

Appendix E: Public Participation

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This Appendix contains information on the public outreach conducted during the Housing Element update.

A. Forum for Affordable Housing Builders and Providers

On February 7, 2013 the City held a forum for builders and providers of affordable housing in the region. Approximately 15 participants attended the forum, where staff shared information on City resources and incentives for senior/disabled/affordable housing, and participants were invited to provide input on future housing programs in the City. Information was provided on the Housing Element update, density bonus program, senior and congregate housing incentives, entitled affordable housing projects, and services provided for the homeless in Beverly Hills. Staff also disseminated a survey to solicit specific written input from participants as to what programs/incentives could be of most benefit for production of affordable housing in the City. Below is a summary of the responses.

1. Survey Responses “Affordable Housing Incentives Survey”

1. In general, what incentives have you found to be the most useful?

- Subsidized land cost
- Construction subsidies and Project-based Section 8 rental assistance
- Subsidy money. Parking reductions for affordable housing units. Height/floor area
- Density bonuses, fee waivers and parking reductions, and more by-right opportunities

2. What are the greatest barriers to affordable housing here in Beverly Hills?

- Cost and scarcity of land
- Land cost
- Sites and money
- Cost of land and construction
- Community opposition and land cost, and possibly, political will

3. Are the incentives Beverly Hills currently offers beneficial for developing affordable, senior & disabled housing projects?

- Seem to be similar if not the same as those allowed under SB1818 (density bonus). The key to overcoming cost of land, Beverly Hills will need to expand allowable bldg. envelope, make it more efficient to develop within the envelope allowed and/or provide subsidy
- Yes, density helps but cannot get you there.
- They are helpful but does not offset the high cost of land

4. What programs not currently offered could the City explore in the upcoming Housing Element?

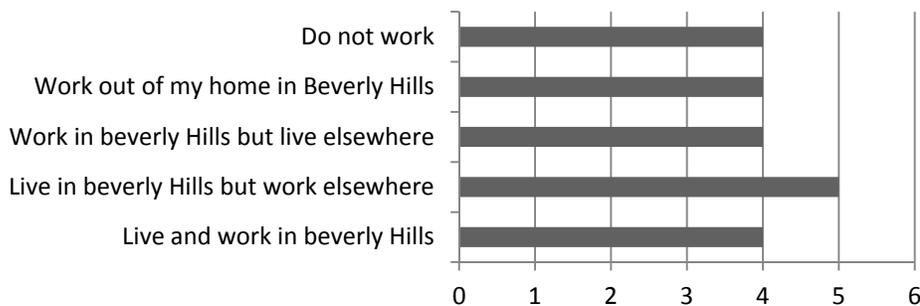
- Trust Fund for subsidy, Reduce minimum unit size, Increase height
- Inclusionary housing requirement, buy land, co-venture with developer
- Site assembly
- Housing Trust Fund, City controlled land offered for affordable housing development
- Land acquisition assistance eg.: below market loans to developers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

B. Housing Survey

The “Beverly Hills Housing Survey” (Figure E-1) was provided to the public at the library, senior center and community center. A version of the survey was also provided online and promoted through the City’s website (beverlyhills.org). The survey also included City staff contact information for questions and comments. The survey was available for approximately three months, and 21 responses were received. The responses are summarized below.

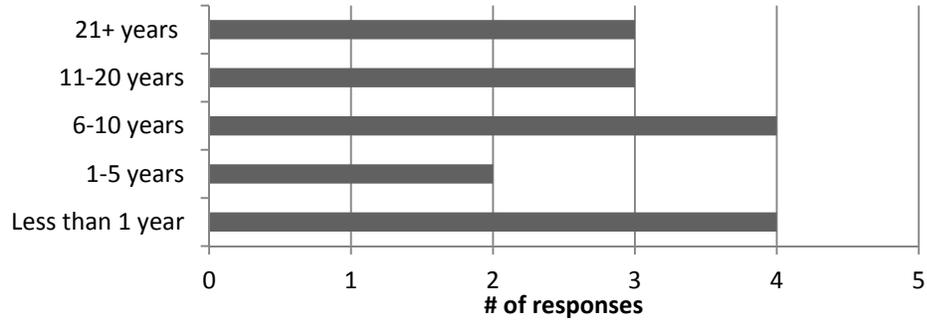
1. Housing Survey Responses

1. *Currently you¹*

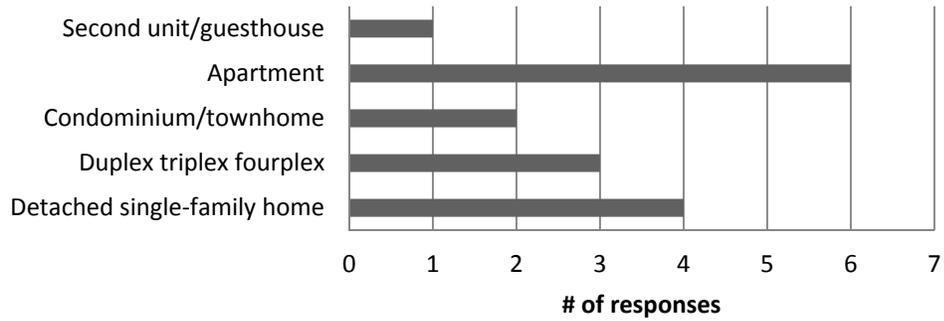


¹ Respondents who indicated they did not live in the City were invited to continue and answer questions 9 and 10.

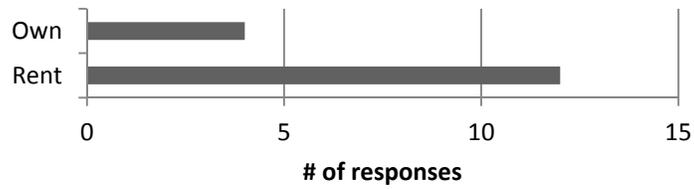
2. If you live in the City, how long have you lived in Beverly Hills?



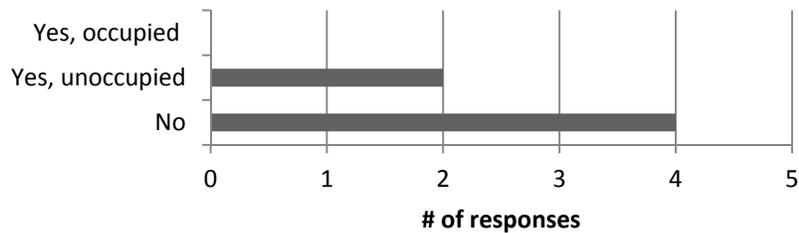
3. Select the type of housing you reside in



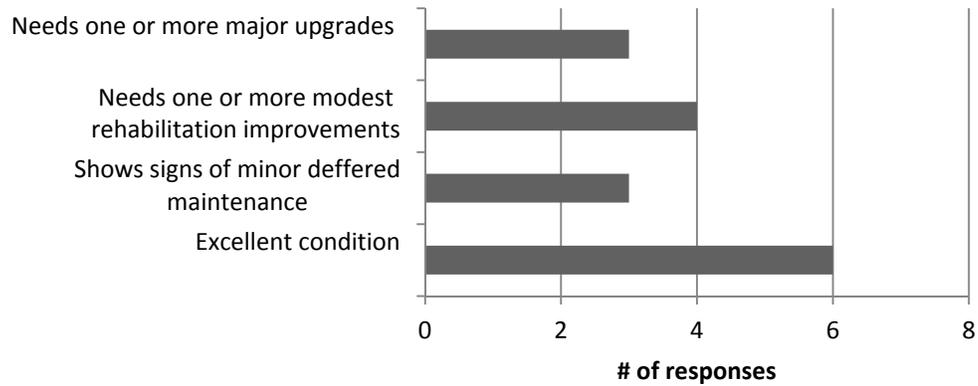
4. Do you rent or own?



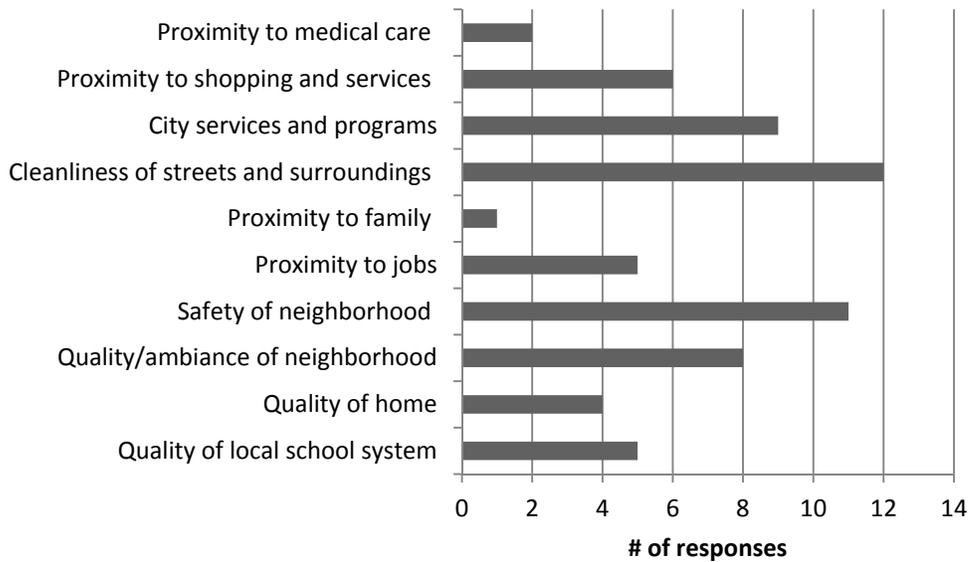
5. If you live in a single family home, does the property have a second unit?



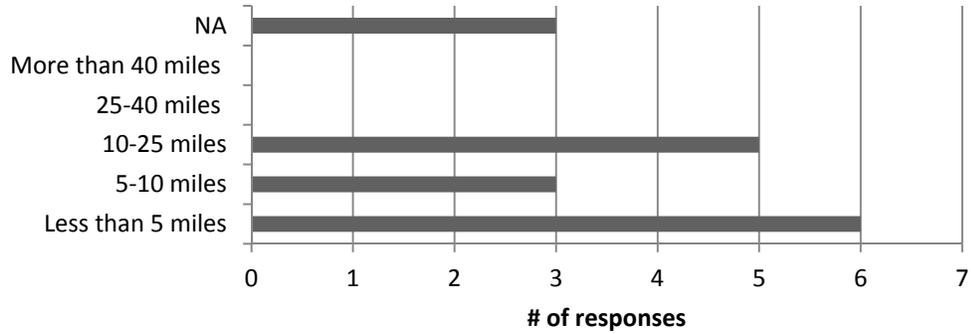
6. How would you rate the physical condition of the unit you live in?



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



8. How long is your one way commute to work



9. What housing types are most needed to address Beverly Hills housing needs?



10. Is there anything else you would like to add?

“Not everyone in Beverly Hills is wealthy; units need to be elegant but modest and affordable. I would be interested in researching rent control”

“It would be wonderful to have a variety of people of all economic and racial backgrounds in the neighborhood. Safe, affordable housing should be accessible to all.”

“The City of Beverly Hills should build more low income housing for adults 55+”

“Cap rent controlled units at no more than 5% annually”

WHY DO A SURVEY?

The City is in the process of updating the Housing Element of the General Plan for the 2013-2021 period as required by State law.

The Housing Element establishes policies and programs to address Beverly Hills' existing and projected housing needs for all economic segments of the community.

The first step in this process is to ask you what you see as the community's most important housing needs.

Thank you for taking this survey. Surveys may be returned:

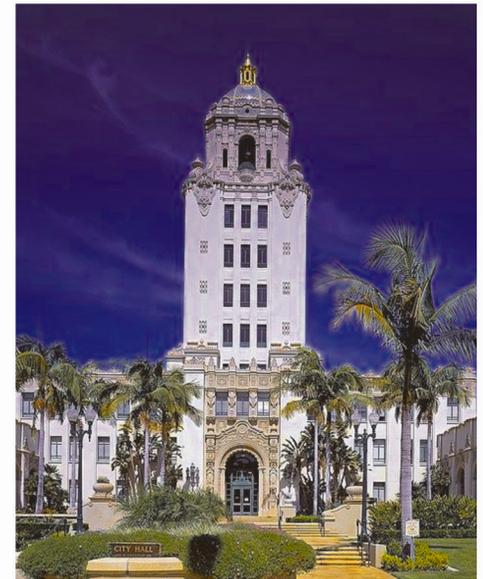
- 1) *by mail:*
City of Beverly Hills
Community Development Department
455 N. Rexford Drive
Beverly Hills 90210
- 2) *by FAX:* (310) 858-5966
- 3) *on-line and submitted electronically:*
www.beverlyhills.org/housing

All responses are kept completely confidential, and are only reported in the aggregate.

City of Beverly Hills
Community Development Department
455 North Rexford Drive
Beverly Hills, CA 90210



Housing Survey



Beverly Hills 2013-2021 Housing Element Update

Community Development Department

CITY OF BEVERLY HILLS — HOUSING SURVEY

1. Do you live in Beverly Hills?

- Yes, please answer questions #2-12
 No, please skip to question #9

2. How long have you lived in Beverly Hills?

- Less than 1 year
 1-5 years
 6-10 years
 11-20 years
 21+ years

3. Select the type of housing unit you reside in:

- Detached single-family home
 Duplex/triplex/fourplex
 Condominium/townhome
 Apartment
 Second unit/guesthouse*

4. Do you rent or own the home you live in?

- Rent
 Own

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

- Yes
 No

6. Is this second unit/guesthouse occupied?

- Yes
 No
 N/A

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

- Excellent condition
 Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)
 Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, etc.)
 Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc.)

8. Select the top reason(s) you chose to live in Beverly Hills (choose up to five):

- Quality of local school system
 Quality of home
 Quality/ambiance of neighborhood
 Safety of neighborhood
 Proximity to jobs
 Proximity to family
 Cleanliness of streets and surroundings
 City services and programs
 Proximity to shopping and services
 Proximity to medical care

9. What types of housing are most needed to address Beverly Hills' housing needs? (Select all that apply)

- Single-family houses
 Condominiums/Townhouses
 Apartments
 Secondary Units or "Granny Flats"
 Senior Housing
 Housing for Persons with Disabilities
 Other (please specify)

10. Currently, you

- Live and work in Beverly Hills
 Live in Beverly Hills but work elsewhere
 Work in Beverly Hills but live elsewhere
 Work out of my home
 Do not work

11. How long is your one-way commute to work?

- Less than 5 miles
 5-10 miles
 10-25 miles
 25-40 miles
 More than 40 miles
 N/A

12. Are there any additional comments you would like to provide the City for its 2013-2021 Housing Element update?

*Defined as a unit that provides for independent living (bathroom, full kitchen, sleeping area)

The City appreciates your assistance. Feel free to contact Peter Noonan at pnoonan@beverlyhills.org or (310) 285-1127 with any questions or comments.

C. Public Meetings

1. Forum for Affordable Housing Builders and Providers

A Forum for affordable housing builders and providers was held on February 7, 2013. Please see page E-2 for more information.

2. Publicly Noticed Hearings and Meetings

The draft 2014-2021 Housing Element was considered by the Planning Commission at a publically noticed meeting on June 27, 2013. The meeting was noticed in local newspapers and the City's website. One speaker made comments in support of the City's efforts related to affordable housing and the programs included in the housing element at this meeting.

The draft Element was considered by the City Council at publically noticed meeting on August 6, 2013. The City Council discussed the Element with staff and recommended that it be sent to HCD for review.

A number of public hearings and notices were held by the City during the development of the City's previous Housing Element, which was adopted in 2012. This document served as the basis for the 2014-2021 Housing Element. The development of the 2008-2014 Housing Element was initiated in conjunction with the City's comprehensive update to its General Plan, and was part of the extensive community outreach conducted in support of that process. This process included noticed public hearings, input from topic committees, ten community outreach meetings, and planning commission study sessions on the Housing Element. This extensive public outreach effort served to involve the community and various stakeholders in the development of the previous Housing Element, which is the foundation for the 2014-2021 Housing Element.