

HOUSING

Adopted on _____, per City
Council Resolution No. _____
Certified by the State on _____

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Role and Purpose of Housing Element

The Housing Element is a required component of the City's General Plan. State law 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 adequate ~~provision~~provisions for the existing and projected needs of all economic segments of the community.

Consistent with this legislative directive, the purpose of this Housing Element is to facilitate the provision of an adequate supply of safe, affordable housing for all community members regardless of income, including those with special housing needs.

State law recognizes that in order for the private market to adequately address housing needs, local governments must adopt plans and regulatory mechanisms that provide opportunities for, and do not unduly constrain, housing production.

This Housing Element identifies strategies and programs for:

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

A key component of this Housing Element is the analysis of potential sites for residential development and the establishment of housing programs to accommodate the City's share of future housing needs for all income groups as identified through the Regional Housing Needs Assessment (RHNA) planning process. The RHNA process is discussed further in Appendix A, while Appendix C includes an evaluation of potential sites where additional housing development could occur. State law requires that the inventory of potential housing development sites must be sufficient to accommodate the RHNA allocation in each income category. As described in Appendix C, the Mixed-Use Overlay Zone and accessory dwelling units – or ADUs – are expected to provide the most significant opportunities for additional housing in Beverly Hills over the next eight years.

State law requires that the Housing Element be consistent with the policies and programs set forth in other elements of the City's General Plan. The City will ensure that future updates of other General Plan

elements include review and, if necessary, modification in order to maintain consistency among all General Plan elements.

Introduction

The Housing Element is organized into the following sections:

The **Housing Element Policy Document**, which includes the following sections:

- **Role and Purpose of the Housing Element:** Summarizes the guiding State requirements for Housing Elements.
- **Introduction:** Summarizes the organization of the Housing Element.
- **Housing Plan:** Presents Beverly Hills' 2021-2029 housing strategy to address the community's housing needs and includes housing goals, policies, and programs.

In addition, detailed background and technical information for the Beverly Hills Housing Element is provided in the following Appendices:

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

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

Appendix C. Housing Resources: Analysis of land, financial, and organizational resources available to address housing needs, including a parcel-specific inventory of sites that could accommodate housing development.

Appendix D. Review of Past Accomplishments: Evaluation of accomplishments in achieving the goals and policies of the prior Housing Element (2014-2021).

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

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Housing Plan

The Housing Plan includes the City's goals, policies, programs and quantified objectives for meeting the community's housing needs during the 2021-2029 period.

Goals and Policies

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

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

H 1.2 **Healthy and Safe Housing.** Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health. (Imp. 9.2)

H 1.3 **Home Repair Assistance.** Provide assistance to low- and moderate-income households to encourage the adequate maintenance and rehabilitation of existing housing. (Imp. 9.3)

H 1.4 **Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods through land use, design and housing policies. (Imp. 9.4)

H 1.5 **Conservation of Existing Rental Housing.** Regulate the conversion of rental apartments to condominium ownership. In addition, monitor the potential loss of existing residential units that are removed as part of a new multi-family residential or mixed-use development. (Imp. 9.5)

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

Goals and Policies

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

H2 Housing Supply and Diversity. Provide a variety of housing types and adequate affordable housing supply to meet the existing and future needs of the community.

- H 2.1 **Affordable Housing Incentives.** Offer incentives, including density bonuses, where feasible, to offset or reduce the costs of developing affordable housing, including the reduction of entitlement and permitting fees for projects that include a certain percentage of affordable housing units. Proactively seek out new approaches in the provision of affordable housing. (Imp. 10.1, 11.2, 12.2)
-

- H 2.2 **Inclusionary Housing.** Continue to implement an inclusionary housing program to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community. (Imp. 10.2)
-

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

- H 2.4 **Accessory Dwelling Units.** Promote accessory dwelling units (ADUs) through various programs, including regulatory incentives, as a means of providing lower-cost housing options for seniors, caretakers, and others. (Imp. 10.4)
-

- H 2.5 **Adaptive Reuse.** Support innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types. (Imp. 12.1)
-

Goals and Policies

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- H 2.6 **Site Information.** Provide information to residential developers regarding sites that may be suitable for new affordable housing development. (Imp. 10.6)
-
- H 2.7 **Environmentally Sustainable Housing.** Promote conservation of water and energy, use of sustainable building materials and drought-resistant landscaping to reduce the operating costs and carbon emissions associated with housing. (Imp. 10.5)
-
- H 2.8 **Transit-Oriented Housing.** Promote access, where feasible, from residential neighborhoods and new residential development to existing transit stops and to the anticipated subway stations. (Imp. 12.1)
-
- H 2.9 **Jobs-Housing Balance.** Promote programs seeking to provide housing opportunities for people who work in the City as a means of reducing long commutes, easing local traffic, improving air quality and helping to achieve a balanced regional jobs-housing distribution for the western portion of Los Angeles County. (Imp. 10.6)
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- H 2.10 **Workforce Housing.** Study and develop programs to increase the amount of rental and ownership housing affordable to the local workforce. (Imp. 10.3, 10.4)
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- H 2.11 **Partnerships for Affordable Housing.** Explore opportunities for partnerships with adjacent jurisdictions and other governmental agencies in the provision of housing. Collaborate with non-profit organizations to provide greater access to affordable housing funds. (Imp. 10.6)
-

Goals and Policies

H3 Fair Housing and Special Needs Residents. Promote equal housing opportunities for all residents; including Beverly Hills' special needs populations, so residents have a choice of appropriate housing.

H 3.1 **Affirmatively Further Fair Housing Practices.** Promote fair housing and non-discrimination in the sale and rental of housing by coordinating with organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes. (Imp. 11.1)

H 3.2 **Senior Housing.** Support the provision of a variety of housing options for seniors to foster independence and the ability of seniors to remain in the community as they age. (Imp. 11.2)

H 3.3 **Senior Support Services.** Continue to offer housing support services for seniors, including case management and home-share programs. (Imp. 11.3, 11.4)

H 3.4 **Housing Accessibility.** Address the special housing needs of persons with disabilities through implementation of reasonable accommodation procedures, homeowner's assistance grants, and supportive housing. (Imp 11.4, 11.5)

H 3.5 **Homeless Programs.** Continue to provide support to community service organizations that assist the homeless through provision of housing and services. (Imp. 11.6)

H 3.6 **Low Barrier Navigation Centers.** Support and allow low barrier navigation centers in mixed use and non-residential zones that permit multi-family uses. (Imp 11.7)

Goals and Policies

H 3.7 **Aging in Place Assistance.** Provide assistance and services to low-income, disabled, and senior citizen households to allow aging in place, including in-home assistance and installation of minor features for accessibility. (Imp. 11.8)

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

H 4.1 **Zone for a Variety of Housing Types.** Facilitate the provision of a variety of housing types for special needs populations, including persons with disabilities, the homeless, and persons at risk of homelessness. (Imp. 12.1, 12.3)

H 4.2 **Development Standards.** Evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing. (Imp. 12.1)

H 4.3 **Fee Reduction.** Conduct a housing development fee study to provide fee waivers for entitlement and permitting costs, to facilitate the production of affordable, senior, and workforce housing. (Imp 12.2)

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Housing Programs

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

9.0 Conserve and Improve Existing Housing Stock

Imp 9.1 Upkeep and ~~maintenance~~ Maintenance of ~~vacated~~ buildings **~~Vacated Buildings~~**

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

~~The City's Code Enforcement Office (Community Preservation)~~ maintains a **Action Items:**

- ~~Maintain~~ list of all vacant properties in ~~the City~~, ~~monitors the~~
- ~~Monitor vacant~~ sites, ~~and works on ongoing basis~~
- ~~Work~~ with ~~the~~ property owners to assure ~~that the~~ properties are maintained ~~in an appropriate manner appropriately~~

Timeline: Ongoing

Funding Source: Department Budget

Responsible City Section: Community Preservation Division, Community Development Department

Imp 9.2 Property Maintenance

The City requires housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes. The program is run as part of the City's comprehensive Code Enforcement program (Community Preservation) and is structured as a reactive, complaint-driven inspection process. The Community Preservation Division does not perform regular or systematic housing inspections.

~~The Rent Stabilization Division investigates and follows up on maintenance or habitability issues that arise within rent-stabilized units, which comprises about 52% of the City's housing stock. The Division provides support to both tenants and landlords of rent-stabilized properties in the City by providing information on the program, including that they hold an educational community outreach meeting annually to inform tenants, landlords, contractors, and members of the public regarding any previous or upcoming changes to the Rent Stabilization regulations, and the calculation of allowance rent increases.~~

Action Items:

- ~~Investigate and enforce property maintenance issues as they arise through Community Preservation Actions~~
-

- Investigate and follow up on property maintenance or habitability issues within rent-stabilized units

Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Rent Stabilization Division, Community Preservation Division, Community Development Department

Imp 9.3 Home Repair and Improvement

Deleted Cells

The Handyworker Program (also known as the Residential Rehabilitation Program) provides minor home repair, and improved security and mobility assistance to low-income tenants and homeowners in single- and multi-family units. Assistance is provided at no cost to the qualifying low-income owner or tenant. The City provides community outreach, applicant screening, pre-construction site visits, repairs and remodeling, and confirmation that the property meets the City's standards for habitability. The Handyworker Program was discontinued during the COVID-19 pandemic, due to concerns related to working within the homes of vulnerable populations and the inability to find contractors and program managers willing to execute the program.

- Population Served: Extremely Low, Very-Low- and Low- income (up to 80% AMI) households
- Eligible Repairs: Interior/Exterior Repairs, Energy Conservation Activities, Security/ Safety Improvements
- Maximum Award Amount: \$15,000

Target: ~~Serve 25 low income households per year~~

Timeline: ~~The Action Items:~~

- Re-establish the Handyworker Program ~~was discontinued during the COVID-19 pandemic. The City will re-establish the Home Repair and Improvement (Handyworker) grants for lower income households that may be used for accessibility improvements by 2025.~~
 - If the program is not re-established by this time 2025, staff will provide the City Council with alternative ~~programs~~ program options for implementation that will achieve the same goals related to home repair and improvement in early 2026, and the City will establish an alternative program ~~to achieve or partner with a local agency or non-profit organization that can provide such services, such as Rebuilding Together~~
 - Alternatively, if the City is unable to establish a program or partner to provide these goals services, the City commits to provide funding to subsidize eligible repairs.

Target: Serve 5 low-income households per year in multi-family housing units

Timeline: 2025-2026

Funding Source: CDBG or General Fund

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

Imp 9.4 Historic Preservation Program

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

Mills Act Program

The City has implemented and continues to explore incentives to promote the preservation of historic sites and structures. Through the Mills Act program, owners of designated historic single-family residential or commercial theater properties can enter into a contract with the City to reduce their property taxes in exchange for agreeing to maintain the property's historic character. The Mills Act program was adopted as a pilot program in 2011, and became permanent in January 2020.

Historic Incentive Permit

The City ~~also~~ adopted an ordinance to create the Historic Incentive Permit (Article 32.5 of Chapter 3, Zoning Code), which provides a process for owners of locally designated historic landmarks to request waivers or deviations from certain development standards. ~~This program is intended to help preserve historic structures by providing flexibility for property owners to make certain improvements or changes while still preserving the integrity of the historic resource. The permit is also subsidized, in order to incentivize the use of this program (50% of the fee is refunded back to the applicant if the project is approved).~~

Adaptive Reuse (Residential Conversion) Program

The City currently allows the conversion of existing commercial buildings to mixed use residential projects pursuant to the Mixed Use Overlay Zone regulations. This program can help preserve potentially historic buildings or landmarked properties, as it may allow a repurposing of the building without significant exterior modifications. In addition, adaptive reuse projects within potentially historic buildings may qualify for the use of tax incentives or more flexible building codes (such as historic building code exemptions).

Action Items:

- Continue to administer the Historic Preservation program
- Promote the use of the adaptive reuse/conversion option in the Mixed Use Overlay Zone (MU Overlay Zone) by conducting educational outreach to property owners in the MU Overlay Zone, including holding targeted meetings and community meetings
- Complete work on a new multi-family residential historic survey by end of 2025

Quantified Objective: at least 6 projects utilizing Historic Incentive Permits during the 2021-2029 Housing Element cycle, , including adaptive reuse/conversion projects utilizing Historic Incentive Permits

Timeline: On-going.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 9.5 Condominium Conversions

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

- ~~The City will evaluate the effectiveness of the existing City's inclusionary housing ordinance and consider modifying it applies to require a number of units in any building converted to be set aside as condominium conversion projects, which requires that at least 1 deed restricted affordable rental or ownership housing. This will be implemented by conducting a study session housing unit is provided for a project with the Planning Commission to address this topic by 2025.~~

~~The City has previously conducted studies to evaluate the economic feasibility 5 to 9 total units (or the provision of an in lieu fee), and that~~

10% of the units are deed restricted affordable housing units for a project with 10 or more total units. These units would be set aside for rental for certain income ranges. The funds that are collected from the inclusionary housing in-lieu fee for both commercial and residential developments that would be placed in the City's Affordable Housing Trust Fund. The City will bring forward another discussion with the Planning Commission regarding the in-lieu fees by 2026, and will continue to discuss whether any changes need to be made to the inclusionary housing regulations, and whether this requirement should apply to commercial development as well.

Action Items:

- Evaluate revisions to the inclusionary housing ordinance applicable to condominium conversions and, as appropriate, amend the ordinance by the end of 2026.
- Continue to evaluate potential partnerships with developers or non-profit organizations to construct affordable housing in the City.

~~**Timeline:** Evaluate ordinance revisions to address affordability, and, as appropriate, amend the ordinance by 2025 Review and discuss a potential in-lieu fee with the Planning Commission by 2026.~~

~~**Timeline:** 2025-2026~~

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 9.6 Rent Stabilization

In 2018, the City created a new Rent Stabilization Division within the Community Development Department, for the purpose of administering the Rent Stabilization Ordinance, (BHMC Article 4, Chapters 5 and 6), staffing the Rent Stabilization Commission, and providing other housing services to the community. ~~The Rent Stabilization Office administers the Rent Stabilization Program which affects approximately 7,800 apartment units in the City. For Chapter 6 tenants, the Ordinance limits annual rent increases to no more than three percent or the calculated Consumer Price Index (CPI) percentage for the year, whichever is higher. For Chapter 5 tenants, the annual rent increase is based on a monthly calculation of the Consumer Price Index (CPI) percentage from year-to-year or eight percent, whichever is lower. The Ordinance provides tenant protections through the enforcement of Just Cause eviction protections which prohibit arbitrary evictions and limit the allowable reasons for which a landlord may pursue an Unlawful Detainer action. The program also requires that landlords register their properties with the Rent Stabilization Division on an annual basis and 30 days following any new occupancy in order to monitor information about existing multi-family units in the City and ensure compliance with the Rent~~

Stabilization Ordinance. Rent Stabilization staff have responded to a median number of 4,865 calls per Calendar Year over the past five years from residents or landlords, with a median number of 498 cases opened per Calendar Year over the same period. Most complaints are resolved within 45 days, with the remainder being referred for "stepped up enforcement action", including but not limited to citations and further legal action.

The major services provided by the Rent Stabilization Division include:

- Establishing the maximum allowable rent increase for rental dwelling units subject to the Rent Stabilization Ordinance (BHMC Article 4, Chapters 5 and 6)
- Processing rent appeals and registration amendments
- Assisting landlords with mandatory annual registration
- Offering referrals for no-cost tenant-landlord legal services (through Bet Tzedek) and mediation services (through the Loyola Center for Conflict Resolution)
- Conducting annual community outreach, including multiple workshops and trainings annually to explain landlord and tenant rights and responsibilities under the Rent Stabilization Ordinance
- Providing dedicated code enforcement staff to investigate habitability complaints within rent-stabilized units
- Receiving, reviewing, and processing applications and Notices, including those related to No Fault evictions to ensure tenant protections throughout the proceedings
- Processing and resolving complaints related to violations of the Rent Stabilization Ordinance, including unpermitted rent increases, evictions, and surcharges
- Receiving, reviewing, and ensuring compliance with the Means and Method Plan for all contractors conducting a permitted work for more than a day in tenant-occupied buildings
- Facilitating the Rent Stabilization Commission's monthly meetings

Additional housing services conducted by the City include:

- Operating an aging-in-place group to determine the needs of vulnerable populations and senior citizens and coordinate service delivery
- ~~Act~~Acting as an intermediary between tenants and landlords to achieve better housing outcomes and prevent evictions when possible
- Educating landlords and clients on available funding, such as through the CA COVID-19 rent relief program (i.e. Housing is Key).

Action Items:

- Continue the ~~administration and application of the City's Rent Stabilization ordinance to investigate~~ Ordinance (RSO) by investigating tenant complaints regarding unlawful rent increases, service reductions, evictions and relocations:

~~The Rent Stabilization Office administers the Rent Stabilization Program which affects approximately 7,700 apartment units in the City. The ordinance limits annual rent increases to no more than three percent or the calculated Consumer Price Index (CPI) percentage for the year, whichever is higher, and provides tenant protections through required noticing of rent increases and evictions. The program also requires that landlords register their properties with the Rent Stabilization office on an annual basis to monitor information about the existing multi-family units in the City and ensure compliance with the Rent Stabilization ordinance. Rent Stabilization staff respond to approximately 5,000 to 5,600 inquiries from residents or landlords annually, with approximately 400-600 complaints opened each year. Most complaints are resolved within 45 days, with the remainder being referred to "stopped up enforcement action", including but not limited to citations and further legal action. During the next planning period, the City will:~~

- Create a program for ~~systematic or~~ annual inspections of housing ~~to be~~ conducted by the Rent Stabilization Office by 2024, and will discuss this with the City Council by the end of 2023;
- Develop a rental assistance pilot program to help offset annual rent increases in 2024
- Ensure compliance with residential unit replacement state law (SB 330/SB 8 and Density Bonus law, if applicable) whenever redevelopment of existing residential properties occurs in the multi-family residential areas or mixed use overlay zone

Target: Investigate all complaints and resolve within 45 days

Timeline: On-going throughout the planning period

Funding Source: Department Budget

Responsible City Section: Rent Stabilization Office, Community Development Department

Imp 9.7—Monitoring Affordable Housing and Residential Displacement

~~The City of Beverly Hills currently has a deed-restricted affordable housing project providing 150 units of affordable rental housing to very low-income seniors. This project was originally financed under the~~

~~HUD Section 202 program with project based Section 8 certificates providing ongoing affordability. This property has a recorded covenant from 1986 (Document No. 86 704717) that states "the residential portion of the property shall be used for housing for senior citizens and handicapped persons". In addition, this covenant states that if such uses are discontinued, the property shall not be used to any purpose except one approved by the City, and that if the rental rates are no longer subject to the control of a Federal, State, or other public agency, that the rental rates shall be set by the City's Planning Commission. This covenant runs with the property and is binding on future owners and successors, and therefore, this project is not considered to be at risk of conversion during the planning period, even though the affordability covenant will expire in 2028. Furthermore, the City will continue to coordinate with the service provider to monitor Section 8 renewals, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants. The City is committed to keeping this housing resource as affordable housing for seniors and intends to maintain the project as an affordable housing project regardless of the life of the covenant.~~

~~The City also has two existing very low income affordable units at 9265 Burton Way, two moderate income affordable units at 8600 Wilshire Boulevard, and three low income units at 321-327 South Elm Drive. In addition, a multi-family housing project located at 250 N. Crescent Drive is currently under construction, which will contain one very low income affordable unit, and there are a total of 21 deed restricted affordable housing units in the pipeline (either in proposed or approved projects), and 8 units contained in conceptual or preliminary phases. The City has established the Affordable Housing Guidelines for the monitoring and management of additional deed restricted units that are developed. In addition, the City annually monitors the deed restricted housing units located in private developments.~~

- ~~• Number of Units: 154~~
- ~~• Number of Affordable Units: 150 Extremely Low and Very Low Income, Senior/ Disabled, 2 Very Low Income, and 2 Moderate Income~~
- ~~• Year Built: 1988 (Menorah Housing Foundation), 2018 (Burton Way), 2020 (8600 Wilshire Boulevard), 2018 (S. Elm Drive)~~
- ~~• Affordability Covenant: 40 years (Menorah Housing Foundation), 30 years (Burton Way), in perpetuity (8600 Wilshire Boulevard), 30 years (S. Elm Drive)~~

~~In addition, the City is committed to monitoring and discouraging the displacement of residential units as a result of new multi-family residential or mixed-use developments.~~

- ~~• The City actively enforces the no-net-loss and replacement requirement provisions of SB 330 and state Density Bonus law, and reviews all projects for compliance with these regulations.~~
- ~~• The City will also create an internal working group with staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work, and discuss any ongoing efforts the City is undertaking to provide and preserve affordable housing. This group will meet on a quarterly basis, starting in 2023.~~

~~Timeline:~~ On-going

~~Funding Source:~~ Department Budget

~~Responsible City Section:~~ Community Development Department

Imp 9.7 Monitoring Affordable Housing and Residential Displacement

The City of Beverly Hills currently has a deed-restricted affordable housing project providing 150 units of affordable rental housing to very-low-income seniors located at 225 N. Crescent Drive (known as the Menorah Housing Foundation Project). This project was originally financed under the HUD Section 202 program with project-based Section 8 certificates providing ongoing affordability. This property has a recorded covenant from 1986 (Document No. 86-704717) that states "the residential portion of the property shall be used for housing for senior citizens and handicapped persons". In addition, this covenant states that if such uses are discontinued, the property shall not be used for any purpose except one approved by the City, and that if the rental rates are no longer subject to the control of a Federal, State, or other public agency, that the rental rates shall be set by the City's Planning Commission. This covenant runs with the property and is binding on future owners and successors, and therefore, this project is not considered to be at risk of conversion during the planning period.

Based on HUD's Multi-Family Housing database (as of January 2024), the financing for the Menorah project was restructured in November 2022 with the deed restriction with HUD running through November 2042. HUD has established the renewal of Section 8 assistance for seniors and disabled as a priority. Given that this project is owned by a nonprofit, which has the mission to provide long-term affordable housing, the risk of conversion of this project is limited. Furthermore, the City will continue to coordinate with the service provider to monitor Section 8 renewals, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants. The City is committed to keeping this housing resource as affordable housing for seniors and intends to maintain the project as an affordable housing project regardless of the life of the covenant.

The City also has two existing very low-income affordable units at 9265 Burton Way, two moderate-income affordable units at 8600 Wilshire Boulevard, and three low income units at 321-327 South Elm Drive. In addition, a multi-family housing project located at 250 N. Crescent Drive is currently under construction, which will contain one very-low-income affordable unit, and there are a total of 39 deed restricted affordable housing units in the pipeline (either in submitted or approved projects), and 39 deed restricted affordable units contained in conceptual or preliminary phases. The City has established the Affordable Housing Guidelines for the monitoring and management of additional deed-restricted units that are developed.

In addition, the City annually monitors the deed-restricted housing units located in private developments.

- Number of Units: 158
- Number of Affordable Units: 150 Extremely Low and Very Low Income for Senior/Disabled, 3 Very Low Income, 3 Low Income, and 2 Moderate Income
- Year Built: 1988 (Menorah Housing Foundation, 225 N. Crescent Drive), 2018 (9265 Burton Way), 2018 (321-327 S. Elm Drive), 2020 (8600 Wilshire Boulevard), , 2023 (250 N. Crescent Drive).
- Affordability Covenant: 40 years (Menorah Housing Foundation), 30 years (Burton Way), in perpetuity (8600 Wilshire Boulevard), 30 years (S. Elm Drive), 55 years (250 N. Crescent Drive)

The City is committed to monitoring and discouraging the displacement of residential units as a result of new multi-family residential or mixed-use developments.

Action Items:

- Continue review all projects for compliance with the no-net-loss and replacement requirement provisions of SB 330/SB 8 and state Density Bonus law as projects are submitted for review to the Planning Division and implement the requirements of SB 330/SB 8.
- Create an internal working group with staff from the Planning Division, Community Services Department, Policy and Management Department, and Rent Stabilization Division to discuss various Housing Element implementation programs related to their scope of work and discuss any ongoing efforts the City is undertaking to provide and preserve affordable housing. This group will meet on a quarterly basis, starting in 2024. At least annually, the working group will report to the City Council with recommendations for preservation strategies.
- Annually coordinate with the affordable housing service provider to monitor the housing, advise tenants in advance of any potential conversion dates, and provide opportunities to continue affordability covenants for the Menorah Housing Foundation Project. The City is committed to keeping this housing resource as affordable housing for seniors and intends to maintain the project as an affordable housing project

regardless of the life of the covenant. In the event of a potential conversion, the City will:

- o Ensure that the property owners comply with State noticing requirements prior to conversion (three-year, one-year, and six-month noticing)
- o Contact interested nonprofit housing developers in acquiring and maintaining the project as affordable housing
- o Assist in the pursuit of housing funds for preservation
- o Assist tenants in pursuing special Housing Choice Vouchers set aside by the LACDA for tenants displaced as a result of the expiration of project-based Section 8 contracts
- o Provide first right of refusal to displaced tenants if the conversion is due to redevelopment that will result in inclusionary or other affordable units.

Timeline: On-going

Funding Source: Department Budget

Responsible City Section: Community Development Department

10.0 Provide New Housing Opportunities

Imp 10.1 Density Bonus

Under State Density Bonus Law, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides affordable housing units. In addition to the density bonus, eligible projects may receive development incentives, depending on the proportion of affordable units and level of income targeting.

In recent years the State Legislature has amended Density Bonus law. In order to ensure that City regulations are consistent with State requirements, the City will process an amendment to the Municipal Code in 2021-2024.

Timeline: ~~In 2023, process an~~ **Action Items:**

- ~~Process a zone text amendment to update the density bonus regulations/code sections in conformance with State law. Consider additional by 2024 and will consider the creation of a menu of incentives beyond minimum to help streamline the processing of density bonus requirements/projects~~
- Promote the use of density bonus incentives through the City's website and through an updated Affordable Housing Brochure, which will be published by 2023-2024.

Timeline: 2024, ongoing

Funding Sources: Department Budgets

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

Imp 10.2 Inclusionary Housing

In 2019, the City established an interim inclusionary housing program requiring a minimum percentage of units in a development to be price-restricted as affordable to lower- and moderate-income households. The ordinance also allows the payment of in lieu fees or provision of off-site affordable units for projects of a certain size. The City will continue to implement this program and contribute in-lieu fees generated from the program to the City's Housing Trust Fund.

Any Incentives offered under the Inclusionary Housing program will be linked with incentives offered under the City's Density Bonus program (Imp 10.1a). The City will monitor the use of the inclusionary housing program, and report annually to the Planning Commission and City Council on the number of affordable units constructed in the City.

The City implements an affordable housing placement program in which applicants are placed into deed restricted affordable housing

units that are constructed in new housing developments. In 2023, the City allocated \$150,000 to be used for a contract with a third-party housing administrator to implement this program.

Action Items:

- Continue to implement and enforce the inclusionary housing requirement on all applicable housing projects (both multi-family and mixed use projects) submitted for review to the Planning Division.
- Amend the inclusionary housing code sections to clarify that inclusionary housing requirements apply to multi-family ADU conversions and adaptive reuse/residential conversion mixed use projects
- Coordinate any update to these requirements if needed when the density bonus code sections are updated.
- ~~Timeline: Throughout the planning period.~~ Annual reporting to the Planning Commission and City Council on success of the inclusionary housing program.
- Maintain contract with an affordable housing program administrator to assist with the placement of households into affordable housing units (39 affordable housing units are currently proposed in submitted projects, and the City currently maintains 158 affordable housing units).

Timeline: Throughout the planning period

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

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

Imp 10.3 -Housing Trust Fund

The City has limited access to state and federal housing resources, and therefore faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, in 2017 the City established ~~an Affordable~~ Housing Trust Fund that is used to support construction of affordable housing. Trust Fund resources include development agreements and in-lieu fees from the Inclusionary Housing Program. An official Affordable Housing Program may be established to manage the Trust Fund and establish parameters for allocation of funds towards projects, including consideration of priority assistance to projects which include a portion of units affordable to extremely-low-income households.

~~The City will also start~~ **Action Items:**

- Create an affordable housing working group that will meet on a quarterly basis to discuss potential affordable housing projects and initiatives, starting in 2023. In addition, the City will enter into
-

~~an agreement with an affordable housing developer in 2023 to develop an affordable housing project on city owned land. 2024.~~

~~**Timeline:** Enter into an agreement with affordable housing developer in 2023 to develop an affordable housing project on City owned land.~~

- ~~• Explore creation of an Affordable Housing Trust Fund management program~~

~~**Timeline:** 2023-2029~~

~~**Funding Sources:** Inclusionary Housing In-lieu Fees, Development Agreements, General Fund~~

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

Imp 10.4 Accessory Dwelling Units

Accessory Dwelling Units (ADUs) can provide affordable housing options to the elderly, young adults, caregivers and other household employees while also generating income for homeowners. In recent years, the State Legislature has adopted significant changes to State law to encourage ADU production. These changes have resulted in a dramatic increase in the number of ADUs permitted by the City each year. For example, ~~in 2021 the City permitted~~ issued building permits for 19 ADUs and in 2021, 25 permits in 2022 ~~the City permitted and 25 permits in 2023.~~

The City is currently processing a Municipal Code amendment to revise ADU regulations in conformance with current State law and will take various steps detailed below to further encourage the provision of ADUs.

~~To further encourage the provision of ADUs, the City will:~~

Action Items:

- Adopt an ordinance ~~in 2023 that~~ by the first quarter of 2024 that updates code to comply with state law, and allows by-right approval of ADUs in single family zones that exceed state required minimums, including:
 - Explore increasing the by-right ADU size to further incentivize ADU creation
 - ~~For ADUs built above a garage in single-family zones, consider~~ Consider allowance for an increase in the permitted height up to the height of the primary residence for ADUs built above a garage in single-family zones
 - Consider allowances for reduced setback requirements where privacy is not compromised
 - Amend zoning code regarding ADUs in multi-family zones by 2025 to remove barriers to construction of units above existing garages and allowing additional height
-

- Adopt an ordinance by the end of 2024 to allow an additional ADU beyond state law requirements on single-family residential properties that are at least 13,000 square feet in size and deed-restrict at least one ADU on such property as a rental unit
- Provide ADU plan(s) created and pre-plan checked by the City by the end of 2025
- Hold workshops twice a year for the public to explain ADU regulations and answer questions
- Provide a handout for new ADU landlords as part of the building permit application package by 2024 for single-family properties, and by the end of 2025 for multi-family residential properties; handout will include questionnaire regarding the intended use of the ADU, and whether such ADU will be rented and the estimated rental rate (such information will be used for analysis purposes and will not affect permit status)
- Update and maintain an existing webpage specifically for ADU regulations with frequently asked questions and contact information for planning and building and safety staff
- Report annually to the Planning Commission and City Council on the number of ADUs constructed in the City
- ~~Adopt additional incentives for ADU production if City does not consistently approve 20 new ADUs per year by 2026~~

~~**Timeline:** Amend ADU regulations consistent with State law by 2023, 2024, and 2025. Revise the ADU brochure to reflect current development standards. Produce helpful materials for the public and hold workshops throughout the planning period. Provide pre-checked ADU plans for use by the public by 2025. Revisit ADU regulations in 2025 to allow great flexibility if ADU production falls below targets outlined in sites inventory analysis.~~

- Monitor ADU production each year, by affordability level. if ADU production is not on track to achieve an average of 20 new ADUs per year by the end of 2025, including the affordability targets, the City will take appropriate actions depending on the magnitude of the gap in ADU production. Actions may include any of the following:
 - Revisit ADU regulations in 2026 to allow greater flexibility for ADU development
 - Adopt an ordinance by end of 2027 to allow an additional ADU beyond state requirements and the additional local ADU allowance for properties greater than 13,000 square feet with a requirement to include a deed-restricted affordable ADU for at least a 5-year period; or other development incentives on properties greater than 13,000 square feet in area
 - Adopt an ordinance by the end of 2026 to allow an additional ADU beyond state requirement on properties

- less than 13,000 square feet in size and deed-restrict at least one ADU on such property as a rental unit
 - o Identify additional sites or rezoning if necessary, to meet overall RHNA allocation
 - o Other strategies as appropriate to accommodate ADU capacity proportionate to any ADU production gap
- Revise the City's ADU informational brochure to reflect current development standards

Timeline: 2023, 2025, 2026, 2027

Funding Sources: Department Budgets.

Responsible City Section: Community Development Department

Imp 10.5 Sustainability and Green Building

"Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and reduce a building's overall environmental impact. The City of Beverly Hills has adopted the current version of the California Green Building Standards Code (CALGreen). One CAL Green requirement that the City currently implements is a requirement for every single-family residence to have solar and back-up power for new projects, which helps increase climate change resiliency amongst properties in the City.

Beverly Hills has also adopted a Sustainable City Plan in conjunction with recent amendments to its General Plan. The overall goal of the Sustainable City Plan is to reduce the City's carbon footprint by providing a model framework for sustainable practices for the environment, the economy and social equity. The City is also currently working on the development of a Climate Action and Adaptation Plan, which will identify specific strategies that the City will implement to reduce greenhouse gas (GHG) emissions and prepare for the impacts of climate change.

Action Items:

- Implement the Sustainable City Plan as stipulated in the plan and, when adopted, the City's Climate Action and Adaption Plan.

Timeline: Ongoing.

Funding Sources: Department Budget

Responsible City Sections: Community Development, Public Works Departments

Imp 10.6 Partnerships with Affordable Housing Developers

In today's housing market, creative approaches are required to finance and build affordable and special needs housing. Beverly Hills successfully partnered with the non-profit Menorah Housing Foundation to achieve development of 150 units of affordable senior housing, and has contracted with Alternative Living for the Aging for implementation of the senior shared housing program in the past. Both of these organizations own and manage numerous affordable housing developments for seniors in greater Los Angeles and can serve as potential resources for future senior housing in Beverly Hills. Several other local non-profits have an excellent track record in securing State and federal funds to build quality, affordable housing.

The City will actively participate in conferences, symposiums, and affordable housing related events such as: the Southern California Association of Nonprofit Housing annual conference. The City will work to select an affordable housing developer to develop an affordable housing project, and will support in this effort through leveraging local Housing Trust Funds, assisting in the application for State and federal financial resources, facilitating project entitlement, and providing a package of incentives such as fee deferrals and relaxed development standards.

In addition, the City will facilitate the development of housing for extremely-low-income households and individuals and households with special needs through priority processing, fee waivers or deferrals, modified development standards, concessions and incentives for housing developments that include units affordable to lower- and moderate-income households, administrative support for grant funding applications, and annual outreach and coordination with affordable housing developers. ~~As stated in Imp. 9.7., the City will also start~~

The City previously released a Request for Qualifications/ Conceptual Proposals (RFQ/P) on April 1, 2022 to identify qualified development teams that are offering conceptual development programs that meet the City's goals and objectives for development of an affordable housing project on a City-owned property. The City will pursue the development of affordable housing on City-owned sites during the planning period, and has identified the following sites for affordable housing projects (further information on these sites is provided in Appendix C).

Credit Union Site (9268-9298 W. 3rd Street): The City Council recently approved a negotiation agreement with the West Hollywood Housing Corporation to partner with them and develop affordable housing on this site. A total of 352 lower income (low and very low income) units are proposed to be developed on this City-owned site.

Gale Yard Site (8401-8423 Wilshire Blvd & 111 N. Gale Drive): The City is currently working on a plan to redevelop the Gale Yard sites. The project

is in early stages of development, but the City has previously conducted outreach to discuss project features that are desired by the community/neighbors. The uses identified in these outreach sessions included market-rate housing, affordable housing, tourist/visitor information station for the metro stop, a drop-off for the metro stop, a police substation, and retail/commercial uses. This feedback will be considered for any future development proposal at the site. A total of 125 affordable housing units are proposed to be developed on this site, along with other community-serving uses.

Reeves Metro Site (9430 Wilshire Blvd): The City is also actively working to acquire a property located on the south side of Wilshire Drive at the intersection with South Reeves Drive. The property is currently owned by the Los Angeles Metropolitan Transit Authority (Metro). Metro's current construction of the subterranean Metro Station servicing the City's business triangle includes this property and the property will be included in the surface level portal providing access to this station. The City has the right of first refusal on a Metro sale of the property once station construction has been completed. . The City is planning to acquire this site and develop a total of 80 affordable housing units at this location.

Action Items:

The City will:

- Create an affordable housing working group that will meet on a quarterly basis to discuss potential affordable housing projects and initiatives, starting in 2023. ~~In addition, the City will enter into an agreement with affordable housing developer in 2023 to develop an affordable housing project on City-owned land. 2024~~
- Timeline: ~~Actively participate in conferences, symposiums and other affordable housing events to review resources, incentives and City goals; annual~~ Perform outreach to religious institutions to provide information and educate them regarding the availability of SB 4 provisions to construct housing units and to connect them with potential affordable housing developers, starting in 2023.
- Adopt an ordinance by the end of 2027 to incorporate SB 4 provisions into the zoning code.
- Credit Union Site Actions:
 - Enter into an agreement with an affordable housing developer in 2023 to develop as a partner for the development and management of an affordable housing project with affordable housing units for a mix of lower income households by 2023.

- Construct and complete affordable housing project by end of planning period with an estimated total of 352 lower income (low and very low income) housing units
- Facilitate the issuance of entitlements and building permits and provide funding for this project as needed
- If project entitlements are not approved by the end of 2026, the City commits to re-issue the RFP for affordable housing on other City-owned land sites, and take steps to pursue a different affordable housing project that can accommodate the potential shortfall of low-income units for the remainder of the planning period
- Gale Yard Site Actions:
 - Enter into an agreement with a developer to create a redevelopment plan for the Gale Yard sites, including at least 125 affordable lower income housing units
 - Ensure that any temporary construction use of the sites is discontinued by 2026 (unless Metro extends construction timeline)
 - Acquire additional sites adjacent to the Gale Yard if such sites become available for sale
 - Facilitate the issuance of entitlements and building permits and provide funding for this project as needed
 - If the project entitlements are not approved by the end of 2027, the City will propose to develop the 125 affordable lower income housing units on an alternate site or sites, including City-owned or City-controlled sites and will amend the Housing Element to reflect this commitment
- Reeves Metro Site Actions:
 - Purchase site from Metro as soon as it becomes available and no later than the beginning of 2027
 - Ensure that any temporary construction use of the site is discontinued by 2027 (unless Metro extends construction timeline)
 - Acquire additional sites adjacent to the Reeves Metro site if such sites become available for sale
 - Enter into an agreement with an affordable housing developer to create a development proposal that includes at least 80 affordable lower income housing units
 - Facilitate the issuance of entitlements and building permits and provide funding for this project as needed
 - If the project entitlements are not approved by the end of 2028, the City will propose to develop the 80 affordable lower income housing units on an alternate site or sites,

including City-owned or City-controlled sites and will amend the Housing Element to reflect this commitment

- Alternative Actions:

- The City will monitor and report the City's progress on these affordable housing projects each year.
- If there is a shortfall of lower income (very low and low income) affordable housing units by the end of 2026 as a result of a lack of progress on any of the above identified affordable housing projects, the City will complete actions by the end of 2028 to accommodate this shortfall that may include but are not limited to:
 - Identify additional sites that may accommodate lower income housing units, including other City-owned or City-controlled sites
 - Rezone sites to accommodate additional housing capacity, such as changing the allowable density on multi-family residential sites and/or mixed use overlay zoned sites
 - Expand the mixed use overlay zone to include additional commercially zoned areas of the City

Timeline: 2023, 2025, 2026, 2027, 2028

Funding Source for Administrative Costs: Department Budget

Funding Source for Development Cost: Housing Trust Fund

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

11.0 Promote Equal Housing Opportunities and Special Needs Housing

Imp 11.1 Affirmatively Further Fair Housing

Under State law, *affirmatively further fair housing* means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

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

counselors provide clients with comprehensive information to help resolve tenant/landlord issues.

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

In addition, the City will undertake the following actions intended to foster an inclusive community and enhance access to opportunity for all:

- ~~• Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.~~
- ~~• Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.~~
- ~~• Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.~~
- ~~• Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.~~
- ~~• Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.~~
- ~~• As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.~~
- ~~• Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.~~
- ~~• Maintain the affordable housing webpage on the City website with information on applying for available units.~~
- ~~• Encourage community and stakeholder engagement during development decisions.~~
- ~~• Process a Municipal Code amendment clarifying that agricultural employee housing for six or fewer employees is treated as a single-~~

~~family structure permitted in the same manner as other dwellings of the same type in the same zone.~~

- ~~• Perform outreach to property owners of parcels located in the mixed use overlay zone to notify them of the ability to redevelop properties with, or convert existing buildings to, mixed use developments. The housing created in this zone will result in new units in high opportunity areas that does not displace existing tenants. This outreach will include a mailed notice and advertising on the City's social media accounts and website, and will be performed by 2023.~~
- ~~• City staff will provide fee free consultation for property owners exploring housing development in order to discuss the provision of affordable units in housing developments, and provide information on fair housing as it relates to housing development.~~
- ~~• By end of 2023, City will work with a consultant to develop fair housing action plan that includes, but is not limited to the programs outlined below.~~
 - ~~○ The City will provide annual fair housing training for staff that are involved directly or indirectly in housing, the capital improvement plan, code enforcement, rent stabilization, and the development of planning and zoning documents.~~
 - ~~○ The City will provide an update to the Planning Commission on fair housing issues annually~~
 - ~~○ The City will develop a website that provides fair housing resources~~
 - ~~○ The City will provide brochures and information regarding fair housing, tenant rights, rent stabilization, available grants and loans, first time homebuyer programs, and Section 8 programs on the city website.~~
 - ~~○ Build upon the existing rent stabilization and tenant's right protections by creating brochures that will be placed on the website and provided at key community sites (such as City Hall, the library, and community centers).~~
 - ~~○ Review and discuss developments in fair housing related legislation and litigation and consider code amendments to maintain compliance with applicable law.~~
 - ~~○ Study and amend Municipal code sections 10-3-12.5 and 10-3-12.8 related to incentives for construction multiple family housing for the elderly and disabled and multiple family congregate housing for elderly and disabled persons to address identified outdated language and ensure code provisions are not inhibiting such development.~~

- ~~○ As feasible and legal per state law, provide a virtual option for public meetings to increase ability of all members of the public to participate.~~
- ~~○ Continue to facilitate the placement of qualified households into affordable housing units constructed in the City. Advertise the units on affordable housing websites with a regional reach. Notify adjacent jurisdiction housing departments when affordable units are available.~~
- ~~○ Maintain the affordable housing webpage on the City website with information on applying for available units.~~

~~New and/or Revised Fair Housing Policies~~

Based on the Analysis of Fair Housing, the following ~~policies~~programs have been integrated in order to Affirmatively Further Fair Housing.

- ~~1. **Housing Mobility Strategies** consist of removing barriers to housing in areas of opportunity and strategically enhancing access.~~
 - ~~● Provide annual education to landlords and tenants regarding applicable laws and protections~~
 - ~~● Continue to refer tenants for Fair Housing Counseling through the Housing Rights Center (for civil rights claims)~~
 - ~~● Continue to refer tenants and landlords to the Loyola Center for Conflict Resolution (for conflicts not related to protected status)~~
 - ~~● Continue to host annual housing rights trainings for landlords and tenants, including presentation on discrimination by Housing Rights Center~~
 - ~~○ Continue hosting in a hybrid format (in person and online) through 2024 in order to provide wider accessibility to the meetings.~~
 - ~~○ Advertise via newspaper and social media platforms~~
 - ~~● Conduct four housing trainings annually, tailored to: The programs bolded in the chart reflect the programs that are specific to Imp. 11.1: 1) landlords, 2) tenants, 3) joint landlords and tenants, and 4) rent registration to keep landlords and tenants apprised of fair housing laws and incentives.~~
 - ~~○ Cover topics such as property maintenance, housing services, registration, mediation, and evictions.~~
 - ~~○ Develop a component of the training to address state and federal mandates regarding anti-discrimination.~~

~~Send periodic email blasts to landlords (to all with known email addresses) to disseminate updates regarding updates in Federal, State, and local landlord-related legislation and resources and do not appear in other programs as updates become available.~~

- ~~Send mailed notices to tenants regarding updates in Federal, State, and local tenant-related legislation and resources programs, such as Housing is Key.~~
- ~~Continue to provide referral to the Housing Rights Center, State Fair Employment and Housing, HUD Fair Housing and Equal Opportunity division, and other legal services as appropriate.~~
- ~~Explore funding options to incentivize the repair and maintenance of aging rent-stabilized apartments buildings.~~
- ~~Continue to provide referral to the Housing Rights Center, State Fair Employment and Housing, HUD Fair Housing and Equal Opportunity division, and other legal services as appropriate.~~
- ~~Form an internal Housing Element Implementation working group of applicable City divisions to monitor the ongoing implementation of the Housing Element programs.~~

~~2. **New Housing Choices and Affordability in Areas of Opportunity** means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty.~~

- ~~Forge partnerships with non-profit or community groups serving under-represented ethnic and racial minorities to promote greater access to housing opportunities in Beverly Hills.~~
- ~~Provide all known affordable housing available units to the Housing Rights Center of Los Angeles for listing in the "Project Place" monthly rental listing.~~
- ~~Connect with leadership from SAGE, Advocacy and Services for LGBTQ+ Elders, to explore how the City can serve this population's housing needs.~~
- ~~City staff will continue to provide fee-free consultation for property owners exploring housing development in order to discuss the provision of affordable units in housing developments, and provide information on fair housing as it relates to housing development.~~
- ~~Continue a program to provide low-cost conceptual review to provide preliminary comments on housing development projects prior to formal submittal to the City, within a 60-day turnaround.~~
- ~~Study and create additional incentives to promote the mixed-use program, including promoting the ability to adaptively reuse existing commercial buildings, to facilitate the creation of new units in high opportunity areas.~~
- ~~Continue to implement reasonable accommodation ordinance and provide accessible information/ application and guidance for reasonable accommodation applicants.~~
- ~~Continue to explore opportunities for the City to purchase or support the purchase of underutilized land for potential future affordable housing projects.~~

- ~~Consider amendments to existing Inclusionary Housing Ordinance beyond state law requirements that will enhance and incentivize the City's affordable housing program.~~
- ~~Study a way to encourage new middle income/workforce housing through incentives and possible amendment of the density bonuses ordinance.~~

3. ~~Place-based Strategies to Encourage Community Conservation and Revitalization~~ ~~Involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities.~~

- ~~As part of the annual General Plan report, report on the interest from developers in the mixed-use overlay zone.~~
- ~~Continue to dedicate one full-time code enforcement officer to the Rent Stabilization Division to investigate and respond to housing complaints, including investigating habitability violations, issuing citations, and ensuring compliance with all habitability standards.~~
- ~~Encourage reinstating a residential repair program through the Handyworker Program" by studying options for administering the program.~~
- ~~Develop information and outreach for property owners regarding rehabilitation and maintenance of housing units.~~
- ~~Continue to provide adequately zoned sites for multi-unit housing in infill areas or commercial corridors in closer proximity to major transportation hubs for diverse housing types that include both rental and ownership opportunities through the implementation of the Mixed Use Overlay Zone.~~
- ~~Review with the applicable Commissions and revise local regulations to include objective design standards to be applied to single-family and multi-family residential housing development applications.~~
- ~~Begin to implement the streetscape design standards applicable to the Mixed Use Overlay Zone to enhance the livability along the mixed-use corridor and extend the City's "garden-like quality" character to the new housing corridors created in the Mixed Use Overlay Zone.~~

4. ~~Protecting Existing Residents from Displacement~~ ~~comprises strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.~~

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- ~~Maintain and continue to implement the Rent Stabilization Ordinance adopted in 2018.~~
- ~~Study through 2023 how the Rent Stabilization Ordinance can be strengthened to protect housing affordability.~~
- ~~Conduct annual staff trainings with the City Attorney's Office for staff members to understand new legislation and fair housing requirements as applicable to local requirements and housing project applications.~~
- ~~Maintain and continue to implement the mandatory Seismic Retrofit Program for multi-family properties.~~
- ~~Study the use of incentives to expand of the voluntary seismic retrofit program applicable to single family residential and commercial properties.~~
- ~~Continue to convene the Aging in Place Group (staff committee) created in 2019 that coordinates the nurse practitioner program, Bet Tzedek, JFS, RSO, a~~
- ~~nd Code Enforcement to review cases of vulnerable households seeking assistance and coordinate all available city and non-profit services with the goal of prevent eviction.~~
- ~~Continue to prevent unlawful eviction and fund legal aid organizations such as Bet Tzedek that provide tenant education and representation regarding landlord/tenant disputes.~~

Timeline: Website improvements, flyers, and outreach materials created by 2022; Agricultural Employee code amendment in 2021-22; Develop a fair housing action plan by 2023; Ongoing

<u>Program</u>	<u>Specific Actions</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
Fair Housing Outreach and Enforcement				
10.6; Partnerships with Affordable Housing Developers	<p>Create an affordable housing working group that will meet on a quarterly basis to discuss potential affordable housing projects and initiatives.</p> <p>Perform outreach to religious institutions to provide information and</p>	<p>In 2024 and quarterly thereafter</p> <p>Ongoing, 2027 for ordinance adoption</p>	<p>Citywide</p> <p>Religious institutions in the City, especially if located within the identified RCAA</p>	<p>Create a working group and facilitate the development of 250 lower income units</p> <p>Facilitate the construction of at least one affordable housing project with at least 15</p>

	<p><u>educate them regarding the availability of SB 4 provisions to construct housing units and to connect them with potential affordable housing developers;</u></p> <p><u>Adopt an ordinance by end of 2027 to incorporate SB 4 provisions into the zoning codes</u></p>			<p><u>affordable housing units on religious institution site(s) through SB 4 provisions</u></p>
<p><u>11.1: Affirmatively Furthering Fair Housing - Fair Housing Outreach and Enforcement</u></p>	<p><u>Post informational flyers on fair housing at public counters, libraries, and on the City's website.</u></p> <p><u>Provide a virtual option for public meetings to increase ability of all members of the public to participate.</u></p> <p><u>Advertise the units on affordable housing websites with a regional reach.</u></p> <p><u>Provide annual education to landlords and tenants regarding applicable laws and protections.</u></p> <p><u>Continue to refer tenants to HRC and Loyola Center</u></p>	<p><u>Annually; Ongoing</u></p>	<p><u>Citywide with emphasis on southern areas.</u></p>	<p><u>Host one housing rights training and one staff training annually.</u></p> <p><u>Increase dissemination of informational flyers by 10% and at two community events annually.</u></p>

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	<p><u>for Conflict Resolution.</u></p> <p><u>Host housing rights trainings for landlords and tenants, including presentation on discrimination by Housing Rights Center annually.</u></p> <p><u>Conduct annual staff trainings with the City Attorney's Office for staff members to understand new legislation and fair housing requirements as applicable to local requirements and housing project applications.</u></p>				
<p><u>11.1: Affirmatively Furthering Fair Housing: Partnerships and Housing Opportunities</u></p>	<p><u>Forge partnerships with non-profit or community groups serving under-represented ethnic and racial minorities to promote greater access to housing opportunities.</u></p> <p><u>Connect with leadership from SAGE, Advocacy and Services for LGBTQ+ Elders, to explore how the City can serve this population's housing needs.</u></p> <p><u>Continue to provide fee-free</u></p>	<p><u>Annually</u></p>	<p><u>Citywide</u></p>	<p><u>Annually participate in outreach efforts to non-profits and community groups on housing-related opportunities.</u></p>	

	<u>consultation for property owners exploring housing development in order to discuss the provision of affordable units in housing developments, and provide information on fair housing as it relates to housing development.</u>			
	<u>Provide all known affordable housing available units to the Housing Rights Center of Los Angeles for listing in the "Project Place" monthly rental listing.</u>	<u>Monthly</u>	<u>Citywide</u>	<u>Provide an inventory of affordable housing to the HRC.</u>
<u>New Housing in High Opportunity Areas</u>				
<u>10.1: Density Bonus</u>	<u>Update the density bonus code amendment and promote incentives.</u>	<u>By 2024.</u>	<u>Citywide (all highest resource areas).</u>	<u>Facilitate the development of 180 affordable units in highest resource areas.</u>
<u>10.2: Inclusionary Housing</u>	<u>Report to the Planning Commission and City Council on success of the inclusionary housing program.</u>	<u>Annually</u>	<u>N/A</u>	<u>Facilitate the development of 150 affordable units in highest resource areas.</u>
<u>10.3: Housing Trust Fund</u>	<u>Enter into an agreement with affordable housing developer to develop an affordable housing project on City-owned land.</u>	<u>In 2023</u>	<u>City-owned sites.</u>	<u>Facilitate the development of one affordable housing project on a City-owned site.</u>

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<u>10.4: ADUs</u>	<p><u>Facilitate the development of ADUs and promote ADUs on the city website and outreach materials.</u></p> <p><u>Survey applicants for new ADUs to determine if the ADU will be rented and if so, what the rent amount will be to monitor the affordability of ADUs in the City.</u></p>	<u>Ongoing</u>	<p><u>Citywide, especially all highest resource areas, particularly in areas with high median incomes and the identified RCAA.</u></p>	<p><u>Facilitate the development of 150 ADUs during the planning period within high resource areas, particularly in the identified RCAA. 50% of the 150 ADUs are targeted for construction in the identified RCAA.</u></p>
	<p><u>Provide educational materials on fair housing rights and responsibilities, including the recently added protection on source of income.</u></p> <p><u>Adopt an ordinance by the end of 2024 to allow an additional ADU beyond state requirements on single-family residential properties that are at least 13,000 square feet in size and deed-restrict at least one ADU on such property as a rental unit.</u></p> <p><u>Monitor ADU production each year, by affordability level, if ADU production is not on track to</u></p>	<u>By 2024, 2025, and 2026</u>		

	<p><u>achieve an average of 20 new ADUs per year by the end of 2025, including the affordability targets, the City will take appropriate actions depending on the magnitude of the gap in ADU production. Actions may include any of the following:</u></p> <ul style="list-style-type: none">• <u>Revisit ADU regulations in 2026 to allow greater flexibility for ADU development</u>• <u>Adopt an ordinance by end of 2027 to allow an additional ADU beyond state requirements and the additional local ADU allowance for properties greater than 13,000 square feet, with a requirement to include a deed-restricted affordable ADU for at least a 5-year period; or other development incentives on properties greater than 13,000 square feet in area</u>			
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	<ul style="list-style-type: none"> • <u>Adopt an ordinance by the end of 2026 to allow an additional ADU beyond state requirement on properties less than 13,000 square feet in size and deed-restrict at least one ADU on such property as a rental unit</u> • <u>Identify additional sites or rezoning if necessary, to meet overall RHNA allocation</u> • <u>Other strategies as appropriate to accommodate ADU capacity proportionate to any ADU production gap</u> 				
11.1: <u>Affirmatively Furthering Fair Housing:</u> <u>Incentives for Affordable Housing</u>	<p><u>Continue a program to provide low cost conceptual review to provide preliminary comments on housing development projects prior to formal submittal to the City, within a 60-day turnaround.</u></p> <p><u>Study and create additional incentives to promote the mixed use program.</u></p>	<p><u>Ongoing:</u> <u>By 2025</u></p>	<p><u>Citywide (all highest resource areas).</u></p>	<p><u>Continue to offer incentives for housing developers and explore additional incentives with the goal of facilitating the development of 500 affordable units.</u></p>	

	<p><u>including promoting the ability to adaptively reuse existing commercial buildings, to facilitate the creation of new units in high opportunity areas.</u></p> <p><u>Continue to explore opportunities for the City to purchase or support the purchase of underutilized land for potential future affordable housing projects.</u></p>			
<u>Housing Mobility</u>				
<u>11.1: Affirmatively Furthering Fair Housing – Housing Mobility Choices</u>	<p><u>Notify adjacent jurisdiction housing departments when affordable units are available.</u></p> <p><u>Adopt an ordinance by end of 2026 to define and explicitly permit a new and/or existing ancillary living quarters (quarters providing an efficiency kitchen and bathroom access) within existing single-family residences beyond state law allowances for ADUs and beyond additional ADUs allowed under the local program for</u></p>	<p><u>Annually</u></p> <p><u>2026 for ordinance adoption</u></p> <p><u>By end of planning period for housing mobility net new units in the RCAA</u></p>	<p><u>Adjacent jurisdictions.</u></p> <p><u>High resource areas, and specifically the identified RCAA</u></p>	<p><u>Increase noticing of affordable housing opportunities to adjacent jurisdictions.</u></p> <p><u>Target to increase housing mobility options by 150 units in the identified RCAA by the end of the planning period through the following:</u></p> <ul style="list-style-type: none"> <u>• 75 ADUs constructed through the additional ADU option</u>

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	<p><u>properties that are more than 13,000 SF (see Imp. 10.4). Converted space meeting the definition of a housing unit may be counted toward the City's RHNA.</u></p> <p><u>Annually monitor the increase of housing mobility units in the identified RCAA. If increase in housing mobility options are not on track with target for a total of 150 units in the identified RCAA by end of 2027, City will take further action to facilitate construction of affordable housing units in the RCAA, through actions that include but are not limited to the following:</u></p> <ul style="list-style-type: none"> <u>• Adopt an ordinance by end of 2028 to allow an additional ADU or other development incentives on properties greater than 13,000 square feet in area, with a requirement to include a deed-restricted affordable ADU for at least a 5-year period</u> 			<p><u>beyond state law allowances on lots greater than 13,000 square feet (see Imp. 10.4)</u></p> <ul style="list-style-type: none"> <u>• March 20 participants for homesharing opportunities in the RCAA (see Imp. 11.4)</u> <u>• Facilitate the construction of at least one affordable housing project with at least 15 affordable housing units on religious institution site(s) through SB 4 provisions (see Imp. 10.6)</u> <u>• Permit at least 30 ancillary living quarters within single family residences in the RCAA</u>
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	<ul style="list-style-type: none"> • <u>Adopt an ordinance by end of 2028 to allow an additional conversion ADU within an existing structure beyond on properties greater than 13,000 square feet in area</u> 			
<u>11.2: Senior Housing Development</u>	<u>Preserve existing senior housing in the City, and provide assistance as needed to conserve the affordability of this housing and incentivize additional senior housing projects.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Facilitate the development of one senior housing project during the planning period.</u>
<u>11.3: Senior Case Management Program</u>	<u>Provide additional services, including disseminating information, referral and crisis intervention, consultation and advocacy, and assistance to families to further support the senior's independent living.</u>	<u>Annually; ongoing.</u>	<u>Citywide with emphasis on central area of City (tract 7008.01) where there are more elderly persons and persons with disabilities.</u>	<u>Assist 10 households annually through the senior case management program.</u>
<u>11.4 Senior Homesharing Program</u>	<u>Continue to partner with and fund ALA to help provide services to senior residents, including the home sharing program</u> <u>Perform outreach with residents at least once a year regarding the</u>	<u>Ongoing</u>	<u>Citywide, with emphasis on the identified RCAA</u>	<u>Match 10 participants for homesharing opportunities in the RCAA</u>

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	<u>availability of ALA services</u>				
<u>11.5: Housing Opportunities for Persons with Disabilities</u> <u>11.1: Affirmatively Furthering Fair Housing: Zoning Code Amendments</u>	<u>Re-establish the home repair program and continue to implement the reasonable accommodation process.</u> <u>Amend the zoning code to remove constraints for persons with disabilities, emergency and transitional housing, and residential care facilities</u>	<u>Ongoing:</u> <u>By 2024</u>	<u>Citywide with emphasis on tract 7008.01.</u>	<u>Assist 5 households annually.</u> <u>Facilitate the development of one housing development for special needs populations (persons with disabilities, seniors, etc.).</u>	
<u>11.7: Emergency Shelter and Low Barrier Navigation Center Regulations</u>	<u>Establish a program to promote low barrier navigation centers and amend the emergency shelter development standards to incorporate recent changes to State law</u>	<u>Planning period</u>	<u>Citywide</u>	<u>Establish a program for low barrier navigation centers and emergency shelters during the planning period.</u>	
<u>Place-Based Strategies for Neighborhood Improvement</u>					
<u>9.2: Property Maintenance</u> <u>9.6: Rent Stabilization</u>	<u>Continue to dedicate one full-time code enforcement officer to the Rent Stabilization Division to investigate and respond to housing complaints, including investigating habitability violations, issuing citations, and</u>	<u>Ongoing</u>	<u>Citywide with emphasis on western tracts where there are more aging housing units.</u>	<u>Respond to complaints and ensure 100% of violations are addressed for compliance with all habitability standards.</u>	

	<u>ensuring compliance with all habitability standards.</u>			
<u>9.3: Home Repair and Improvement</u>	<p><u>Re-establish the Home Repair and Improvement (Handyworker) grants for lower-income households, and alternatively partner with a local agency or non-profit organization to provide these services.</u></p> <p><u>Develop information and outreach for property owners regarding rehabilitation and maintenance of housing units.</u></p>	<u>By 2025</u>	<u>Western tracts where there are more aging housing units.</u>	<u>Assist 5 households annually.</u>
<u>11.1: Affirmatively Furthering Fair Housing: Mixed Use Overlay</u>	<p><u>Implement the streetscape design standards from the adopted Complete Streets plan applicable to the Mixed-Use Overlay Zone.</u></p> <p><u>Continue to provide adequately zoned sites for multi-unit housing in infill areas or commercial corridors in closer proximity to major transportation hubs for diverse housing types that include both rental and ownership</u></p>	<u>By 2025</u>	<u>Mixed-use overlay zone.</u>	<p><u>Implement streetscape design standards.</u></p> <p><u>Facilitate the development of at least two housing developments using the Mixed-Use Overlay Zone.</u></p>

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	<u>opportunities through the implementation of the Mixed-Use Overlay Zone.</u>				
<u>11.1: Affirmatively Furthering Fair Housing: Capital Improvement Projects</u>	<u>Complete CIP projects, such as complete streets, parks and park improvements, street and sidewalk improvements, outlined under the 2023/24 budget.</u>	<u>Planning period</u>	<u>Citywide with emphasis in southern tracts.</u>	<u>Complete three CIP projects during the planning period.</u>	
<u>11.1: Affirmatively Furthering Fair Housing: Live-work Housing</u>	<u>Explore changes to the Mixed Use Overlay Zone regulations, including to allow the creation of work-live units.</u>	<u>By 2025</u>	<u>Citywide with emphasis on southern tracts.</u>	<u>If feasible, amend the Zoning Code to allow live-work units.</u>	
<u>11.1: Affirmatively Furthering Fair Housing: Complete Streets</u>	<u>Promote updates to the public right-of-way that will improve mobility for all, including in areas next to transit hubs and within the mixed use overlay zone through the adopted Complete Streets Plan.</u> <u>Work with the Transportation Division as they implement the Complete Streets Plan and identify any underserved areas with regard to transit, schools, ADA accommodations and include these in a work plan</u>	<u>Planning period</u>	<u>Transit hubs and mixed-use overlay zone.</u>	<u>Facilitate the development of three projects under the Complete Streets Plan during the planning period.</u>	
<u>Tenant Protection and Anti-Displacement</u>					

<u>11.1: Affirmatively Furthering Fair Housing: Replacement Housing</u>	<u>Amend the Zoning Code to address the replacement housing requirements (per AB 1397)</u>	<u>By 2024</u>	<u>Citywide</u>	<u>Require replacement housing for 100% of units affordable to the same or lower income level as applicable.</u>
<u>9.6: Rent Stabilization</u>	<u>Continue implementing Rent Stabilization Division services, including resolving complaints within 45 days.</u> <u>Implement program for systematic or annual inspections of housing by the Rent Stabilization Office.</u>	<u>Ongoing</u> <u>By 2024</u>	<u>Southern areas where cost burden and sensitive communities are more prevalent.</u>	<u>Maintain administration of program to existing 7,700 units and resolve all complaints within 45 days of opening.</u> <u>Draft and initiate inspection program.</u>
<u>9.7: Monitoring Affordable Housing and Residential Displacement</u>	<u>Monitor and maintain existing affordable housing and enforce requirements, such as replacement housing, as necessary.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Maintain affordability of 158 units.</u>
<u>11.1: Affirmatively Furthering Fair Housing: Retrofit Programs</u>	<u>Maintain and continue to implement the mandatory Seismic Retrofit Program for multi-family properties.</u> <u>Study the use of incentives to expand of the voluntary seismic retrofit program applicable to single-family residential and</u>	<u>Ongoing: By 2025</u>	<u>Citywide</u>	<u>Assist 3 households annually.</u>

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	<u>commercial properties.</u>				
11.1: Affirmatively Furthering Fair Housing: Aging in Place and Eviction Protections	<p><u>Continue to convene the Aging in Place Group (staff committee) created in 2019 that coordinates the nurse practitioner program, Bet Tzedek, JFS, RSO, and Code Enforcement to review cases of vulnerable households seeking assistance and coordinate all available city and non-profit services with the goal of preventing eviction.</u></p> <p><u>Continue to prevent unlawful eviction and fund legal aid organizations such as Bet Tzedek that provide tenant education and representation regarding landlord/tenant disputes to residents of the City.</u></p> <p><u>Conduct targeted outreach for Commission vacancies with the Public Information Office to ensure there is broad representation from all areas/affected</u></p>	<u>Annually</u>	<u>Citywide with emphasis on multi-family neighborhoods and southern tracts where sensitive communities are more prominent.</u>	<u>Convene the Aging in Place Group annually with the goal of assisting 3 households at risk of eviction annually.</u>	

	<u>populations in the City.</u>			
<u>11.8 Aging in Place Assistance</u>	<p><u>Continue to contract for services with Jewish Family Service of Los Angeles throughout the planning period (until 2029) and seek to convert the existing grant program into a contract with Jewish Family Service of Los Angeles by 2025.</u></p> <p><u>Explore whether Jewish Family Service of Los Angeles can provide minor repair services through the use of contractors or partnerships with other organizations to provide these services.</u></p> <p><u>Continue to convene the Aging in Place Group (staff committee) created in 2019 that coordinates the nurse practitioner program, Bet Tzedek, JFS, RSO, and Code Enforcement to review cases of vulnerable households seeking assistance and coordinate all available city and non-profit services with the goal of</u></p>	<u>Annually</u> <u>2025-2026</u>	<u>Citywide with emphasis on multi-family neighborhoods and southern tracts where sensitive communities are more prominent.</u>	<u>The City will seek to ensure that at least 25% of households served by the Jewish Family Services program are low-income households.</u>

	preventing eviction.				
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Timeline: See above chart for more detail

Funding Source: General Fund

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

Imp 11.2 Senior Housing Development

The need for senior housing in the City is significant and growing. Approximately 22 percent of Beverly Hills residents are senior citizens compared to only 13 percent in the entire SCAG region, and 58 percent of the City's senior renter households are lower income (<80% AMI). The City is actively pursuing development of an affordable housing project targeted towards Beverly Hills' extremely-low- and lower-income residents. ~~As indicated~~

~~In addition, as noted in Imp. Program 10.6 (Partnerships with Affordable Housing Developers), the City will provide is currently taking steps to partner with an affordable housing developer to construct an affordable housing project on a City-owned site. Towards this goal, the City has committed to the following incentives to:~~

- ~~Enter into an agreement with an affordable housing developer as a partner for the development and management of an affordable housing project with at least 250 affordable housing units for a mix of lower income (low and very low income) households on city owned land (9268-9298 W. 3rd Street) by 2023~~
 - ~~Construct and complete affordable housing project by end of planning period~~
 - ~~City will facilitate development the issuances of entitlements and building permits and provide funding for this project as needed~~
 - ~~If project entitlements are not approved by the end of 2026, the City commits to re-issue the RFP for affordable housing on other City-owned sites, and take steps to pursue a different affordable housing project that can accommodate the potential shortfall of low-income units for the remainder of the planning period~~

Action Items:

- Incentivize the development of at least 250 units of senior housing by providing the following:
 - Flexible development standards (reduced parking requirements, modified setbacks, etc.)
 - Density bonuses
 - City support in affordable housing funding applications (priority to those that support deeper targeting to ELI households)
 - Deferral/reduction in development fees
 - Direct financial assistance through Housing Trust Fund

- Project entitlement assistance
- Continue to work on development proposals for affordable housing projects on City-owned sites
- Continue to preserve existing senior housing in the City, and provide assistance as needed to conserve the affordability of this housing

Timeline: Continue to build partnerships with affordable housing developers throughout the planning period. Develop a project concept and release an RFQ to develop a senior housing project in the City affordable to the City's lower- and extremely-low-income residents during the planning period.

Funding Source for Administrative Costs: Department Budget

Funding Source for Development Cost: Housing Trust Fund

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

Imp 11.3 Senior Case Management Program

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

The Jewish Family Service provides broad case management services through the Roxbury Park Community Center, including information, referral and crisis intervention, serving approximately 250 seniors thus far.

Action Items:

- Continue to provide the following continuum of supportive services ~~are~~ provided to seniors who are frail, economically needy, and/or socially isolated:
 - Comprehensive assessment – In-home psycho-social assessment of functional abilities, health status, mental and cognitive abilities, support network, financial health, safety risks, eligibility for government benefits and other programs. The comprehensive assessment includes:
 - Development of an individual care plan – Identifies senior's needs and associated services that will allow continued independence.
 - Service coordination – Coordination with appropriate services, including in-home care-workers, ERS, home delivered meals, assistance to obtain governmental benefits, arranging for other community-based services, transportation assistance, and coordination of services with medical providers, family, and social supports.
 - Emergency Response Systems (ERS) – ERS are medical devices placed in a senior's home and connected to a central emergency location.

- Monitoring/ home visits: Social workers make regularly scheduled home visits to assure quality of services, and that changing needs are met.
- ~~Additional Services: Information~~ Provide additional services, including disseminating information, referral and crisis intervention, consultation and advocacy, and assistance to families to further support the senior's independent living.

~~Jewish Family Service provides broad case management services through the Beverly Hills Senior Center, including information, referral and crisis intervention, serving approximately 250 seniors thus far.~~

~~Timeline:~~ On-going

~~Timeline:~~ Annually, through the budget allocation process

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

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

Imp 11.4 Senior Homesharing Program

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

Action Items:

- ~~Continue to partner with and fund ALA to help provide services to senior residents, including the home sharing program~~
- ~~Perform outreach with residents at least once a year regarding the availability of ALA services~~

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

Funding Source: City of Beverly Hills Community Assistance Grant Funds

Responsible City Section: Human Services Division, Community Services Department

Imp 11.5 Housing Opportunities for Persons with Disabilities

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

Beverly Hills supports the provision of housing for those with disabilities, including developmental disabilities, through several means, including:

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

~~Further, The City is committed to continually assessing existing regulations in order to proactively remove housing constraints for persons with disabilities. The City commits to:~~

~~Periodically review~~**Action Items:**

- ~~Review and amend the zoning code to revise the definition of "family" in the zoning code and consider adopting an ordinance to ensure that updates this does not create constraints on persons with disabilities~~
- ~~Review and amend the zoning code to revise the regulations pertaining to group homes (also known as community care facilities) to ensure that these regulations do not create constraints on persons with disabilities and to allow group homes for 7 or more persons in all residential zones and other housing types of the same form~~
 - ~~If additional standards for group homes as may be deemed necessary to maintain compliance with state law,~~

~~The first~~as part of this review, such standards shall be completed by 2024, objective and have clear parameters for review and approval

- Continue to implement the reasonable accommodation process and proactively inform applicants about the reasonable accommodation process when appropriate.
- Re-establishment of the Home Repair and Improvement (Handyworker) grants for lower-income households that may be used for accessibility improvements by 2025. or establishment of an alternative equivalent program
 - Seek to provide minor home improvement and repair services through the City's existing work with Jewish Family Service of Los Angeles, and seek to ensure that 25% of the households served by this program are low-income households.
 - Alternatively, if the City is unable to establish a program or partner to provide these services, the City commits to provide funding to subsidize eligible repairs.

Timeline: Continue coordination with the Westside Regional Center to publicize information on available regional resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects. Process a Municipal Code amendment in 2024 to update definitions of transitional and supportive housing and family consistent with Government Code Sec. 65582 and allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code Sec. 65651.

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

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

Imp 11.6 Funding for Homeless Services

Beverly Hills launched the Beverly Hills Homeless Outreach Team (BHOT): formerly CLASP (Changing Lives and Sharing Places) to provide Homeless Outreach and Engagement Program ~~starting~~ in 2008. The program provides street outreach workers (through Step Up On Second) to assess the needs of homeless individuals in the City, provide case management, and to refer them to the appropriate services and shelter. Shelter is offered through People Assisting the Homeless (PATH), funded by in which the City to provide approximately funds 1,500 shelter bed nights per year on an annual basis. The City is also partnering with Step Up on Second to provide an apartment unit, combined with case management support, 30 units of Permanent Supportive Housing and up to 280 nights of motel stays for the unhoused per year, for the next 10 years (through 2033).

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

The Community Services Division also holds a monthly homelessness collaboration meeting with partner organizations to share information amongst the member groups.

Action Items:

- Continue to work with service providers and contracted partners to provide services and case management to individuals experiencing homelessness

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

Timeline: Annual funding allocations

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

Responsible City Section: Human Services Division, Community Services Department

Imp 11.7 Emergency Shelter and Low Barrier Navigation Center Regulations

~~The City will establish a program to promote low barrier navigation centers that will reduce barriers to entry for housing and to help move people into permanent housing.~~

The California legislature adopted AB 101 in 2019, which requires the by-right allowance of low barrier navigation centers that meet specific standards in mixed use zones and non-residential zones that permit multi-family uses.

~~In addition, an amendment~~ **Action Items:**

- Establish a program to promote low barrier navigation centers that will reduce barriers to entry for housing and to help move people into permanent housing
- Amend the City's emergency shelter development standards will be processed to incorporate recent changes to State law regarding required off-street and the definition of shelter. The amendments will identify a zone(s) that allows residential sufficient capacity without discretionary review to meet the need for emergency shelters, including proximity to transportation and homeless shelters and appropriate development standards, which include but are not limited to parking requirements, pursuant to Government Code Sec. 65583(a)(4)(A)(2).

Timeline: Adopt regulations in compliance with state law and establish a program to implement the regulations ~~in 2021-22~~ within one year of adoption of the Housing Element

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 11.8 Aging in Place Assistance

The City currently provides a grant to the Jewish Family Service of Los Angeles to provide a variety of services, including in-home care, grocery shopping assistance, housekeeping, and improvements for accessibility such as installing safety grab-bars in bathrooms and staircases or pre-fabricated wheelchair ramps. In addition, the program assists households with arrangement of other services that allow aging in place, such as scheduling Meals on Wheels deliveries, monitoring visits, support for caregivers, telephone reassurance, and Philips Lifeline service. The grant serves approximately 100 clients each year, including senior, disabled and lower income populations.

The City also currently holds a monthly Aging in Place Group (staff committee) created in 2019 that coordinates the nurse practitioner program, Bet Tzedek, JFS, RSO, Human Services and Community Preservation to review cases of vulnerable households seeking assistance and coordinate all available city and non-profit services with the goal of preventing eviction. The group also discusses current services provided and to share information amongst members.

- Population Served: Extremely Low, Very-Low- and Low- income (up to 80% AMI) households; Senior Citizen households
- Services: In-home assistance, home accessibility improvements, aging in place services, care management
- Maximum Award Amount: \$505,000

Action Items:

- The City commits to continuing to contract for services with Jewish Family Service of Los Angeles throughout the planning period (until 2029).
 - The City will seek to convert the existing grant program into a contract with Jewish Family Service of Los Angeles by 2025.
 - The City will seek to ensure that at least 25% of households served by this program are low-income households.
 - The City will also explore whether Jewish Family Service of Los Angeles can provide minor repair services through the use of contractors or partnerships with other organizations to provide these services.
 - Continue to hold monthly aging in place meetings

Target: Serve up to 100 households per year, including at least 25% low-income households and senior citizen households

Timeline: 2025-2026

Funding Source: Community Assistance Grant Funding (General Fund)

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

12.0 Remove Governmental Constraints

Imp 12.1 Development Standards

The City's development standards are aimed at ensuring the quality and appropriateness of development; however, some standards may have the effect of constraining the provision of certain housing types, and are considered below. The Housing Element constraints analysis identifies the City's minimum unit size as a disincentive to the construction of smaller, more affordable units for the City's workforce. In addition, the Element identifies the City's height districts and parking location requirements as potential constraints to development. With the adoption of its Housing Element in 2011, the City committed to reducing minimum unit size requirements, and to conducting an analysis of the multi-family development standards to identify any standards identified as a constraint, and implement revisions as may be warranted. As part of the update to the density bonus ordinance to define a list of by-right development incentives (refer to Program 10.1), the City is committed to allowing reduced unit sizes ranging from 20-40% for projects that incorporate affordable units. ~~The City is also currently drafting amendments to adjust other development standards that would be beneficial to facilitating affordable housing, including but not limited to the following:~~

Action Items:

- Changes to Multi-Family Development Standards and Approval Process:

- o Replacing the current ~~complex~~ density calculation for multi-family projects in the Zoning Code with simplified units per acre measurement
- o Reduce minimum unit size for multi-family buildings
- o Modifying development standards for single-lot multi-family projects
- o Allowing greater flexibility in the type and location of multi-family parking
- o Amending the code to clarify that the same number of units can be rebuilt on properties that have more units than currently would be allowed
- o Simplify modulation requirements for multifamily projects by 2025
- ~~o Providing additional incentives for workforce housing over and above those contained in the provisions of the State Density Bonus.~~
- o Amend ~~Municipal Code~~ sections 10-3-12.5 and 10-3-12.8 related to incentives for construction multiple-family housing for the elderly and disabled and multiple-family congregate housing for elderly and disabled persons to

- ~~address identified outdated language and ensure code provisions are not inhibiting such development~~
- ~~o Create an adaptive reuse program by 2028 to more easily allow the conversion of existing commercial structures to residential uses, including existing legally nonconforming hotels in residential areas.~~
- o Adopt objective design standards for multi-family housing projects and create materials for multi-family applicants that clearly state design standards by 2026
 - o Adopt ~~an ordinance~~ code changes to streamline the approval process to allow Director-level approvals for Architectural Review of multi-family housing and mixed use projects with affordable housing; bring this topic forward for discussion by the Planning Commission by 2024.
 - o Adopt code changes to create specific and objective findings tied to the development of objective design standards for Architectural Review approval of multi-family and mixed use projects
 - o Providing additional incentives for workforce housing over and above those contained in the provisions of the State Density Bonus
- Review of and Amendments to the Mixed Use Overlay Zone:
 - o Periodically update the adaptive reuse program through 2028 to more easily allow the conversion of existing commercial structures to residential uses, including existing legally nonconforming hotels in residential areas
 - o Amend the zoning code to remove constraints that may exist related to the redevelopment of commercial shopping centers into mixed use developments
 - o Review the mixed use overlay zone regulations by 2024 to assess how these regulations have been utilized by projects, and to determine whether further code changes are necessary to encourage housing and meeting housing production targets. ~~If there are not five or more pending/approved mixed use projects by early 2024 the City will adopt changes.~~The City will commit to funding a study with a budget of at least \$250,000 for FY 2024-25 to provide recommendations for potential changes to the mixed use overlay zone
 - o Based on the results of the mixed use overlay zone study conducted in 2024, the City will further modify the mixed use overlay zone regulations, which could include:
 - Changes to the mixed use regulations to address barriers to the utilization of the mixed use standards.

Timeline: ~~Amend the Zoning Code to include reduced minimum unit sizes as an incentive for the density bonus program. Explore revisions to~~

~~other development standards, including minimum unit sizes for all multi-family units, as supported by analysis. City will begin studying current multi-family code regulations by 2022 and finish code amendments by 2024. The City will amend zoning code standards for mixed use development in 2024, if targets are not met.~~

- ~~▪ Increases to density and height on specific sites located within ¼ mile of a major transit stop~~
 - ~~▪ Expansions the mixed use overlay zone area to other commercially zoned areas of the City to accommodate any unit shortfalls~~
- ~~○ City will conduct outreach meetings (community meeting and Planning Commission study sessions) to educate property owners in the Mixed Use Overlay Zone about the regulations, as well as discuss potential changes to the regulations that may further the use of these regulations for projects, starting in 2023~~
- ~~○ Amend the mixed use overlay zone regulations related to conversion/adaptive reuse projects to clarify that such projects may calculate density with the use of the minimum unit size of 500 square feet by the end of 2023~~
- ~~○ The adaptive reuse projects currently have a target housing unit production of 150 units per year. The City will periodically monitor the production progress of adaptive reuse projects every year.~~
- ~~○ If the production of housing units through adaptive reuse is not on pace with the targets per the monitoring program by the end of 2026 to meet the overall production target, the City will take the following actions within 12 months:~~
 - ~~▪ Will amend the zoning code to allow ministerial approval of adaptive reuse projects in the Mixed Use Overlay Zone that do not add any material height to the existing building~~
 - ~~▪ Will modify the adaptive reuse regulations to allow the addition of mezzanine levels to existing buildings that are being converted~~
 - ~~▪ Amend the adaptive reuse regulations to provide more flexibility with regard to legally nonconforming uses and the location of uses within the building.~~
- ~~○ If there is a shortfall of lower income (very low and low income) affordable housing units by the end of 2026 as a result of any of the affordable housing projects identified in Imp. 10.6 or the adaptive reuse program, the City will complete actions by the end of 2028 to accommodate this shortfall that may include but are not limited to:~~
 - ~~▪ Identify additional sites that may accommodate lower income housing units, including other City-owned or City-controlled sites~~

- Rezone sites to accommodate additional housing capacity, such as changing the allowable density on multi-family residential sites and/or mixed use overlay zoned sites
- Expand the mixed use overlay zone to include additional commercially zoned areas of the City

Timeline: 2024, 2025, 2026, 2027, 2028

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Imp 12.2 Reduced Fees for Affordable Housing

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

Beverly Hills collects various fees from development to cover the costs of processing permits and providing services and facilities. ~~The City will utilize~~

Actions Items:

- Utilize an economic consultant to prepare a comprehensive Citywide fee study, including an evaluation of the economic benefit of providing waivers or reductions of certain taxes and fees including certain project fees for developments containing very-low, low- and moderate-income housing units, as well as for housing developed under the City's modified standards for Multiple-family Residences for Elderly and Handicapped Persons (Deed Restricted). ~~by 2026~~

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

Timeline: Conduct a housing development fee study, and adopt modified development fees for projects with a certain percentage of affordable housing by 2026.

Funding Source: Department Budget

Responsible City Section: Community Development Department

Imp 12.3 Efficient Development Permit Review

The City is committed to ensuring efficient development plan review and proactively providing information to the public about housing development opportunities in the City. The City's Community Development Department has been restructured to provide more efficient permitting through:

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

The City has completed an analysis of recently approved housing projects in the City to determine if projects are being constructed at maximum densities. For the most part, because of density bonus law, projects are meeting or exceeding the maximum allowable density of a site, as illustrated by the following projects:

- ~~425-429 N. Palm Drive – 25 units allowed, 20 units proposed~~
- ~~340 S. Rexford Drive – 3 units allowed, 3 units proposed~~
- ~~250 N. Crescent Drive – 7 units allowed, 8 proposed (approved through density bonus)~~
- ~~9265 Burton Way – 17 units allowed, 23 units proposed (with the application of density bonus) and approved through~~
- ~~208 N. Crescent Drive – 4 units allowed, 10 proposed (with the application of density bonus) and approved~~
- ~~457 Oakhurst, 250 N. Crescent Drive – 87 units allowed, 68 proposed (with the application of density bonus) and approved~~
- ~~149-159 S. Maple Drive – 19 units allowed, 29 proposed and approved~~

~~In order to further encourage the provision of housing the City commits to:~~

- ~~Meet with project applicants to review zoning regulations if a housing project is submitted with proposed densities below the permitted density in the zone~~
- ~~Provide fee free consultations with developers to discuss potential housing projects prior to submittal in order to ensure that developer understands regulations, processes, and options for development~~
- ~~The City is currently updating its Zoning Code to reduce inefficiencies and uncertainty in the development review process. As part of the Code update, streamlined review procedures will be established for qualifying housing developments under SB 35 (Government Code Sec. 65913.4).~~
~~457 Oakhurst Drive – 8 units allowed, 6 proposed and approved~~

- 425-429 N. Palm Drive – 25 units allowed, 20 units proposed and approved
- 340 S. Rexford Drive – 3 units allowed, 3 units proposed and approved
- 227 Tower Drive – 5 units allowed, 10 proposed (with the application of density bonus) and approved

The City has also hired three additional staff members in the Planning Division in 2022 to help expedite the review and processing of projects, as well as to help distribute information to the public. Furthermore, the City has created the Major Projects Unit, which is staffed by ~~two Principal Planners~~ one Project Manager, one Senior Planner, one Senior Plan Review Engineer, one Building Inspector and one Management Analyst, who exclusively process applications for projects that include a Development Agreement (among other multiple entitlement requests). These additional staff members will help provide more efficient development review. In addition, the City currently allows the simultaneous submittal of entitlement applications and plan checks for the same project, as long as the plan check review is acknowledged to be at risk of changing once the entitlement is processed.

Action Items:

- Meet with project applicants to review zoning regulations if a housing project is submitted with proposed densities below the permitted density in the zone
- Provide fee-free consultations with developers to discuss potential housing projects prior to submittal in order to ensure that developer understands regulations, processes, and options for development
- Update the zoning code to reduce inefficiencies and uncertainty in the development review process (see Imp. 12.1)
 - As part of the Code update, streamlined review procedures will be established for qualifying housing developments under SB 35 (Government Code Sec. 65913.4)
- To assist applicants and improve transparency, zoning requirements, development standards and fees will be posted on the City website and the City will create user-friendly guides on various housing development related topics.

Timeline: Adopt updated processing procedures in the Zoning Code during the planning period; prepare written procedures for SB 35 streamlined permit review in ~~2021-22~~ 2023; post development regulations and fees on the City website throughout the planning period.

Funding Source: Departmental Budget

Responsible City Section: Community Development Department

Quantified Objectives

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

Income Group	New Construction	Rehabilitation	Conservation
Extremely Low	504		75 150
Very Low	504	50	75 3
Low	680	50	3
Moderate	602		2
Above Moderate	814		
Total	3,104	100	150 158

The quantified objectives for new construction are based on the Regional Housing Needs Assessment (RHNA) for this planning period. (Please refer to Appendix A for further discussion regarding the RHNA and Appendix B regarding potential sites where additional housing can be accommodated.)

Quantified objectives for rehabilitation are based on assumptions for assistance provided through Programs 9.1 through 9.3.

Conservation objectives are based on the continued affordability of the Beverly Hills Senior Housing development.

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