties list, and publication on the Housing Element Update webpage, City homepage, and City social media accounts (example flyers, notices, and social media posts are attached to this document). The meetings were also broadcast live on the City's

website and local cable channel, and live audio of the meeting was available by dialing a phone number. Additionally, as part of the Housing Element implementation, staff hosted a community meeting focused on the topic of Accessory Dwelling Units (ADUs).

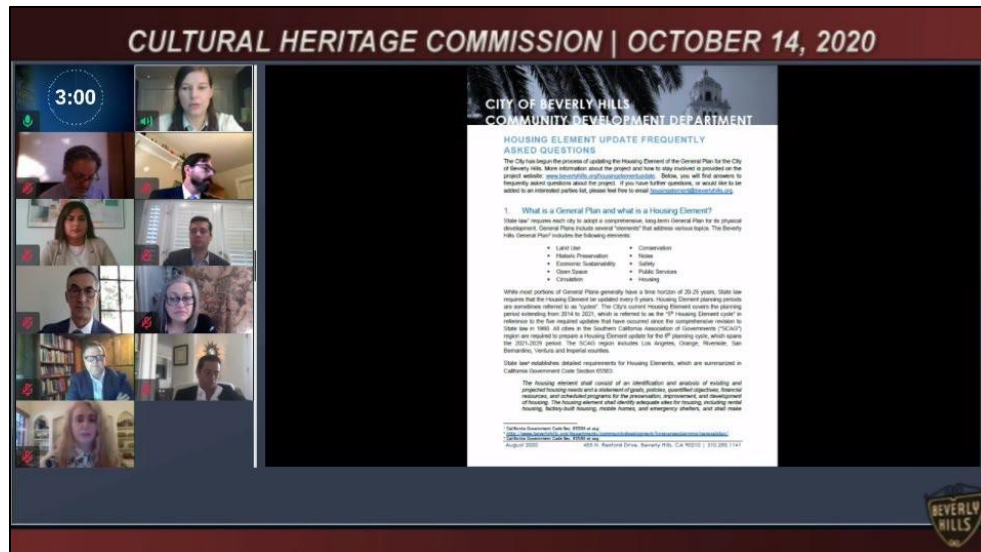
- February 1, 2021 Community Meeting  
At this meeting, staff provided a high-level review of the Housing Element requirements per State law, and discussed the Regional Housing Needs Assessment (RHNA) allocation. Staff answered and discussed questions submitted by members of the public, and provided information on the Housing Element Update timeline, and future opportunities for participation.
- April 28, 2021 Community Meeting  
At this meeting, staff provided an overview of existing housing conditions in the City, potential housing constraints that could be identified if applicable to the City, and potential strategies to alleviate any identified constraints. In addition, staff discussed the anticipated timeline for the Housing Element Update and other opportunities for the public to get involved in this process.



- August 10, 2022 ADU Community Meeting  
At this meeting, staff provided an overview of ADUs as a housing type and the existing regulations that govern ADUs in the city. The focus of the meeting was to solicit public input on the needs and wants of the community in order to develop appropriate regulations to encourage and facilitate the development of ADUs.

### **3. Outreach to All City Commissions**

City staff working on the Housing Element update attended meetings and presented on the Housing Element update and process of all of the City's 11 Commissions in October and November of 2020. City commission meetings are recorded and televised and generally reach a wide audience. This presentation provided an opportunity for all City commissioners to learn about the Housing Element, and learn how to get involved. Commissioners were encouraged to spread the word regarding the Housing Element update process. At these meetings the Housing Element FAQ document was shared with commissioners and included in their commission packets, and staff fielded a number of questions from commissioners about the Housing Element and the review process.





## **C. Outreach to Community Based Organizations**

### **1. Fair Housing Outreach**

In addition to the broad public outreach conducted as part of the initial Housing Element update process, in response to comments received from HCD on the adopted Housing Element, the City conducted a series of focused interviews with community stakeholders involved in the fair housing arena. In designing this more intensive level of outreach, the City of Beverly Hills took a representative approach to reach a deeper level of policy analysis, by reaching out to representatives of organizations that deal with tenant advocacy and fair housing issues within the community. In doing so, the City identified the protected classes and groups under-represented in housing in the community, and located the community-based and other organizations (CBOs) who serve them, as well as housing and community development providers, and fair housing agencies. The City also learned more about the main fair housing issues affecting residents in the City, which has informed policies and programs included under the Affirmatively Furthering Fair Housing section.

Throughout the update process, the Housing Element team regularly consulted internally with other City staff who can be considered local experts in housing and social services through their official City roles:

- 1) Helen Morales – (Former) Deputy Director of Rent Stabilization, Community Development Department
- 2) Nestor Otazu – Deputy Director of Rent Stabilization, Community Development Department
- 3) Rachel Evans – (Former) Human Services Administrator, Community Services Department
- 4) Christopher Paulson – Human Services Administrator, Community Services Department

Both the former and current Directors of Rent Stabilization and the Human Services Administrators provided information about the existing services provided by the City, assisted in the fair housing analysis, and provided connections to external contacts/organizations to gather deeper local knowledge and data. Their expertise was relied upon in the creation of the fair housing policies.

Three external stakeholders agreed to be interviewed regarding overall housing and fair housing issues in Beverly Hills. Interviews were conducted with the following representatives:

- 1) Cynthia Chagolla - Bet Tzedek
- 2) Shohreh Zerehi - Jewish Family Services
- 3) Mark Elliot - Beverly Hills Renters' Alliance

### **Interview Questions**

For the purpose of fair and impartial data collection, all of the external interviewees were asked the same set of interview questions, which were provided to them in advance of the meeting. The interviewees were offered a variety of meeting times to be selected at their convenience, as well as the option for a virtual meeting for easier access. The list of interview questions, as well as a summary of each of the interviews, can be found below.

1. Please describe your organization's mission and what populations you serve or represent. How does your mission relate to housing? What is your organization's role in the city of Beverly Hills?
2. In your opinion, what are the greatest housing needs and challenges facing the Beverly Hills community and the populations that you serve or represent?
3. What segment(s) of the City's population do you see as most vulnerable in terms of accessing or retaining affordable housing?
4. How do you think the City can best assist those population segments?
5. Within the city of Beverly Hills, are you aware of any fair housing issues facing the populations you serve? For example, are you aware of any protected classes or minority groups, or areas/neighborhoods that currently face barriers to accessing opportunities such as jobs, housing, City services, education, or transit as a result of housing policies or practices?

6. In order to provide more housing and housing types for community members, what tools are you aware of that could help encourage diverse housing for all community members within the city?
7. Can you identify opportunities for forging or deepening a partnership between your organization and the City of Beverly Hills to better meet the community's housing needs? Would your organization be interested in doing so?
8. Are there other organizations you are familiar with that we should speak to regarding fair and/or affordable housing to serve Beverly Hills?

### **Synopsis of Interviews**

#### Interview #1

Ms. Shohreh Zerehi is a social worker with Jewish Family Services (JFS), which is a non-profit organization in the Los Angeles region that is contracted with the City of Beverly Hills to provide social services to residents within the city. Ms. Zerehi is assigned specifically to work Beverly Hills residents, in particular seniors. As a Farsi speaker, most of Ms. Zerehi's clients are Persian and she is able to serve this segment of the Beverly Hills population. JFS assists its clients by connecting them to housing and services, but does not act as a direct housing provider. The greatest housing challenge Ms. Zerehi identified was the very high level of rents and the lack of affordability. She identified seniors as being the most vulnerable population, as many of them are living on low or fixed incomes. In her experiences, Ms. Zerehi has received anecdotal complaints from her clients that all low-income housing have very long waitlists, and there was a perceived questioning of the order in which the waitlist was served. However, Ms. Zerehi was not formally aware of any discrimination in housing, but rather that some confusion may be due to a lack of information. She identified that the challenges were primarily due to a supply issue, as not enough low-income units are available to meet the demand. She noted that the City of Beverly Hills has a generous budget for care, and its attention to seniors is ample. Regarding the affordable housing development she frequently visits her clients at on North Crescent Drive in Beverly

Hills, Ms. Zerehi noted that the units were generally in good condition, clean, and well-maintained. As for the cultural aspects of the Persian and Farsi-speaking populations she works with, Ms. Zerehi observed that within the Persian community, seniors wish to live near their family members, if not with them in the same household. As there may sometimes be a language barrier for these clients to access housing opportunities, she sometimes provides translation services. Lastly, Ms. Zerehi observed that loneliness and isolation was a health consequence experienced in older adults during the ongoing COVID pandemic. Some of the suggestions generated in this interview have been incorporated into the policies in Implementation Measure 11.1 (Affirmatively Furthering Fair Housing).

#### Interview #2

Ms. Cynthia Chagolla is an attorney with Bet Tzedek, which is a legal aid organization that provides free legal services to low- and moderate-income people in Los Angeles County. Bet Tzedek is contracted with the City of Beverly Hills for a program that provides free legal services to seniors, and tenants or landlords with housing-related issues, within Beverly Hills. Ms. Chagolla identified affordability as the most prominent housing issue facing the community, and housing security/retention as the second largest challenge. Ms. Chagolla identified seniors as the most vulnerable population, particularly those who are on a fixed income and/or are long-term renters. Most of the clients she sees are long-term renters, and she noted the positives of the rent stabilization protections in Beverly Hills. However, she noted that still many tenants lose their housing through a formal eviction process and if they are not able to preserve that stabilized housing, that limited opportunity exists to relocate within the community and tenants would be forced to move outside of the city. As the same issues of housing affordability permeate the entire Los Angeles region, most are forced to relocate to a further locale, and in so doing can lose their connection to social services and social networks near their prior residences. When asked about known fair housing issues, Ms. Chagolla conveyed that in her training and experience as an attorney, she found that most housing discrimination issues occur during the rental application process and that prospective tenants even from protected groups (particularly those with visible markers such as persons of color or persons with physical disabilities) are rejected before or during the application process by

landlords or rental agents. Chagolla noted that this type of discrimination is the hardest to prove and serves as a barrier for new tenants to relocate into the city. Additionally, Ms. Chagolla shared known instances of tenants with disabilities facing resistance or discrimination from their landlords in terms of making needed reasonable accommodation upgrades.

Ms. Chagolla was not specifically aware of historical practices that contributed to current housing patterns, but offered the suggestion that that City could possibly offer a direct rent subsidy to specific rental groups such as seniors or underrepresented racial groups. She also suggested that the city could benefit from stronger long-term tenant protections and expanded outreach opportunities between Bet Tzedek and the City of Beverly Hills. Some of the suggestions generated in this interview have been incorporated into the policies in Implementation Measure 11.1 (Affirmatively Furthering Fair Housing).

### Interview #3

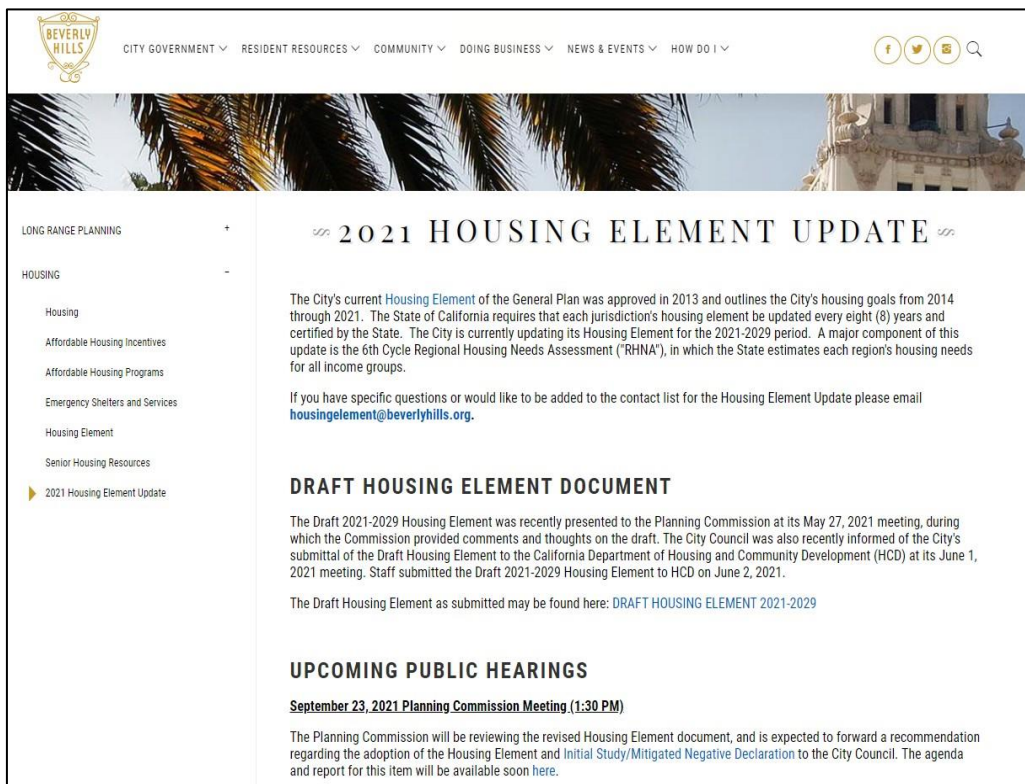
Mr. Mark Elliot identified himself as a long-time tenant in Beverly Hills and a tenants' rights advocate through the group Beverly Hills Renters' Alliance. He identified his role as a facilitator between tenants (representing their interests) and the City (following and communicating regarding policies, programs and practices). Mr. Elliot cited affordability as the greatest long-term housing challenge facing the community. He attributes the lack of affordability to the statewide housing crisis, and the dearth of new rental housing and/or deed-restricted affordable housing in Beverly Hills. Additional housing issues highlighted by Mr. Elliot include "precariously-housed households" living in sub-standard conditions due to aging housing stock and poor maintenance by owners. He pinpointed households with a high rent burden and seniors and others on fixed incomes as the groups most vulnerable to housing instability. He asserted that once displaced, these households cannot afford replacement housing in Beverly Hills. Mr. Elliot suggested that the City could respond to these issues by "get[ting] in the affordable housing business – and not only for seniors." Mr. Elliot highlighted "soft discrimination" as a fair housing issue that exists in the city, whereby landlords screen for "problem tenants" or for "character," despite the existence of anti-

discrimination laws that prohibit such conduct. Overall, Mr. Elliot urged efforts to support affordable housing in the city, and for greater attention to the constituency of renter households in the community. Some of the suggestions generated in this interview have been incorporated into the policies in Implementation Measure 11.1 (Affirmatively Furthering Fair Housing).

## D. Information Publication and Contact

### 1. Housing Element Update Webpage

Staff created a dedicated webpage on the Housing Element Update, hosted on the City's main web domain ([www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate)). This webpage contains detailed information regarding the Housing Element Update process in a Frequently Asked Questions (FAQ) document, and the page is frequently updated with any relevant information, such as new surveys or meeting notices. Links to the recorded Planning Commission Study Session meetings on the Housing Element and the community meetings are also archived on this page.



## **2. Housing Element Staff Contact**

Staff created a dedicated email address ([housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org)) to field inquiries and to communicate directly with the public about the Housing Element Update. Members of the public were able to request that they were added to the “interested parties list” for this project, and staff has collected 78 email addresses. In addition, staff included the following groups or individuals in email lists:

- The Beverly Hills Unified School District
- The Beverly Hills Rotary
- Local religious institutions
- Residents that expressed interest in the mixed use overlay zone or other housing related policy issues
- Known property owners in the mixed use overlay zone area
- Contacts at local newspapers

Any important updates or upcoming events related to the Housing Element Update (such as any scheduled study sessions or community meetings) are sent out to this interested parties email list.

## **E. Summary of Comments Received**

The Draft Housing Element document was made available to the public in May 2021 for review. The draft was posted on the City webpage for the 2021-2029 Housing Element update ([www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate)), included in the Planning Commission packet for the May 27, 2021 meeting, and discussed at the May 27, 2021 Planning Commission meeting. Public noticing was completed in order to inform the public and interested parties that the draft document was available. In addition, any subsequent adopted or draft revised version of the Housing Element has been made available on the City's webpage prior to its submittal to HCD, and all previous versions are also available on this webpage.

Throughout the Housing Element update process a number of comments from interested parties have been received. These comments informed meetings held on the Housing Element update as well as the contents of the Housing Element document. A majority of the comments came from the two surveys conducted online. Verbal and written comments were received from community members during and as a result of public meetings and

community meetings, and written comments were received from “Abundant Housing LA/YIMBY Law” and “How the West Was Saved”. In summary the themes of the comments received include:

- Desire to see more action from the City related to encouraging ADUs and informing and educating the public on the process for building ADUs
- Concerns that there is a shortage of affordable housing in the community and that many members of the community are overpaying for housing
- Concerns that development could lead to impacts to neighborhood character
- Concern that the draft Housing Element document did not accurately assess the capacity for housing in the sites inventory and that adequate reforms are not proposed to address constraints to development or adequately promote development near planned transit stations or in the mixed use zone
- Concern that the Housing Element does not affirmatively further fair housing
- Desire to see old office buildings repurposed for housing
- Desire to see housing for seniors
- Desire to see no change in current zoning regulations

As the Housing Element has been further revised since it was originally adopted in 2021, the City has received additional comments from interested parties. The comments mentioned the following topics:

- Desire to see changes to the City's ADU ordinance
- Concern that the Housing Element has not looked at possible rezoning of additional sites, including lots in the T-1 Transportation zone
- Concern that language in the programs is not specific enough regarding commitments
- Desire to include further development incentives for the Mixed Use Overlay Zone, such as increased height and density
- Desire for more affordable housing in the City
- Concern regarding the likelihood of development in the Mixed Use Overlay Zone

In order to address these comments several programs were incorporated into the Housing Element document and changes were made to the draft Housing Element document. The City has incorporated programs and implementation strategies to encourage ADU production, including the adoption of an ordinance to create



ADU standards that exceed state law minimums, and enhance outreach to property owners about the potential to build ADUs on their property. The City has included programs and implementation strategies to continue the existing inclusionary housing program and also explore a local density bonus program to provide incentives, which would impact multi-family and mixed-use zoned properties, many of which are near high quality transit and future subway station areas. The City has also committed to further changes to development standards, specifically to multi-family residential standards, and the Architectural Review process applicable to both multi-family and mixed-use residential projects. The Element also contains programs that commit the City to monitoring the production of housing during the planning period, and commitments to take actions to modify the Mixed Use Overlay Zone if production is not on pace with the assumptions. The City has attempted to balance the need for housing with the desire to retain the distinct characteristics of existing residential neighborhoods through many of the policies included in the General Plan, and through the establishment of the Mixed Use Overlay Zone, which would allow for the development of new housing without impacting the character of existing multi-family or single-family zones or displacing existing residents. Additional programs and a more robust analysis in the Assessment of Fair Housing section has been included in the Housing Element to address the concerns that the Element does not adequately address fair housing.

Furthermore, the sites inventory has been revised to demonstrate adequate capacity in several different sites categories: underutilized sites, residential conversion, developer interest, approved projects, submitted projects, City-owned projects, and ADUs. As part of these revisions, criteria to select sites for inclusion in the underutilized sites and residential conversion sites categories have been developed and applied to the sites inventory. Most recently, the sites inventory has been updated to include additional City-owned or City-controlled sites upon which affordable housing can be developed in partnership with the City. Additionally, a more robust discussion regarding realistic capacity and the likelihood of development of sites in the Mixed Use Overlay Zone has been included. Through this series of revisions, the concerns expressed in the comments received have been addressed.

## Survey Results and Example Outreach Materials



# CITY OF BEVERLY HILLS COMMUNITY DEVELOPMENT DEPARTMENT

## HOUSING ELEMENT UPDATE FREQUENTLY ASKED QUESTIONS

The City has begun the process of updating the Housing Element of the General Plan for the City of Beverly Hills. More information about the project and how to stay involved is provided on the project website: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate). Below, you will find answers to frequently asked questions about the project. If you have further questions, or would like to be added to an interested parties list, please feel free to email [housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org).

### 1. What is a General Plan and what is a Housing Element?

State law<sup>1</sup> requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Beverly Hills General Plan<sup>2</sup> includes the following elements:

- Land Use
- Historic Preservation
- Economic Sustainability
- Open Space
- Circulation
- Conservation
- Noise
- Safety
- Public Services
- Housing

While most portions of General Plans generally have a time horizon of 20-25 years, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as “cycles”. The City’s current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the “5<sup>th</sup> Housing Element cycle” in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments (“SCAG”) region are required to prepare a Housing Element update for the 6<sup>th</sup> planning cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

State law<sup>3</sup> establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make*

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<sup>1</sup> California Government Code Sec. 65300 *et seq.*

<sup>2</sup> <http://www.beverlyhills.org/departments/communitydevelopment/longrangeplanning/generalplan/>

<sup>3</sup> California Government Code Sec. 65580 *et seq.*

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# HOUSING ELEMENT UPDATE

*adequate provision for the existing and projected needs of all economic segments of the community.*

## 2. What is “certification” of the Housing Element and why is it important?

Housing Elements are prepared and adopted by local governments and must also be reviewed by the State of California. The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.<sup>4</sup> When HCD issues a letter finding that the Housing Element is in substantial compliance, it is referred to as “certification” of the Housing Element. HCD determined that Beverly Hills’ current (2014) Housing Element update was in full compliance with State law. As Beverly Hills moves forward with the current Housing Element update, the City will seek certification again from the State.

Housing Element certification is important for several reasons:

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| <b>1) Local control.</b>                        | The General Plan and its various elements provide the foundation for the City’s land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity” <sup>5</sup> that the Housing Element is adequate under State law, which would support the City’s legal defense in the event of a challenge. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element. <sup>6</sup> State law also allows the California Attorney General to file litigation against any city that is found by HCD to be out of compliance with Housing Element law. In 2019, such a lawsuit was filed against the City of Huntington Beach. In addition, third parties have filed Housing Element lawsuits against numerous other cities. Such lawsuits can result in court orders to amend zoning regulations and pay the challengers’ legal fees. |
| <b>2) Frequency of Housing Element updates.</b> | If a city does not adopt a Housing Element within the required timeframe, subsequent updates must be completed on a 4-year schedule rather than an 8-year schedule until two consecutive updates have been prepared on time, among other consequences. <sup>7</sup>  |
| <b>3) Eligibility for grant funds.</b>          | Some State grant funds are contingent upon Housing Element certification. If a city does not have a certified Housing Element, it may not receive certain grant funds.   |

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<sup>4</sup> California Government Code Sec. 65585.

<sup>5</sup> California Government Code Sec. 65589.3.

<sup>6</sup> AB 101 of 2019

<sup>7</sup> California Government Code Sec. 65588(e)(4).

### 3. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for households of all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties. More information is provided below:

**Accommodating Regional Housing Needs.**

Under State law, all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards sufficient to encourage a variety of housing types that are affordable for persons of all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 and #5 below).

**Accommodating Housing for Persons with Special Needs.**

Under State law<sup>8</sup>, cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

- Reasonable accommodation for persons with disabilities
- Transitional housing
- Supportive housing
- Emergency shelters and other facilities serving homeless persons
- Large (5+) families
- Housing for the elderly

### 4. What is the RHNA and why is it important?

You may have heard or seen the term "RHNA" (pronounced REE-NA) associated with the Housing Element cycle and update. Each California city is required to plan for new housing to accommodate its share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law<sup>9</sup> by which housing needs are determined for each jurisdiction.

Prior to each planning cycle the total housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as

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<sup>8</sup> California Government Code Sec. 65583(a)(5) and (7).

<sup>9</sup> California Government Code Sec. 65584 et seq.

## HOUSING ELEMENT UPDATE

overcrowding and overpayment of rents/mortgages, and additional housing needed to ensure reasonable vacancy rates and to replace units lost due to demolition or natural disasters. The total housing need for the SCAG region is then distributed to cities and counties by SCAG based upon objectives and criteria established in State law.<sup>10</sup>

In 2019, HCD determined that the total new housing need for the entire SCAG region in the 6<sup>th</sup> Housing Element cycle is 1,341,834 units. SCAG is currently finalizing the RHNA plan for the 6<sup>th</sup> planning cycle, which must fully allocate the total RHNA to the jurisdictions in the SCAG region.<sup>11</sup> SCAG expects to adopt the final RHNA plan in February 2021.

Table 1 shows the preliminary draft RHNA allocations for Beverly Hills, Los Angeles County, and the entire SCAG region. For current purposes, we assume that this allocation will not change materially. Again, the RHNA is the number of units that must be planned for in a given jurisdiction.

**Table 1. Draft 6<sup>th</sup> Cycle RHNA**

	Beverly Hills	Los Angeles County	SCAG Region
Housing allocation 2021-2029	3,096 units	813,071 units	1,341,834 units

Source: SCAG, 3/5/2020

The RHNA distributes each jurisdiction's total housing need into four income categories, illustrating the number of units that should be planned for at each affordability level in the City. For Beverly Hills the draft 6<sup>th</sup> cycle RHNA allocation by income category is shown in Table 2.

**Table 2. Draft 6<sup>th</sup> RHNA by Income Category – Beverly Hills**

Very Low	Low	Moderate	Above Moderate	Total
1,005 units	678 units	600 units	813 units	3,096 units

Source: SCAG, 3/5/2020

This means that the City of Beverly Hills Housing Element must include policies, regulations and standards that encourage housing that is “affordable” to very low, low, moderate, and above moderate incomes. The next section explores what it means for housing to be “affordable”.

### 5. What is “affordable” housing?

Many parts of the Housing Element, including the RHNA, refer to “affordable housing”. By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family's gross income. State law describes five income categories, which are based on county median income as shown in Table 3. The 2020 median income for a family of four in

<sup>10</sup> California Government Code Sec. 65584(d)

<sup>11</sup> <http://www.scaq.ca.gov/programs/pages/housing.aspx>

## HOUSING ELEMENT UPDATE

Los Angeles County is \$77,300. It should be noted that for RHNA purposes, the Very Low Income category also includes the Extremely Low category.

**Table 3. Household Income Categories**

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Affordable housing costs for all jurisdictions in Los Angeles County that correspond to these income categories are shown in Table 4, below. The table illustrates the maximum income that a household of four can have to qualify for each income group, the maximum affordable rent that is considered to be “affordable” for each income category, and the estimated affordable sale price for a housing unit that would be considered to be “affordable” to each income category. Please note, these numbers vary year to year as county median income fluctuates and also vary based on household size (for example, the median income is lower for a family of one, and higher for a family of two).

**Table 4. Income Categories and Affordable Housing Costs – Los Angeles County Family of Four**

Income Category	Maximum Annual Income	Monthly Affordable Rent	Affordable Sale Price (estimate)
Extremely low	\$33,800	\$845	*
Very low	\$56,300	\$1,407	*
Low	\$90,100	\$2,252	*
Moderate	\$92,750	\$2,319	\$375,000
Above moderate	Over \$92,750	Over \$2,319-but not controlled	Over \$375,000

**Assumptions:**

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues
- \* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC



## HOUSING ELEMENT UPDATE

As stated above, the income limits and monthly housing cost considered affordable for each income level is adjusted based on the household size. Table 5 provides the current income limits for households in Los Angeles ranging from one to six people.

**Table 5. 2020 Income Limits for LA County Households**

Income Category	2020 Annual Income Limits by Household Size (in Dollars)					
	1 Person	2 People	3 People	4 People	5 People	6 People
Extremely Low	0-23,700	0-27,050	0-30,450	0-33,800	0-36,550	0-39,250
Very Low	23,700-39,450	27,050-45,050	30,450-50,700	33,800-56,300	36,550-60,850	39,250-65,350
Low	39,450-63,100	45,050-72,100	50,700-81,100	56,300-90,100	60,850-97,350	65,350-104,550
Moderate	63,100-64,900	72,100-74,200	81,100-83,500	90,100-92,750	97,350-100,150	104,550-107,600
Above Moderate	64,900+	74,200+	83,500+	92,750+	100,150+	107,600+

## 6. Is the RHNA a suggestion or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment (see #8 below). The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. It is, however, more than a suggestion. Jurisdictions are required to ensure that their planning and zoning framework allows for development to accommodate their RHNA allocations. Jurisdictions are not required to actually build housing or issue permits to achieve their RHNA allocations. However, if housing production falls short of RHNA allocations, jurisdictions will be required to approve qualifying housing development projects pursuant to a state-mandated streamlined review process.<sup>12</sup> Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities in which housing construction and residential permit issuance fail to meet the RHNA allocations.

<sup>12</sup> California Government Code Sec. 65913.4 (SB 35 of 2017)



### 7. What must cities do to comply with the RHNA?

The Housing Element must analyze the City's capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations in the coming 8-year housing cycle. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the City has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe the steps that will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments, commonly referred to as "upzoning", typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses. Absent accommodation for the City's RHNA allocation, the proposed Housing Element may not be certified by HCD.

### 8. Beverly Hills is fully developed. Why is the RHNA allocation so high?

SCAG's total RHNA allocation for the 6<sup>th</sup> cycle is 1,341,827 units compared to 412,137 units in the 5<sup>th</sup> cycle. There are two main reasons why the region-wide 6<sup>th</sup> cycle RHNA allocation is so much higher than the 5<sup>th</sup> cycle.

First, the 5<sup>th</sup> cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth. As a result, the 5<sup>th</sup> cycle RHNA was uncharacteristically low. For comparison, SCAG's 4<sup>th</sup> cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6<sup>th</sup> cycle, the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on projected population growth. However, for the 6<sup>th</sup> RHNA cycle, the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6<sup>th</sup> cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

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## HOUSING ELEMENT UPDATE

As seen from this breakdown, if existing need were not included (as it was not in prior RHNA cycles), the total need would be similar to the 4<sup>th</sup> cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6<sup>th</sup> cycle places greater emphasis on the proximity of jobs and public transit than on vacant developable land. As a result, the coastal areas of Los Angeles and Orange counties are assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

### 9. Does the RHNA process provide any opportunity for the City to ask for a reduction in its RHNA allocation?

Theoretically, yes. State law requires SCAG to conduct an appeal process and any jurisdiction or HCD may request a revision to any jurisdiction's preliminary RHNA allocation. However, the law establishes very limited grounds for appeal, and in past RHNA cycles very few jurisdictions have been successful in appealing their RHNA. For example, an "unrealistically high" RHNA allocation based on market trends and lack of vacant land is not considered to be legitimate grounds for appeal. It is also important to note that under State law, the appeal process is a "zero sum game" in which SCAG's total RHNA cannot be reduced; therefore, a RHNA reduction for any jurisdiction must be offset by increases in other jurisdictions. Over the past year SCAG has held extensive discussions regarding the appropriateness of the RHNA methodology, and the current draft allocations have been overwhelmingly approved by SCAG's membership.

### 10. If the preliminary RHNA allocations are adopted, will it be possible for Beverly Hills to remain in compliance with State housing law?

As noted in Questions 6 and 7 above, the RHNA is a planning target and cities are not required to achieve construction of new housing units in the amount of the RHNA allocations, but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Since there is almost no vacant land in Beverly Hills, the most significant opportunities for new housing development are in areas designated for non-residential or mixed use, construction of more accessory dwelling units (see below), and/or more intense development in areas designated for residential use. As part of the Housing Element update, the City will evaluate the potential for new housing development and determine whether any changes to land use plans and zoning are necessary in order to accommodate the amount of new housing assigned to the City in the RHNA.

### 11. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to very high land prices.

State law is based on the premise that every city has an obligation to accommodate a variety of housing types for persons at all income levels. All communities are dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance and repair, child and elder care, medical support, personal services and retail trade. Various governmental programs provide funding assistance for affordable housing even in high-cost areas. While subsidized housing is often provided as rental apartments, cities can also encourage other housing types such as accessory dwelling units (sometimes called granny flats) on single family properties (“ADUs”) to help address this need. ADUs can also satisfy a portion of the RHNA allocation.

### 12. What is the process for updating the Housing Element?

The City began the Housing Element update in March of 2020 by engaging a consultant, JHD Planning, LLC, to assist on the project. The consultant is working with the Planning Staff and an ad hoc committee of the Planning Commission. The update consists of a review of the existing Housing Element to assess the City’s successes and determine how the community goals may have changed since the last element was adopted in 2014. A very important part of the process is engaging with the community to understand the community’s current goals, needs, and desires. Engaging with the community also helps City staff, the Planning Commission, and the City Council balance the community’s desires with the City’s obligations under state law. After extensive community input, the draft Housing Element will go to the Planning Commission for a public hearing(s) and recommendation, and then to the City Council for introduction and later approval. Once the Housing Element is approved by the City Council, it will be submitted to HCD for review and certification.

### 13. How will the public be involved in the Housing Element Update?

Public participation is key to a successful Housing Element. Community involvement helps staff and leadership understand the needs and desires of the community. Information and updates will be provided on the City’s Housing Element webpage. Staff will coordinate an initial survey followed by a series of public forums (these may be held online due to the ongoing pandemic) and discussions on housing in the community. The Housing Element will also be reviewed by the Planning Commission and then must be approved by City Council after public hearings, during which the public may provide input. The public is encouraged to participate throughout the process. If you would like to be added to the interested parties list and receive emails with updates about the Housing Element update please email: [housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org).

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## HOUSING ELEMENT UPDATE

### 14. What is the basic timeline for completion of the Housing Element Update?

Below is an estimated timeline of this process.

Phase	Timeline
Kick-off - Initial Assessment and Workplan	March 2020 – September 2020
Outreach – Initial Public Outreach	September 2020 – March 2021
Draft Element, Continued Outreach	April 2021 – June 2021
Public Hearings	July 2021 – August 2021
City Approval	September 2021
Submittal for State Review and Certification	October 2021

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### STILL HAVE QUESTIONS?

MORE INFO: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate)

SPEAK WITH A PLANNER: (310) 285-1141      E-MAIL: [HousingElement@beverlyhills.org](mailto:HousingElement@beverlyhills.org)

COMMUNITY DEVELOPMENT | 455 N. Rexford Drive, Beverly Hills, CA 90210



# HOUSING ELEMENT UPDATE 2021

## 2021-2029 HOUSING ELEMENT PUBLIC MEETING

CITY COUNCIL STUDY SESSION AT 2:30 PM &

CITY COUNCIL REGULAR MEETING AT 7:00 PM

**October 12, 2021**

The City of Beverly Hills invites all interested community members to attend virtual City Council meetings during which the final Housing Element document will be considered for adoption. The City Council will begin the discussion of the Housing Element document at the 2:30 PM Study Session. Official action on the item, such as adoption, will take place at the 7:00 PM City Council Regular meeting. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details, to view the Housing Element Document, and for more information,

**[BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE](https://www.beverlyhills.org/housingelementupdate)**

# CITY OF BEVERLY HILLS COMMUNITY DEVELOPMENT DEPARTMENT

## HOUSING ELEMENT UPDATE PROJECT

***The City has begun the effort to update the Housing Element of the General Plan, and we want you to be involved!***

***What is the Housing Element update of the General Plan?***

The City's General Plan is the long-term plan for the City of Beverly Hills. The Housing Element is one chapter of this plan that specifically addresses the future of housing in the City. The Housing Element outlines the City's housing needs and goals and identifies policies and programs that will be implemented to meet the housing needs of the community.

The State requires that Housing Elements be updated every eight years. The City is currently working on the Housing Element update that will cover the period from 2021 to 2029.

***What is the process for this update?***

Over the next year, City staff will work with a consultant, the Planning Commission, the City Council and the community to draft an updated Housing Element document. Planning Commission study sessions and public workshops will be held for the public throughout the update process. When a draft document is ready, the Planning Commission and City Council will consider adoption of the document. Ultimately, the document will need review and approval by the State in order to comply with State law. The updated Housing Element must be completed by October 2021.

***How can I participate?***

Your comments, feedback and participation are an essential part of the Housing Element update process. The public is encouraged to participate in all public meetings and workshops that will be held on the Housing Element update. In addition, periodic surveys will be released in order to gather information, comments and thoughts from the public.

All updates on this project, including meeting dates and details, surveys, and educational documents will be posted on the Housing Element update webpage: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate). Scan the QR code to the right with your smartphone to visit.



Most Importantly, please send us an email to be added to the City's interested party list at [housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org). Adding your email to our list will ensure that you receive updates and notices about upcoming meetings.

### **Upcoming Virtual Informational Meeting!**

A virtual informational community meeting is scheduled for **February 1, 2021 at 6 PM** and may be accessed at: <https://www.gotomeet.me/BevPublic>. Please check the Housing Element home page below for more details.

***Questions?***

Please contact the Planning Division of the Community Development Department at (310) 285-1141, or send an email to [housingelement@beverlyhills.org](mailto:housingelement@beverlyhills.org)

Or Visit: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate).



8:15

65%



## Posts



**cityofbevhills**  
Beverly Hills, California



### HOUSING ELEMENT UPDATE 2021

Help us understand what's important to you regarding housing needs in our City.

Please take our survey by answering some important questions that will assist with updating the Housing Element of the General Plan!

**Take the survey at**  
**[BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE](https://beverlyhills.org/housingelementupdate)**



**41 likes**

**cityofbevhills** Do you have something to say about the City's housing needs? Please take our brief Housing Element Survey today! 🏠

Your answers will assist with updating the Housing Element of the General Plan which outlines the future housing goals of the City and identifies policies and



8:14

65%



## Posts



**cityofbevhills**  
Beverly Hills, California



### HOUSING ELEMENT UPDATE 2021

## VIRTUAL COMMUNITY MEETING April 28, 2021 at 6 p.m.

The City of Beverly Hills invites all interested community members to attend a virtual meeting to learn about the 2021 Housing Element Update. The Housing Element of the General Plan will outline the future housing goals of the City and identify policies and programs that will be implemented to meet the housing needs of the community.

Please join us! For meeting log-in details and more information, visit  
[BEVERLYHILLS.ORG/HOUSINGELEMENTUPDATE](https://beverlyhills.org/housingelementupdate)



Liked by **magdalemore** and **37 others**

**cityofbevhills** Save the date: Join us April 28 at 6 p.m. to learn about the 2021 Housing Elemen... more

April 13



**cityofbevhills**  
Beverly Hills, California





MOVE

# Housing Element Update

FILTER BY SEGMENT OPTIONS

Project Engagement

VIEWS  
463

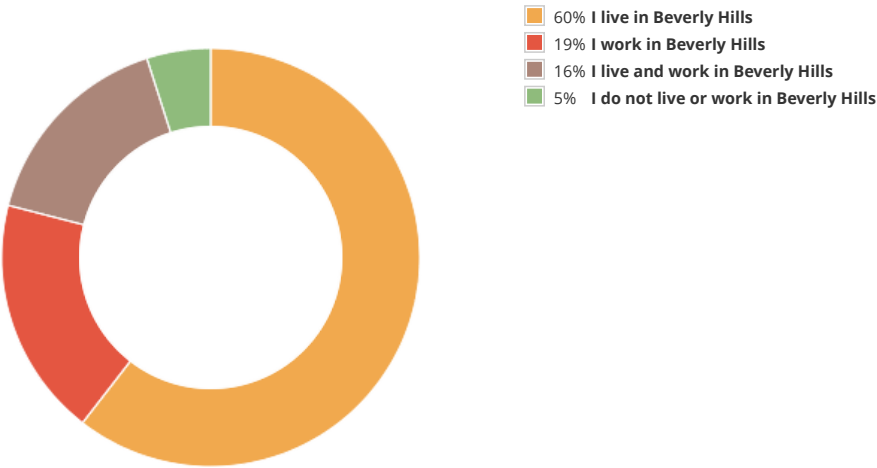
RESPONSES  
2,135

SUBSCRIBERS  
76

PARTICIPANTS  
91

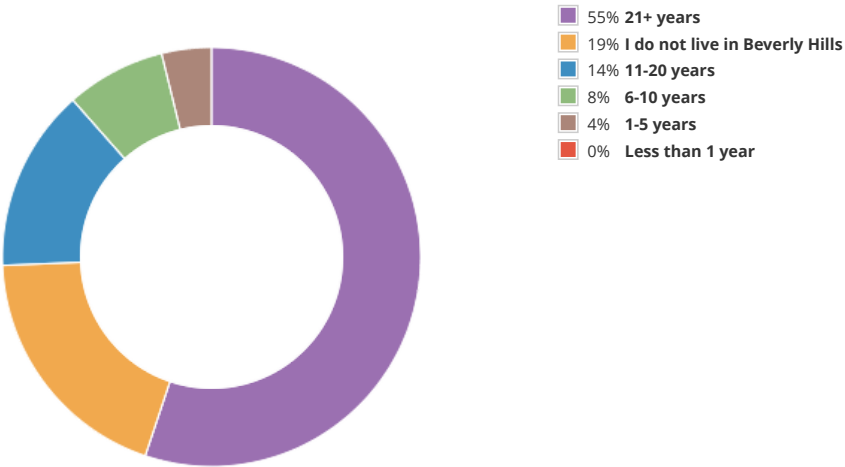
COMMENTS  
193

\* Do you live or work in the City of Beverly Hills?



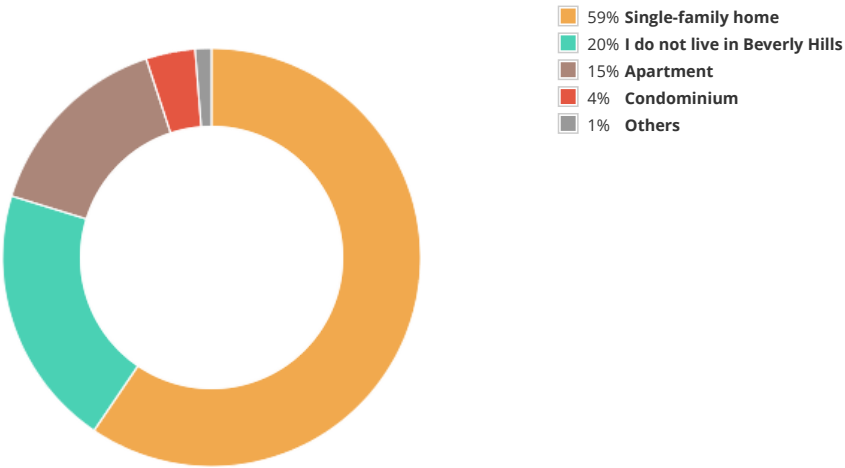
81 respondents

If you live in Beverly Hills, How long have you lived in Beverly Hills?



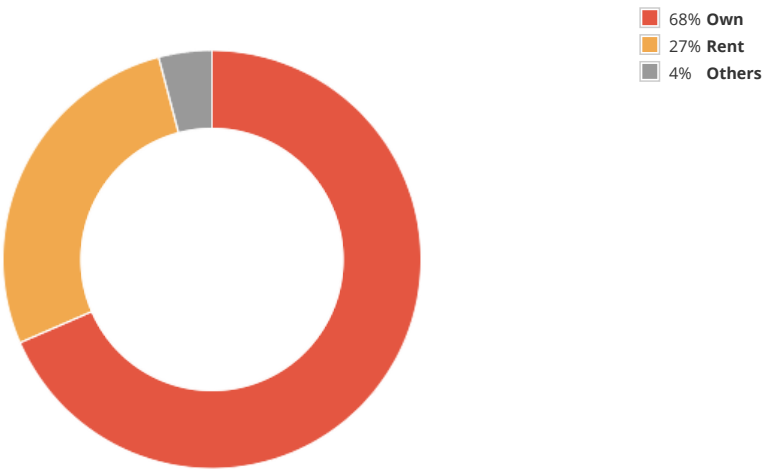
78 respondents

If you live in Beverly Hills, select the type of housing unit you reside in:



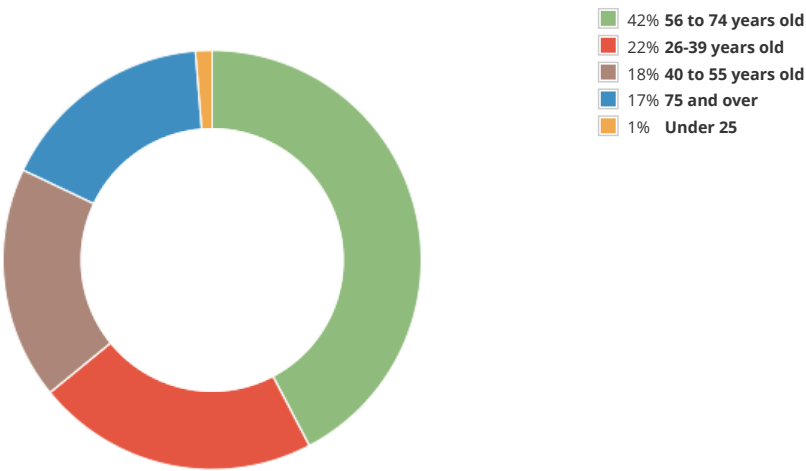
79 respondents

Do you rent or own the home you live in?



73 respondents

What age range most accurately describes you?



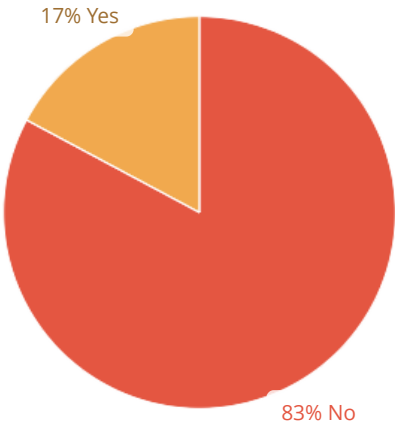
78 respondents

What is the primary language spoken in your home?

96%	English	67 ✓
6%	Spanish	4 ✓
4%	Other	3 ✓
3%	Farsi	2 ✓
0%	Mandarin	0 ✓
0%	Cantonese	0 ✓
0%	Korean	0 ✓

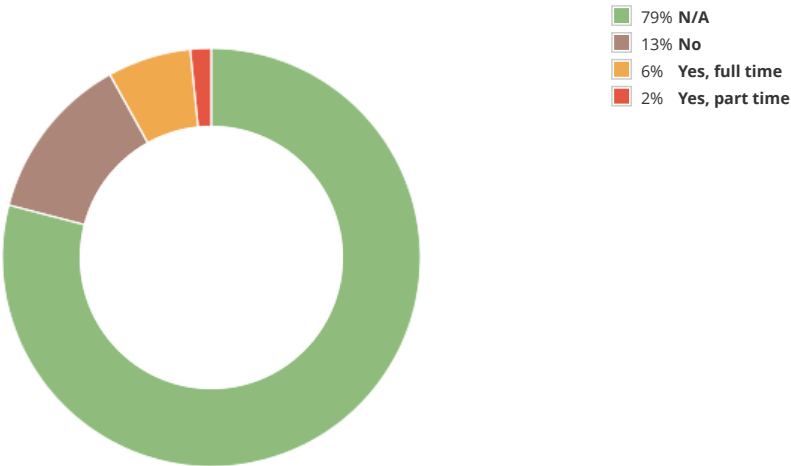
70 Respondents

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



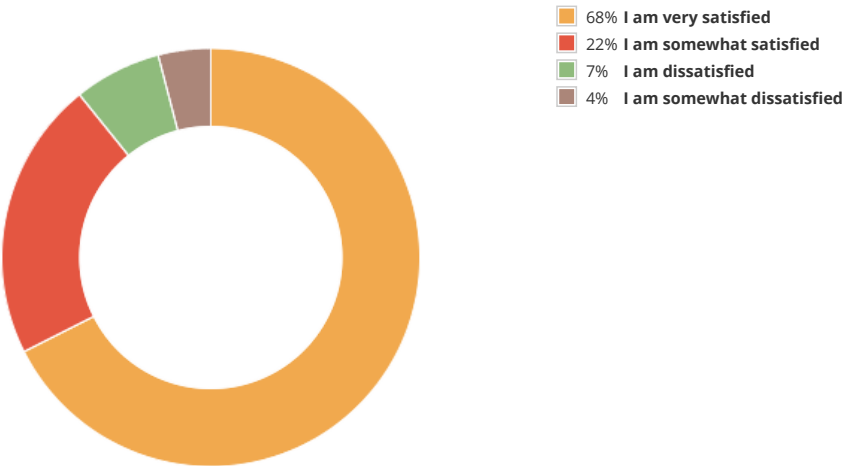
64 respondents

Is this second unit / guesthouse / ADU occupied?



62 respondents

How satisfied are you with your current housing situation?



74 respondents

## Please elaborate on your answer, why are you satisfied or dissatisfied?

Walkability, safety, City services

2 months ago

Affordable housing in BH is non-existent.

2 months ago

No street parking, no parks nearby, few amenities.

2 months ago

The city needs a lot more housing and ADUs

2 months ago

It is hard sharing responsibility for a condo building with other people, especially when the others do not appear to care about the building. I wish I could afford a home.

2 months ago

We lived in the city for over 60 years. We recently were forced to sell our home and lost everything we had due to a real estate fraud against us. We are unable to even rent in the city we called home for so many years. We long to be able to move back in but, even renting is very difficult. We currently live in a place we can afford but, it is not ideal and not for long.

Many places offer low income units with a waitlist that goes on for years -I don't believe this list is even looked at, ever. It is as if it exists to meet some requirement. Need help finding affordable housing.

I work in the vicinity and also I need to be close to medical care services.

2 months ago

I like my living situation because I have a private outdoor area and don't have to worry about neighbors sharing walls and sharing noise. It's already noisy enough with neighbors next door and I like having a separate building and property from others.

2 months ago

I do not support further low income or affordable housing in Beverly Hills

2 months ago

Own and live in a three townhouse building.

2 months ago

The house in an original 1928 home, and a nice lot and we have maintained it so it is lovely.

2 months ago

I have everything I need.

2 months ago

Love our home, raised our family here

3 months ago

Cost of rent is high

3 months ago

3 months ago

Semi-private street with phenomenal views!

3 months ago

I am dissatisfied because the Planning Commission and City Council have undertaken to ruin our neighborhood by unnecessarily rezoning extensive areas near residents to mixed use which will result in tall buildings with inadequate parking. By the way, I did not receive this survey by e-mail. Someone had to forward it to me. And why is this part of the survey separated from the rest? And have you bothered to ask people whether they want to add ADU's?

3 months ago

Love my house. Love the added income of guest unit. Love the neighborhood: Echo Park.

3 months ago

close to work, schools and shops

3 months ago

Happy in our house for 39 years. Able to add an elevator for my disabled husband so can age in place

3 months ago

I live in a great house, in a beautiful neighborhood and in a great city

3 months ago

I would prefer to live in Beverly Hills but can't find affordable housing. I will soon be a senior (65) and as you know, Beverly Hills greatly lacks affordable Senior housing.

3 months ago

have lived in this house 61 years it is on Rodeo south and probably one of the most convenient areas of the city, I am fearful that although we are not new york it is coming Please so all in your power to try to keep it a community

3 months ago

Unpermitted construction going on. Disrespectful neighbor. Too many people coming into town. Town appears sad and grey with all the vacancies and the homelessness on Burton Way. Seriously considering moving out of town. Breaks my heart.

3 months ago

My late husband and I worked with the architects Craig Elwood and Jerry Lomax on the architectural design and construction of this home. It is a mid-century total steel and glass building--totally beautiful when we built it, and equally beautiful now. The only functional change in all these years is the addition of a vacuum elevator and some gas generators for electricity.

3 months ago

Location is very convenient for my lifestyle

3 months ago

Right size. Right location.

3 months ago

It's a fine apartment and we're mainly here for the School District. We'd like to buy in the not-so-distant future, so we'll probably move to a condo in the area. (Freestanding home is a bit out of our price range.)

3 months ago

I love my home but dislike the - pre COVID - hour/hour +15 minutes commute to travel 15 miles one way

3 months ago

It has always been our desire for ownership of our own home with backyard.

3 months ago

I am satisfied with the neighborhood and access to parts of the City.

3 months ago

sold our last house and are in the process of buying another. Renting in the meantime.

3 months ago

We tried for years to get into our neighborhood (south of Wilshire). We finally found our home on a single family block (one block away from us is a multifamily block), an easy walk to the BH business district. We are very satisfied with our block and neighborhood.

3 months ago

Older building. Poor construction, new management company isn't upholding it to previous standards.

3 months ago

My family moved into BH for the schools about 13 years ago. We live in a 2 bedroom apartment. We would have loved to have moved into a larger apartment years ago but rents became outrageous all over the city. So while our apartment meets our needs, it is not ideal. It feels cramped. Owners of building have changed 3 times over the years and each time with less interest in maintaining building. We have new owners now so we will see how they care for building and apartments. We feel we have little choice but to stay here. Apartment itself is decent. Lots of light. Quiet street.

3 months ago

I would like to live by myself in a rented studio or 1 bedroom apartment, but the prices are too high.

3 months ago

We used to live in a safe, quiet neighborhood. No more. Pre-pandemic, We were invaded by traffic, congestion, chaos, and construction. Traffic spilled over to Charlesville and Gregory until emergency vehicles could no longer navigate the streets. We could not back out of our driveway for fear of speeding cut-through traffic. We have had a stable population for 70 years. Adding 10-30% over a six year period is the choking death of the city. Don't do it.

3 months ago

we have big shortage of units in town

3 months ago

We love our house, our neighbors and our neighborhood.

3 months ago

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Please rank the top 4 reason(s) you choose to live, or would like to live in Beverly Hills:

5%	I do not want to live in Beverly Hills	Rank: 1.00	3 ✓
30%	Quality of local school system	Rank: 1.78	18 ✓
67%	Safety of neighborhood	Rank: 1.90	40 ✓
23%	Quality of home	Rank: 2.00	14 ✓
22%	Proximity to jobs	Rank: 2.15	13 ✓
60%	Quality / ambiance of neighborhood	Rank: 2.22	36 ✓
10%	Proximity to family	Rank: 2.67	6 ✓
22%	Cleanliness of streets and surroundings	Rank: 2.92	13 ✓
45%	City services and programs	Rank: 2.93	27 ✓
17%	Proximity to medical care	Rank: 3.10	10 ✓
35%	Proximity to shopping and services	Rank: 3.14	21 ✓

60 Respondents



## How important are the following concerns to you?

	<b>Very important</b>	<b>Somewhat important</b>	<b>Not important</b>	<b>Don't know</b>	
Maintaining the character of existing residential neighborhoods in the City	71% Very important	14% Very important	13% Somewhat important	2% Not important	- Don't know
Ensuring that children who grow up in Beverly Hills can afford to live in Beverly Hills	29% Very important	37% Somewhat important	33% Not important	1% Don't know	
Ensuring that the housing market in Beverly Hills provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and condominiums to meet the varied needs of local residents	49% Very important	30% Somewhat important	21% Not important	- Don't know	
Establishing special needs housing for seniors, large families, veterans and/or persons with disabilities.	31% Very important	51% Somewhat important	17% Not important	2% Don't know	
Integrating affordable housing throughout the community to create mixed-income neighborhoods	27% Very important	30% Somewhat important	41% Not important	2% Don't know	
Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing	25% Very important	23% Somewhat important	42% Not important	9% Don't know	
Encouraging the rehabilitation of existing housing stock	40% Very important	38% Somewhat important	21% Not important	1% Don't know	
Establishing programs to help at-risk homeowners keep their homes	22% Very important	48% Somewhat important	28% Not important	2% Don't know	
Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods	36% Very important	34% Somewhat important	21% Not important	8% Don't know	

73 respondents

## What type of housing do you think is most needed in the City of Beverly Hills?

67%	Condominiums / Townhouses	Rank: 2.32	41 ✓
67%	Apartments	Rank: 2.37	41 ✓
51%	Single-family houses	Rank: 2.55	31 ✓
51%	Senior Housing	Rank: 2.97	31 ✓
44%	ADUs/Secondary Units or "Granny Flats"	Rank: 3.19	27 ✓
31%	Deed restricted affordable housing	Rank: 3.63	19 ✓
26%	Housing for persons with Disabilities	Rank: 3.69	16 ✓
15%	Other	Rank: 4.33	9 ✓

61 Respondents

The City may need to consider rezoning areas to accommodate more housing units.  
Where do you think these housing units should be accommodated?

68%	Allowing residential units in commercial areas where they are currently not allowed	Rank: 2.00	40 ✓
61%	Allowing more density near future subway station areas	Rank: 2.08	36 ✓
76%	Allowing more density in mixed-use zones	Rank: 2.11	45 ✓
54%	Allowing more density in multi-family zones	Rank: 2.38	32 ✓
8%	Other	Rank: 2.80	5 ✓
34%	Allowing more density in single family areas	Rank: 3.65	20 ✓

59 Respondents

## Please elaborate on the reasoning for your rankings.

Need to focus on low-hanging fruit and identify locations where increased density is less likely to run into significant opposition.

2 months ago

Areas with single family homes should be kept that way. It is difficult to find in the city already. Having larger single family homes made smaller (ie property near sunset blvd divided in half or thirds) would be preferable to building apartments, duplexes or condos. Keeping single family homes an option but making it as accessible as possible. Areas that already have multi-family homes like condos or apartments already have residents that know what they are moving into, but it wouldn't be right to change a single family home to a multi-family home because that affects the neighbors in unexpected ways.

2 months ago

BH is already crowded. The city was not originally built nor planned for so many large families (and multiple families living together) to reside here. The infrastructure cannot handle more multi-unit housing. In addition, our police department is too small to handle an influx of more residents. BH was meant to remain quaint, personal, and intimate, not a busy metropolis.

2 months ago

Reluctant to suggest many changes but more multi-unit buildings could be considered - condos or apartments

2 months ago

The market is based on limited and high end housing, we should not subsidize housing thru the the government (if a parent wants to help their kids live in BH that is their business). The city should, if needed pay to keep subsidized house in an other area.

We DO NOT WANT dense housing in BH, near the subways (it is back enough we have a subway, bringing crime in).

2 months ago

Density does not have to be a bad thing. Well-designed density near transit will enhance our community and help reduce the traffic burden.

2 months ago

Multi-family zones already very dense; glut on office space that could be converted to housing. I also prefer home/condo/townhouse ownership to apartments as it slows rate of vacancies/turnover.

3 months ago

There needs to be more development for multifamily homes and affordable options including homes for the elderly

3 months ago

This is nonsense. The city has already rezoned. All the city should have done was rezone existing commercial buildings to mixed use. And they should have made it easier to build ADU's. Instead the planning commission and city council set out to ruin the areas of the city where they don't live. And this horrid conduct of city officials is not going to be forgotten.

3 months ago

We need housing for vulnerable seniors and our work force who cannot afford the median home Priceand rentals. Younger families in mixed use rentals would revitalize our city and potentially decrease traffic impact

3 months ago

Don't want to adversely impact current value of single family residences

3 months ago

With limited parking one needs to be near the station in order to make use of it. Multi family is already more dense and this would seem consistent with the area Commercial (not industrial) areas have always created communities or neighborhoods in other cities and that would work well here

3 months ago

Housing near convenient subway transportation "is the future"... and (eventually) as a senior, I'll want to take the subway.

3 months ago

I think there is currently too much construction currently being done on existing property by either expanding up or out or with additional structures on the property and creating water elements, gates or other unnecessary elements. But creating mixed use density around the subway stops, (which never should have been allowed in the city) makes the most sense.

3 months ago

There is a pressing need for greater density in business and commercial areas where workers are needed and where proximity to goods and services can eliminate the need for travel. This does not mean that single family areas need to be changed. There is room for both concepts in this city.

3 months ago

Additional density in single family areas would negatively change the garden character of the city---but additional housing is needed, at more affordable levels

3 months ago

The City needs to provide support for the people who work and live there. Building affordable apartments could be a first step. Allowing the apartments to be in a mixed use buildings will help with the economics. Locating them near transportation corridors further helps with affordability (car not needed, for example). Except for the addition of ADU's, our current single family residentially zoned areas would be severely impacted, and I believe detrimental, to allow more density.

3 months ago

Need BH to provide more housing, since LA County in general needs more housing and BH has to participate

3 months ago

Beverly Hills is unique and there is no reason it cannot stay that way, but needs to do its part to create affordable housing where it makes sense to do it.

3 months ago

There is an absolute need to maintain single family residences in the areas already reserved for that in order to maintain the character of the city.

3 months ago

Need to repurpose empty office buildings into residential living spaces. Pandemic has shown us we no longer need to work in large commercial office buildings.

3 months ago

We have been fighting hard against legislation like SB 50 for a few years now. It is very frustrating, but it seems that some Sacramento politicians will not be satisfied until every single-family residential block is forced to have apartment buildings on them, which would absolutely destroy the character of our neighborhoods. I do support more housing and affordable housing be built in Beverly Hills, but it should be built along the major thoroughfares. Related to this, California cities should maintain their autonomy over zoning (specifically height, setbacks and design restrictions). The state of California must not be handed this authority to create one-size-fits-all standards. This is horrendous state government overreach.

3 months ago

Why don't you have "Proximity to transportation" or an "Other" option for the question "Please rank the top 4 reason(s) you choose to live, or would like to live in Beverly Hills:"? It is hands down the #1 reason for where I live. Sad that we just can't think about that. You just won't handle this next round of housing properly if you keep looking at it through the lens of the automobile.

3 months ago

The city could allow taller residential and mixed use buildings in areas not currently zoned for single houses

3 months ago

These are all terrible ideas. The city is in Gridlock already (pre-pandemic). The gross over-developement this represents will destroy the quality of life for everyone in the city. Who's neighborhood are is going to be sacrificed? What neighborhood will have thousands of low-income units? There is only La Cienega with enough outdoor space to accomodate the "slums of Beverly Hills that this will create. The assumption that wealthy people take public transportation is a joke. Lessening parking requirements and increasing height is the destruction of safe, residential neighborhoods and turns the city into an urban jungle of class inequality.

3 months ago

By permitting mixed-use complexes on the major thoroughfares, we can add many more housing units, and create more vibrant commercial stretches - all while protecting single-family blocks for those of us who want to live in single-family houses.

3 months ago

---

What do you think are the most important housing related issues facing Beverly Hills today?

65%	Affordability	Rank: 1.47	36 ✓
20%	Lack of support for homeowners	Rank: 1.64	11 ✓
5%	Other	Rank: 1.67	3 ✓
35%	Process for building housing is too burdensome	Rank: 2.37	19 ✓
35%	Lack of senior housing	Rank: 2.68	19 ✓
29%	Not enough new housing development	Rank: 2.69	16 ✓
22%	Lack of deed restricted affordable housing	Rank: 2.83	12 ✓
25%	Lack of housing for smaller families	Rank: 3.07	14 ✓
15%	Too much new housing development	Rank: 3.38	8 ✓
24%	Lack of support for renters	Rank: 3.77	13 ✓
24%	Age of housing stock	Rank: 3.92	13 ✓
7%	Lack of housing for large families	Rank: 5.25	4 ✓

55 Respondents

Please elaborate on your answer(s) to the above question.

---

People are being priced out of the housing market. Young people who grew up here cannot afford to purchase homes here.

2 months ago

When even smaller properties on the edge of the city border are selling for over \$1 million, there is no option for young families to buy single family homes. There is little diversity in people in single family homes because of the cost. Apartments or condos are used while kids are younger to have them in good schools but once children are grown there is nothing keeping families tied to Beverly Hills. Large numbers of renters drive up the number of children in our schools, but then have no ties to the city once their children are grown. There isn't a way to settle permanently because owning a starter home is out of price reach.

2 months ago

Overly built homes are ruining the original beautiful style of the city, and crowding streets with less greenery/open land and more vehicles per dwelling. It is a very small footprint of a city within a large county, thus will never be able to accommodate a mass influx of people affecting our traffic, city services, and lean streets.

2 months ago

Need more flexibility in new buildings - and less tear-down build up new construction designs. Too many new buildings (after a tear-down) are not compatible with their neighbors buildings and much too large for the lots.

2 months ago

Property owners are not helped as much as tenants. We are TAXED, water hikes, etc, yet renter can "delay and not be evicted" it is grossly unfair to hard working people.

2 months ago

There is a lot of construction going on in BH and we all feel the burden of that. But it is mostly 1 single family house replaced with a larger single family house. Construction should be allowed or incentivized only when additional housing units are added to the supply, eg. if you demolish a single family house, you can only rebuild if you add an ADU on the lot, etc. Or demolishing an existing apartment building only if the new building will have more units (more supply).

2 months ago

There is a glut of high-end housing on Wilshire corridor and more coming in Beverly Hills. Mid-range housing, especially for seniors, is limited. Small family (4-5 people) housing is too expensive.

3 months ago

I'm probably not the only person that doesn't know what deed restricted affordable housing is. It should have been explained.

3 months ago

The city has dragged its feet as it were and has continued to fail to make it easier for residents to create ADU's. Also, all the city officials care about are the developers and commercial property owners--not the residents.

3 months ago

More affordable housing for younger people with good public transportation is important. We need to improve mobility for walking and bicycling in the city. Less focus on parking and more on mobility is important.

3 months ago

The plan check process is way too burdensome and the City is anti-development

3 months ago

Market prices are pricing many people out of market when even high end homes become overly expensive to buy and maintain

We need affordable housing to attract people who will be engaged and employed in the City

It is too costly, takes too much time to get a plan approved and for construction to start

3 months ago

No one, except higher income folks, can afford to rent in Beverly Hills, let alone buy.

3 months ago

Affordable units are needed, period

3 months ago

Lack of imagination to create more housing where it makes sense to - mixed use areas (homes above stores on Robertson, Wilshire, etc.)

3 months ago

Housing is expensive in Beverly Hills but it also maintains its value.

3 months ago

The City desperately needs to revise the permit process for single family homes.

The City has a well deserved Reputation for

taking too and Changing Code Requirements once Permits are approved.

And NO...It is not the Architect...It is the fault of

Plan Checkers.This is WRONG!

3 months ago

Architectural restrictions to conform with neighborhoods style

3 months ago

Beautiful old homes that hold the character of the City are torn down and replaced by featureless houses that emphasize interior square footage at the expense of civic aesthetic.

3 months ago

I do not have strong feelings about the the above, so I cannot rank them. As I stated earlier, protecting- single family blocks, while creating new and affordable housing in Beverly Hills along the major thoroughfares is for me the most important housing related issue facing Beverly Hills

3 months ago

Building and safety department is very difficult to work with creating delays and extra unnecessary delays and expenses for almost anything

3 months ago

We have had a stable population of 35,000 for 70 years. A building boom will destroy what we know as Beverly Hills and turn it into something else. What we have is great. Overcrowding is deadly in this day and age.

3 months ago



## What are the biggest barriers that are keeping you from your ideal housing situation?

---

I consider my current housing situation to be pretty ideal.

2 months ago

Price.

2 months ago

Cost of the property and yearly taxes on property. Even if I could save up for the outright cost, the yearly property taxes alone would take up almost half my income.

2 months ago

I live in an ideal housing situation.

2 months ago

I love my home others need to as well.

2 months ago

As a professional worker in BH, even with a good salary it is impossible to afford anything in BH, as well as nearby BH. The commute to where I can afford housing is way to far and long and adds traffic and reduces quality of life and health.

2 months ago

Cost/penalty for moving from large family home to small, one-story home, townhouse with yard.

3 months ago

Cost of housing

3 months ago

price

3 months ago

Capital gains tax due on sale and the city's failure to make it easier to create ADU's. Also the city government which only cares about the interests of developers and commercial property owners and has rezoned to ruin our neighborhoods where they do not live.

3 months ago

None

3 months ago

City's over burdensome plan check and development department.

3 months ago

I am in the ideal situation

3 months ago

Affordability

3 months ago

Affordability

3 months ago

I am living in my ideal housing situation!

3 months ago

affordability and lack of interest by City to address

3 months ago

Beverly Hills is too expensive; Los Angeles is pricing everyone out in general

3 months ago

No barriers at this time.

3 months ago

We are in our ideal housing situation

3 months ago

City Inexcusable Permit Delays.

Overblown Permit Fees.

3 months ago

We love our house and our neighborhood

3 months ago

Lack of affordable housing options

3 months ago

Prices.

3 months ago

None

3 months ago

We had the ideal housing situation. We are fighting to maintain it. Increase the population by 10-20% without major infrastructure adjustments is a disaster waiting to happen. We do not want to live in a crowded dangerous environment. We don't have it now... we sure will then.

3 months ago

---

## What would you like to see change in Beverly Hills as it relates to Housing in the next 10 years?

---

More housing options. New product.

2 months ago

More housing that is AFFORDABLE

2 months ago

Increased density in areas where it makes the most sense and opportunities for people of different incomes to live in Beverly Hills.

2 months ago

Don't try to cram in more people near a subway line and not look at how that affects quality of life for them and existing residents. But that needs to be balanced by a need for more affordable housing options for ownership. I would like to see more options for young families that need outdoor space (than can be used even in a pandemic, unlike our parks). It seems that much of new development is geared towards population density geared towards working professionals and not young families.

2 months ago

minimize multi- family dwellings, update our few, tiny parks, complete our school renovations that seem to be taking way too long, double our BHPD officer headcount to better accommodate the number of current residents, restrict overly built homes per property limits.

2 months ago

More design compatible construction - less size on smaller lots in the southern streets - out of control at present. More new condos and apartments to be built and more flexibility in locations allowed.

2 months ago

More fairness toward property owner, less restriction, rent control, and red tape

2 months ago

More affordable housing. Not just mega-mansions. Control or tax foreign investment and/or vacant housing as this reduces supply for those of us who actually want to live here and contribute to this community. Allow for mixed use development, particularly along Wilshire and within walking distance of the new subway stations.

2 months ago

Fewer mega-mansions using a disproportionate amount of land, building material, water, for the number of people who occupy them.

More support for green construction. More one-way streets in south-east sector with narrow roads.

3 months ago

Become more affordable

3 months ago

Not the kind of change the PC and the CC want in areas where they don't live.

3 months ago

More apartments and mixes use projects.

3 months ago

Less restrictions on setbacks, landscaping, and size of houses that can be built on lots.

3 months ago

Revitalize the south east part of the city and create new multi use reasonably priced housing.

3 months ago

More senior housing so we could still serve in (and grow old in) the city we love. Also, if needed, allow affordable housing to be built that exceeds three stories!

3 months ago

More affordable housing for young families.

3 months ago

Mixed use by subway stops.

3 months ago

More affordable units, so that police, firepersons, and teachers could afford to live here, near their work.

3 months ago

affordable units, both deed restricted and not. I would like to see the majority of these in Mixed Use buildings that line the transportation corridors

3 months ago

Actually creating and building new housing opportunities...not just talking about it for decades. Build and test the waters.

3 months ago

In areas high traffic areas and around transit zones mixed use combination of housing and business.

3 months ago

Expedite the BuildingPermit Process.

There is a Reason why Beverly Hills has a bad reputation for doing construction.

3 months ago

More historic preservation and stricter restrictions on the size of single family homes and new development.

3 months ago

Affordable housing. Homeless outreach

3 months ago

I would be fine with more mixed use along the major thoroughfares. Beverly Hills can do its part to improve the housing situation in California.

3 months ago

Parity with the rest of Los Angeles. We're a decade behind in many categories, and that delay has not helped our way of life in any way.

3 months ago

More affordable apartment units built

3 months ago

Improve the quality of school system that has been declining significantly over the past years. Improve safety to avoid burglaries and other crime

3 months ago

DO NOT CHANGE THE CHARACTER OF THE CITY. Do not allow the city to become an urban jungle of teeming overpopulation, gridlock, and chaos. Do not create an area dedicated to low and very low income residents who cannot afford our good or services, but will require enormous demand for utilities and city resources. Do not think that we can't ruin the experience of living in Beverly Hills. The subway on Reeves makes it unsafe for nearby residents to leave their homes after dark. We have no control of who is coming in the city, Reeves park will quickly become a homeless shelter. This is in a residential neighborhood. If you destroy the value of living in BH, it will become a city for posers and status seekers. Our families will flee to safer places. Unfortunately, we live too close to Wilshire. It used to be convenient, but now our family has voted not to stay past the opening of the subway. You will have chased us away. This ridiculous housing plan will chase away the real residents who will have lost the tranquility and safety of our neighborhoods.

3 months ago

More mixed-use complexes on major thoroughfares such as Wilshire Boulevard, Olympic Boulevard, Robertson Avenue, etc.

3 months ago

Less McMansions on these small lots. Houses are too big on some of those lots.

3 months ago

---

## What would you like to see stay the same as it relates to Housing in the next 10 years in Beverly Hills?

---

Character of streets.

2 months ago

Quality, well-maintained housing

2 months ago

The Flats, Hillside, and Trousdale Estates are not very good locations for increased density (with possible exception of the Flats, politics aside).

2 months ago

I like that there are areas of the city for single family homes blocks for multifamily homes. I think it looks better when similar types of housing is grouped on the same block. I would not want to see duplexes or triplexes next to single family homes.

2 months ago

Style of homes.

2 months ago

Approve more mixed use though locations should be restricted. Keep good design essential - not true at present. Not height increase recommended - keep a low level city. Make walking areas essential - more mini-parks.

2 months ago

clean streets

2 months ago

Less government interference in property owner doing what they need to, less rent control, city interference, and red tape

2 months ago

Preserve and maintain the historic houses (single family and apartment houses) and streetscapes of Beverly Hills. It is what gives the community character, a sense of place, and sets it apart from other areas. This translates financially as well.

2 months ago

Tree-lined streets, proximity to schools, parks, and services.

3 months ago

Safety of the neighborhood

3 months ago

I'll leave that to the Planning Commission

3 months ago

Stupid question which is overly broad.

3 months ago

Same

3 months ago

Emergency services response time, concern for parks and recreation. Less speeding on the residential streets by putting in speed humps or bumps.

3 months ago

The flats remain single family homes

3 months ago

Maintain the wonderful safety with the police and fire departments. Keep school system top grade.

3 months ago

Neighbour character

3 months ago

Stop over building!!

3 months ago

Te areas of elegant gardens and single family residences that enhance the beauty four city.

3 months ago

The garden like quality of the single family areas in the City. As land value escalates, the City is facing tremendous pressure to allow more development. Hoping the City does not buckle to this pressure

3 months ago

To not destroy what makes Beverly Hills so special. I think it can be done and they are not mutually exclusive.

3 months ago

Maintaining the existing single family residence areas.

3 months ago

Maintaining the special character of the neighborhoods in the City.

3 months ago

Hopefully the constant threat from Sacramento to our single family blocks will finally have subsided, and our beautiful neighborhoods will look more or less the same.

3 months ago

Density and transportation equity around the two subway stops, better mix of units, easing restrictions.

3 months ago

Keep relatively low density of housing in City without attempting to correct inequality problems that are beyond the responsibility of a small city

3 months ago

We must maintain a population of around 35,000. If we add 6,000 double occupancy units through the housing plan added to the Robinson's project and others. We will have increased our population by 30%. The city can not handle it. It will be the end. We must maintain the status quo. We must fight the State. We cannot take on the pain of bad planning. We cannot open our community to violence. One incident in Westwood in the 1980s destroyed the Village as a destination. We are teetering on the same. Keep Beverly Hills a realistic size, keep a homogeneous population, and do not let high rise development choke Wilshire to death. Once Wilshire no longer flows. No one can get to Beverly Hills businesses anymore. It happened in 2016 when Waldorf construction increased the drive time from Westwood to City Hall from 5 minutes to 25 minutes. That was the beginning of the end. Retail on Wilshire and Little Santa Monica never recovered.

3 months ago

For those of us who have invested enormous amounts of money, time and love into our houses, we need to protect and preserve the existing single-family blocks in Beverly Hills. Some people want to live in condos or apartments - and that's great. But some of us want to live in a house on a block with other houses - and not smack up against a large apartment building. We need to protect our homes from the politicians who hate single-family housing and are trying to ruin our blocks.

3 months ago

Nicely kept and SAFE communities

3 months ago

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Are there any additional comments/suggested goals that you would like to provide the City for its 2021 Housing Element update?

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Much of what is being built now seems to want to cram in the largest building the property will allow. I think we need to review how large a property can be, especially when it comes to established areas of smaller homes that then have very large homes being built next door. It can look cramped and out of proportion for the green space around the buildings.

2 months ago

Improved design, mixed use allowed in restricted areas, stricter codes for tear down/build up dwellings, more multi unit buildings but with a residential focus. Improved usage of existing buildings - vacated department stores could change to condos/apartments

2 months ago

Great job, thank you for engaging the community like this! Let's make positive change together. Please advocate for those who may not be able to participate in this process either - the poor, disabled, or politically disenfranchised. It is our job to protect them too.

2 months ago

Green construction, more emphasis on housing for families (not mansions, just reasonable homes/townhouses).

3 months ago

Have more input from immediate area when reallocating schools

3 months ago

A much more competently drafted and more comprehensive survey which is not in segments.

3 months ago

No

3 months ago

If you go to multi use buildings there should be strict limits and rules on the types of signage that can be used so that it does not create light or noise impositions on the residential tenants and does not become an eyesore

3 months ago

Hang in there! Keep up the great work! Could we build a senior citizen/affordable housing skyscraper on Lots 12 & 13? P.S. A rooftop pool and jacuzzi is all I would require... and the angle would be right for "no shadows" on single family homes to the north (keep 'em happy). Thank you all!!!

3 months ago

Require that developers include in their design proposal affordable housing

3 months ago

Development of granny flats as affordable housing

3 months ago

The City should reach out to the locally vested design community (Architects, Designers, Engineers, Contractors, etc.) by hosting either design "charrettes" or "competitions" to promote creativity and innovation before considering and zoning ordinance changes

3 months ago

none

3 months ago

The City currently allows too much hardscape/concrete in landscaping.

3 months ago

increase racial and economic diversity in housing

3 months ago

Thank you for your work, and thank you for protecting our single-family neighborhoods. I know the mixed-use overlay was controversial, but if it gets Sacramento off our backs, it will be worth it.

3 months ago

The housing plan should we sent to residents via email or mail prior to adoption and a website that allows to correspond to City council be provided during a reasonable comment period

3 months ago

We currently have a planned, stable population and housing situation. We like being a safe, suburban neighborhood. Over building and overcrowding exponentially will destroy the quality of life of our neighborhoods.

3 months ago

Please keep our communities clean and safe and aesthetically nice.

3 months ago

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No data to display...

Please provide your contact information if you would like to be added to the Housing Element Update interested parties list.

No data to display...

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Loading more report objects...

# Housing Element Surveys

## Project Engagement

VIEWS

447

PARTICIPANTS

80

RESPONSES

1,052

COMMENTS

93

MOVE

+

TOGGLE COMMENTS

FILTER BY SEGMENT

OPTIONS

Are you a resident of the City?

90%	Yes	69 ✓
9%	No	7 ✓
1%	Other	1 ✓

77 Respondents

### Do you own residential property in the City? (select all that apply)

64%	Yes - single-family residential property/properties	50 ✓
21%	No - only resident of the City	16 ✓
13%	Yes - multi-family residential property/properties	10 ✓
9%	No	7 ✓

78 Respondents

Have you ever considered building an ADU on your property? Please explain why or why not.

50%	Yes	38 ✓
26%	N/A - do not own property in the City	20 ✓
24%	No	18 ✓

76 Respondents

We have an additional structure on our property that was here when we bought our home 36 years ago. It has a bathroom -it was originally used as a cabana and we now use it as an office. The only thing we may want to do at some point is to add a second story to the structure, which many of our neighbors have done.

7 days ago

Increased property value.

7 days ago

no space and uninterested

3 months ago

No space

3 months ago

To maximize the land use and value

3 months ago

We did not follow through because we didn't think we would be allowed to build it two stories in order to make sense for usage.

4 months ago

But the permitting was so expensive and difficult we did not do it.

4 months ago

I don't want a stranger on my property.

4 months ago

Do not want to overcrowd an already overcrowded city, not to even consider the traffic and additional amount of vehicles. This is a special city and if more ADUs are allowed you become less special and have too many more people!!!

4 months ago

No space to build

4 months ago

I can convert guest rooms to rental unit, and also would like to be able to add a unit over the garage.

4 months ago

1) full-time living space for older family member. 2) guest space for family and visiting friends.

4 months ago

4 months ago

We have not considered an ADU since it is not allowed for multi- family buildings' abutting SFR Single Family Residence properties zones or on other side of alley.  
Accessory Dwelling Units are critical to a City's ability to QUICKLY expand and Diversify / Equipify the supply of housing.  
California and Los Angeles already have approved ADU programs.  
i.e.,  
<https://www.ladbs.org/adu/standard-plan-program/approved-standard-plans>  
Beverly Hills needs to quickly implement a similar program.

4 months ago

We needed an extra bedroom for our son in college when he visited and thought we could lease it out when no longer needed in a year or two.

4 months ago

It would be a nice addition to have for guests

4 months ago

My home is the right size for our family.

4 months ago

Came with property

5 months ago

do not have enough room

5 months ago

I would build it. I think it's important for the city to allow ones that have already been built and make them legal. If they already have the environmental impact titles and architectural plans but they just didn't get it permitted it should be allowed and easier to make it a permit Without any penalty.

5 months ago

Yes, if space would permit.

5 months ago

Extra space

5 months ago

i have an adu already. fantastic concept

5 months ago

Rochelle Ginsburg

5 months ago

We would like to have a guesthouse that could be used by family members and friends, and potentially in the future by a caretaker as we get older.

5 months ago

Please rank the following reasons for why you decided to build an ADU or are considering building an ADU. Please provide additional comments if desired.

66%	Additional space (recreation/bedrooms)	Rank: 1.48	29 ✓
14%	Other	Rank: 1.83	6 ✓
48%	Additional income	Rank: 2.14	21 ✓
50%	Property/resale value	Rank: 2.18	22 ✓
39%	Helping provide more housing in the city	Rank: 2.24	17 ✓

44 Respondents

I said not planning

3 months ago

As new owner of a R4 property, I find it that I am subsidizeing my tenants rent. My expenses and mortgage far exceeds the current income received from rent. It is a demoralizing for landlord to hold the title to the property for not only financial benefit of the tenant but be responsible for maintaining, repairing, accept liabilities. so basically our investment dollars and our time is used in service of general public - we should be considered as a philanthropist.

3 months ago

I do not have a first floor bedroom and bathroom, which I need for my limited-mobility mother.

4 months ago

I am very close to Cerdars Sinai hospital. Not only I can help Students, Nurses and Doctors rotating there, it will help me to have some income since I am retired.

4 months ago

Make Beverly Hills catch up with the State and Los Angeles in terms of having an ADU program to help ease our housing supply. Not all Beverly hills needs an ADU program. It is Only needed in the South Side of the city where Multi- Unit housing ( with permit parking) already exists and if still needed, where it won't affect the aestehctics of the City.

Not Needed for SFR single homes since they can develop their properties with current building permit/plans the city has in place.

4 months ago

We found that redeveloping to elevate both our property and the neighborhood overall was met with massive restriction, and cost prohibitive boundaries. The total cost of our development would be nearly \$20M USD, which would have resulted in revenue to the city. We could not make the project work with existing regulations and therefore could not proceed.

4 months ago

Do you currently have an ADU or are you in the process of building an ADU on your property?

81%	No	51 ✓
14%	Yes - the property has an ADU	9 ✓
3%	Yes - currently in process of building an ADU	2 ✓
2%	Other	1 ✓

63 Respondents

If you plan to build an ADU, how likely is it that you will build one in the next 5 years?  
Please explain your response in the comments.

32%	Very Likely	17 ✓
32%	Not Likely	17 ✓
25%	Somewhat Likely	13 ✓
11%	Other	6 ✓

53 Respondents

see above no space and no interest

3 months ago

see above

3 months ago

If I buy a home, so I can afford the mortgage.

3 months ago

I am waiting for higher density mandated by the state to be approved by BH city council.

3 months ago

City is TOO crowded !!

4 months ago

If I get City approval, I can start getting bids from different contractors and start it, once we get permit.

4 months ago

We own a house south of Olympic and west of Doheny. The current ADU rules are quite restrictive but we'd like to convert our garage if possible.

4 months ago

We will build an ADU only if a similar program is implemented ASAP or in 2021 such as is place in California ( Bay Area + ) and Los Angeles. Currently Beverly Hills does not allow ADU's in Multi-Family ( Apartments-Duplexes,etc,)areas of the City.

4 months ago

It would depend on the existing limitations placed on the project. The neighborhood South of Wilshire is in desperate need of newness. If we could find a way to make the project profitable by either limiting the affordable component, or increasing the total size allotment of the property, we could proceed.

4 months ago

I already have one

5 months ago

already built

5 months ago

We are thinking about it, but know that it would be an expensive thing to do, and are worried that it would be hard to get permits and inspections, and that there would be a lot of red tape.

5 months ago



No data to display...

If it is likely that you will build an ADU in the next 5 years, who would you most likely rent this unit to:

39%	Family member at reduced rate (or no rent)	18 ✓
35%	Market rate tenant	16 ✓
24%	N/A - Use as guest house	11 ✓
13%	Other	6 ✓
9%	Family member at market rate	4 ✓
7%	Low income tenant	3 ✓
7%	Employee at reduced rate (or no rent)	3 ✓
2%	Employee at market rate	1 ✓

46 Respondents

No data to display...

No data to display...

No data to display...

What types of resources would be the most useful to you in developing an ADU? (Rank the following from most useful to least useful, and provide additional ideas as "other")

<b>76%</b>	Pre-approved ADU plans	Rank: 1.86	35 ✓
<b>74%</b>	Example floor plans or renderings of different ADU styles	Rank: 2.09	34 ✓
<b>70%</b>	ADU Design Guidelines (i.e. explanations of ADU restrictions)	Rank: 2.19	32 ✓
<b>15%</b>	Other	Rank: 2.71	7 ✓
<b>63%</b>	List of ADU builders	Rank: 3.17	29 ✓

46 Respondents

What is most needed is A genuine effort by planning department to help owners to maximize their use of land with their suggestions , to consider going over and beyond state minimum when it makes sense and when it results in better design. It helps if planing department attitude is changed from limiting development and applying as many constraints they can find in the book to an attitude of expansion and accommodation. Specially on R4 lots.

I assure you Making 10 blocks of Wiltshire mixed use , will not result in more residential units ( high cost of land, high cost of construction will not make the projects financially feasible) but giving higher density or increase in height limit to R4 properties has a significant impact on creating more unit in more distributed over city with more owners being interested rather than one big fat developer on Wiltshire.

3 months ago

Dont allow

4 months ago

Need a careful plan to convert the guest room to a unit. Have to cut down the window and make an entry door from the side of the house.

Adding a unit over the garage need walkway and stairway which would be little challenging, but there is enough land in front of garage to allow that.

4 months ago

Financial Assistance programs and incentives for building an ADU in non-SFR areas. ( Apartment Buildings.Duplexes,etc,)

4 months ago

Not relevant to my situation.

5 months ago

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Do you have any other comments about ADUs?

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Annoying how I was given a hard time for having one which I used only, years ago. Now when it is convenient for city they say it is fine. Very one side laws. They actually told me to demolish my kitchen and make it into a bedroom. Now that they are legal where do I recoup all that lost money in demo and work. Thanks for nothing.

3 months ago

Give preferential treatment to homeowners that house low-income individuals like LA is thinking of doing.

3 months ago

Planing needs to visit my submitted project and increase the height of the ADU from 16' because it is built Within the envelop of 33' by right.

3 months ago

I'm happy that the city will consider adding ADU's to single family housing

4 months ago

No

4 months ago

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Any other comments or suggestions regarding the Housing Element Update?

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If this is for the homeless people it won't work because they will not be living in adus and we should send the ones sent here back to the state they arrived from. They dumped them on us. unfair.

3 months ago

Need more affordable housing/units. Consider higher density/micro-units. Intergenerational affordable housing to combat loneliness/isolation among different generations. Consider housing for LGBTQIA+ artists and artists of color to infuse BH with a new vibrant and diverse energy that is lacking.

3 months ago

It is unacceptable that after many years of state mandate from state for more units city of BH is still does not have a plan. Even multi unit zoom in 750 feet or less of metro are nit giver TOC Tier1 or 2 or 3 incentives. But giving the incentives to one or 2 big developers on Wiltshire that in a rare case find it feasible to build mix use.

3 months ago

If the City is serious in seeing affordable housing being developed they must get more pro active. Senior affordable housing would be the most easily attainable and creative solutions should be found.

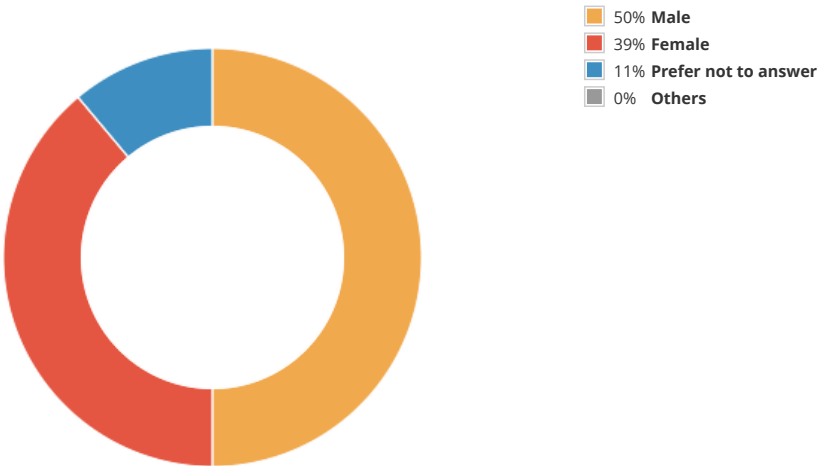
4 months ago

Getting permits in the past year have been ridiculous

4 months ago

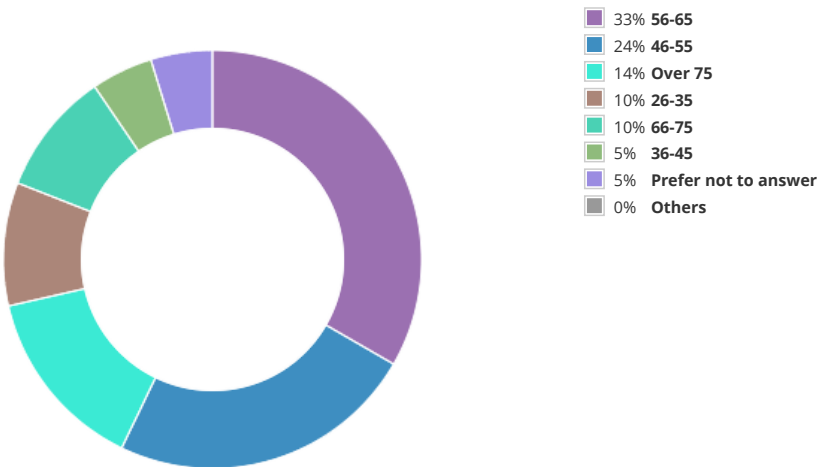
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What is your gender?



18 respondents

What is your age?



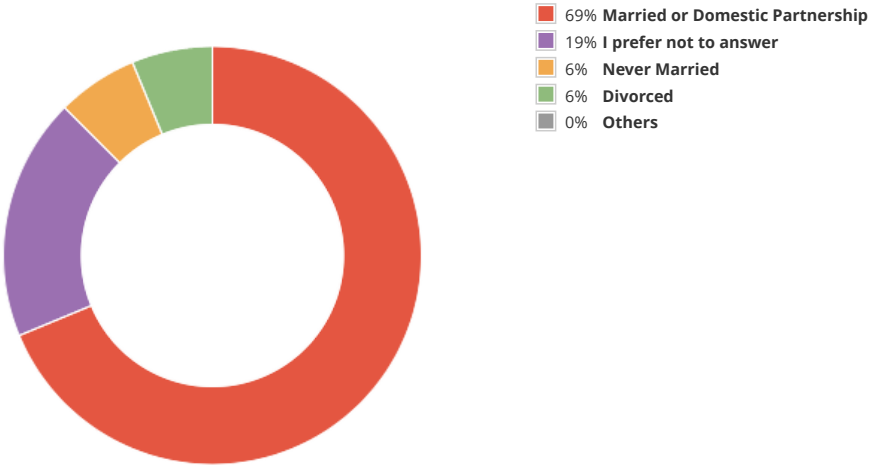
21 respondents

What is your race/ethnicity?

71%	White	10 ✓
21%	I prefer not to answer	3 ✓
7%	Other	1 ✓
0%	Black or African-American	0 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	Asian	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓

14 Respondents

What is your marital status?



16 respondents

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