

## Appendix A: Community Profile

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A community’s demographics (the statistical study of a population’s characteristics) affect the type and amount of housing that is needed in the community. This section addresses the population, age, race/ethnicity, and employment characteristics in Beverly Hills.

A series of maps depicting housing needs for the community are provided based on the City’s 2010 census block groups. The City’s census blocks are depicted in Figure 1.

## A. Key Findings

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### 1. Demographic Profile

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- Beverly Hills has seen a marked decrease in its **young adult** (25-44 years) population over the past two decades, and a corresponding increase in its population of **middle adults** (45-64 years). These trends reflect both the aging in place of young adults and the limited number of new young adults moving into the Beverly Hills community due in part to high housing costs.
- **Seniors** (age 65+) represent a significant segment of the City's population, and at 19 percent, are nearly double that of the 11 percent of seniors County-wide. With the aging of the baby boomer population, the number of senior citizens is projected to increase dramatically over the next decade. And particularly with over half Beverly Hills seniors currently age 75 and above, the City's growing senior population may require more supportive housing options as they age and become more frail.
- While Beverly Hills' population remains relatively White (79% in 2010), 38 percent of residents are foreign born. Approximately 5,600 residents report speaking English less than very well. **Language barriers** may prevent these residents from accessing information, services, and housing in the community.
- Approximately one-third of Beverly Hills' **employment base** is characterized by lower paying hospitality, retail, restaurant, and service-related jobs. Given the shortage of affordable housing opportunities in the community, a large segment of people who work in Beverly Hills are unable to live here.

### 2. Household Profile and Special Needs

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- Beverly Hills is characterized by a much lower incidence of **family households** than the County (57% vs 68%), and a much higher incidence of **single-person households** (36% vs 24%). Accordingly, the average household size in Beverly Hills (2.29 persons) is well below that of the County (2.98 persons). These household characteristics are in large part a reflection of the high incidence of senior citizens in the community.
- Approximately 28 percent of Beverly Hills households earn **low incomes** (<80% of Area Median Income, or "AMI"), with 11 percent earning extremely low incomes (<30% AMI). Seventy percent of Beverly Hills' extremely low income households are renters, a group considered at risk of losing their housing.
- **Senior citizens** comprise 30 percent of Beverly Hills' households. Forty-two percent of the City's seniors live alone,

37 percent are renters, and 31 percent have a disability. Seniors face housing needs related to housing maintenance, accessibility, and cost. Many elderly are on limited, fixed incomes and thus are particularly vulnerable to rent increase and other changes in living expenses.

- Ten percent of the City's population has some type of **disability**, encompassing physical mental and developmental disabilities. The living arrangements for persons with disabilities depend on the severity of the condition, and range from independent living to specialized care environments (group housing). The Westside Regional Center reports serving 179 Beverly Hills residents with a developmental disability, generating a need for approximately 57 units of supportive housing.

### **3. Housing Stock Characteristics**

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- Of the City's **housing stock** of approximately 16,400 units, 63 percent is multi-family housing, the majority of which is in larger complexes with five or more units. A slight majority of the City's households are renters (56% renters vs. 44% owners), fairly close to the 62 percent renters County-wide.
- High property values have contributed to ongoing **upkeep and renovation** of the housing stock. Nonetheless, given that more than 60 percent of Beverly Hills' housing is more than 50 years old, combined with a sizable senior population who may face difficulties maintaining their homes as they age, both code enforcement and housing rehabilitation programs continue to be important.
- **Market rents** in Beverly Hills are well beyond the level of affordability for very low, low, and even most moderate income households. Approximately one-third of the City's workforce is in lower paying occupations, contributing to 95 percent of persons employed in the City commuting in from outside the City limits. Examples of occupations priced out of the housing market include preschool teachers, licensed nurses, administrative assistants, and retail sales managers.
- **Housing overpayment** among lower income households is high, with three-quarters of both lower income owners and renters spending greater than 30 percent of their incomes towards housing. The community's special needs populations – seniors, persons with disabilities, and female-headed households with children – are particularly vulnerable to losing their housing due to an inability to pay.

## B. Demographic Profile

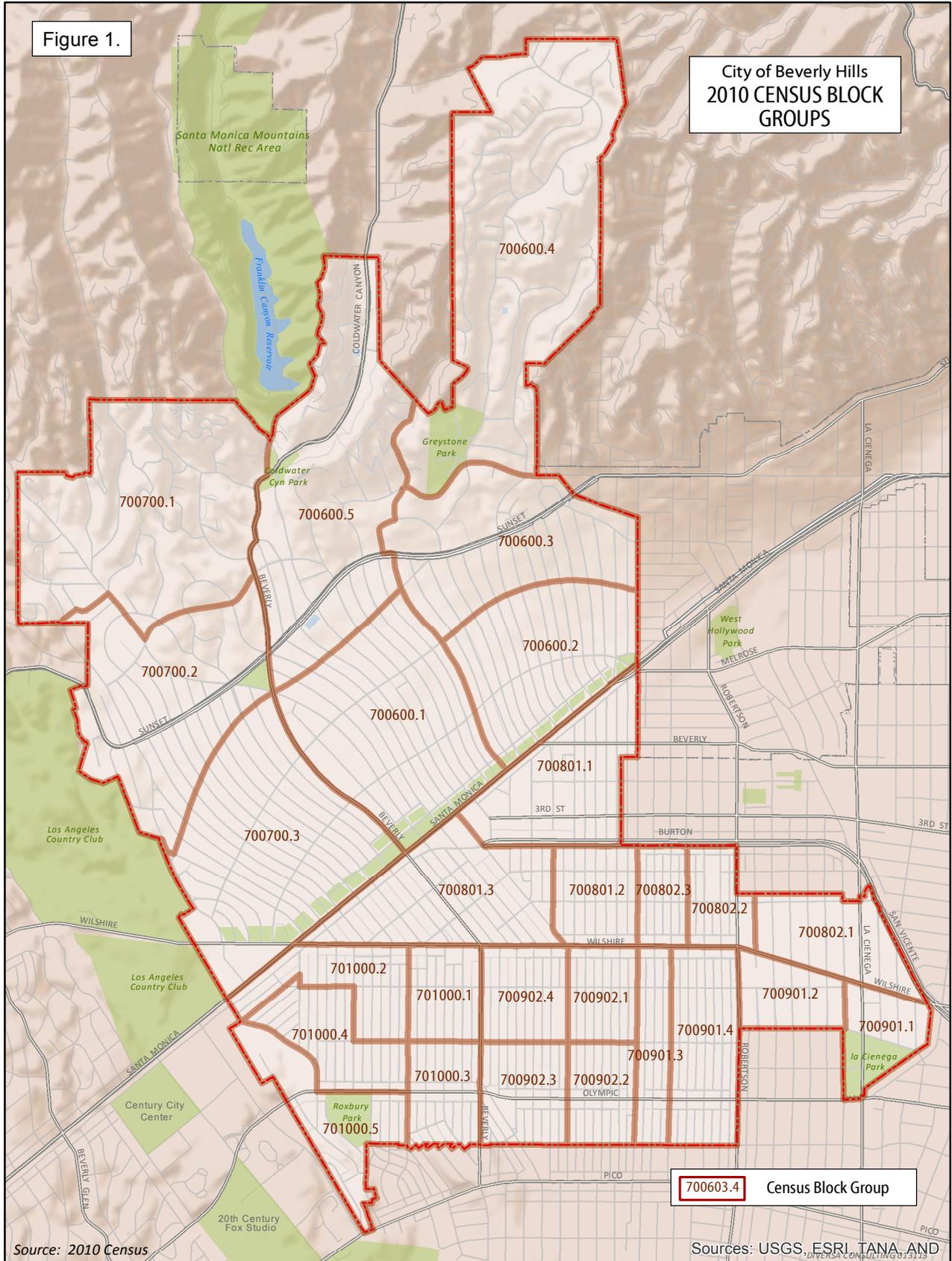
### 1. Population Growth and Trends

The U.S. Census documents Beverly Hills' 2010 population at 34,109, representing an increase of approximately 325 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Growth Forecast projects a modest 6.5 percent increase in Beverly Hills' population over the 2008-2035 period.

Table A-1 shows Beverly Hills' population growth trends over the last 20 years, and compares this growth to other Westside jurisdictions and Los Angeles County. This table illustrates the limited amount of growth experienced in Beverly Hills during the past two decades, with a six percent increase in population during the 1990s, and just a one percent increase during the 2000s.

Jurisdiction	1990	2000	2010	Percent Change	
				1990 - 2000	2000 - 2010
<b>Beverly Hills</b>	<b>31,971</b>	<b>33,784</b>	<b>34,109</b>	<b>6%</b>	<b>1%</b>
Santa Monica	86,905	84,084	89,736	-3%	7%
Culver City	38,793	38,816	38,883	<1%	<1%
West Hollywood	36,118	35,716	34,399	-1%	-4%
LA City	3,485,398	3,694,820	3,792,621	6%	3%
County of Los Angeles	8,863,164	9,519,338	9,818,605	7%	3%

SOURCE: U.S. Census of Population and Housing 1990, 2000 and 2010



## 2. Age Characteristics

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The age distribution of a community, meaning the number of individuals who are of a certain age or within different age groups, has important effects on housing demand. Different age groups have distinct lifestyles, income levels, and family types and sizes that influence preferences and the ability to afford housing.

The 2010 Census puts the median age of Beverly Hills at 43.6 years, significantly above the median age of 34.8 years for the County.

Table A-2 shows the age distribution in Beverly Hills in 1990 and 2010, and compares this to Los Angeles County. Over the past two decades, children under the age of 18 increased from 16- to 18-percent in Beverly Hills, though still well below the 24-percent of children Countywide. Consistent with this trend, family households with children in the City also increased between 1990 and 2010 from 20- to 24-percent (refer to Table A-6 later in this chapter). The biggest changes to Beverly Hills' age distribution occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined steadily during the past two decades, decreasing from 30- to 25-percent and declining by over 1,100 residents. Conversely, the middle age population grew during the same time period, increasing by approximately 2,000 residents and growing from 25- to 29-percent of the population. These trends reflect the aging in place of young adults into middle age, and the limited number of new young adults moving into the Beverly Hills community due in part to high housing costs.

While the City's senior population (age 65+) remained relatively stable over the past two decades at 20-percent in 1990 and 19-percent in 2010, the percentage of senior citizens in Beverly Hills is nearly double that of the 11-percent of seniors County-wide. Over the next decade as the baby boomer population ages into retirement, the number of senior citizens in Beverly Hills will increase dramatically. This demographic shift has significant implications on the City's housing needs, as discussed in greater detail in the section on Special Needs Populations – Senior Households (Appendix C, page 41)

Table A-2: Age Distribution 1990 - 2010, Beverly Hills and LA County					
Age	1990		2010		
	Number	Percent	Number	Percent	L.A. County %
Preschool (<5 yrs)	1,087	3%	1,283	4%	7%
School Age (5-17 yrs)	4,220	13%	4,897	14%	17%
College Age (18-24 yrs)	2,526	8%	2,969	9%	11%
Young Adults (25-44 yrs)	9,655	30%	8,540	25%	30%
Middle Age (45-64 yrs)	7,993	25%	9,904	29%	24%
Seniors (65+ years)	6,490	20%	6,516	19%	11%
<b>Total</b>	<b>31,971</b>	<b>100%</b>	<b>34,109</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 1990 and 2010

### 3. Race and Ethnicity

Los Angeles County has become increasingly diverse in terms of race, culture, and ethnicity over the past several decades. These changes can have important implications on the nature and extent of housing needs. Different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their needs and preferences for housing.

Table A-3 displays the racial/ethnic distribution of Beverly Hills' population and compares it to the County-wide distribution. The City experienced modest change in its racial composition over the last two decades, primarily related to increases in the Asian/Pacific Islander population, which added 1,300 residents, and persons of "other, or two or more races" which increased by approximately 1,550 residents. White residents continue to make up a large majority of the City's population (79%); however, the number of residents identifying as white has decreased in relative proportion as Asian and "other" racial groups have grown in proportion. The percentage of Hispanics (6%), African Americans (2%), and American Indians (<1%) in Beverly Hills have all remained relatively constant.

Table A-3: Racial/Ethnic Composition 1990-2010, Beverly Hills and LA County					
Age	1990		2010		L.A. County %
	Number	Percent	Number	Percent	
White	27,937	87%	26,794	79%	28%
Asian/Pacific Islander	1,708	5%	3,019	9%	14%
Hispanic	1,725	5%	1,941	6%	48%
African American	528	2%	725	2%	8%
American Indian	42	<1%	29	<1%	<1
Other/2 or more races	31	<1%	1,601	5%	2%
<b>Total</b>	<b>31,971</b>	<b>100%</b>	<b>34,109</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 1990 and 2000

A slightly larger percentage of Beverly Hills residents were foreign born (38-percent) in 2010 than in the County as a whole (36-percent). Of the City's population of approximately 12,800 foreign born residents, 45 percent are from Iran, followed by Israel (7%), Korea (6%), France (3%), United Kingdom (3%), China (3%), and Russia (2%).

Several different first languages are spoken by Beverly Hills residents, with 51 percent of the population (16,000 residents) over the age of five reporting a language other than English spoken at home. Of this group, 35 percent are described as speaking English less than very well.

#### 4. Employment

Highly correlated to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles County. The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 58,000 jobs in Beverly Hills in 2008, and projects a 12-percent increase in Beverly Hills' employment over the 2008-2035 period. Comparing the City's 58,000 jobs to its housing stock of approximately 15,000 units, Beverly Hills has 3.8 jobs per housing unit, compared to just 1.4 jobs per housing unit in Los Angeles County as whole, indicating the City is "jobs rich."

The U.S. Census collects detailed information on primary jobs, defined as the highest paying job for an individual worker for the year, but excluding self-employed or “informally employed” workers. A total of 43,653 primary jobs were identified in 2010 in Beverly Hills; while this is over 20-percent below the 58,000 total jobs identified by SCAG, the data provides a greater level of detail on the City’s workforce. As depicted in Table A-4, accommodation and food services (14.4%) is the most dominant employment sector in Beverly Hills, followed by professional/scientific/technical services (11.4%), health care and social assistance (11.0%), and retail trade (10.7%).

Table A-4: Primary Jobs by Industry Sector 2010, Beverly Hills		
Industry Sector	# Jobs	% Total Jobs
Accommodation and Food Services	6,267	14.4%
Professional, Scientific, and Technical Services	4,992	11.4%
Health Care and Social Assistance	4,783	11.0%
Retail Trade	4,655	10.7%
Arts, Entertainment, and Recreation	3,622	8.3%
Other Services (excluding Public Administration)	3,421	7.8%
Finance and Insurance	2,807	6.4%
Administration & Support, Waste Mgmt. & Remediation	2,218	5.1%
Educational Services	2,185	5.0%
Real Estate Rental and Leasing	1,942	4.4%
Information	1,795	4.1%
Public Administration	1,327	3.0%
Wholesale Trade	1,272	2.9%
Management of Companies and Enterprises	721	1.7%
Transportation, Warehousing and Utilities	709	1.6%
Construction	591	1.4%
Manufacturing	323	0.7%
Agriculture, Forestry, Mining, Oil/Gas Extraction	23	--

SOURCE: U.S. Census 2012. OnTheMap Application. <http://onthemap.ces.census.gov/>

Approximately one-third of Beverly Hills’ employment is in generally lower paying hospitality, restaurant, retail, and service-related industries, with wages generally below the level necessary to afford to live in the City.

The Census documents that 95-percent of the 43,653 persons employed in primary jobs within Beverly Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community’s workforce.

## C. Household Characteristics

This section discusses the various household characteristics that affect housing needs in Beverly Hills, including household type, income level, and the presence of special needs populations.

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone. "Other" households are unrelated people residing in the same dwelling unit. Group quarters are not considered households.

### 1. Household Type

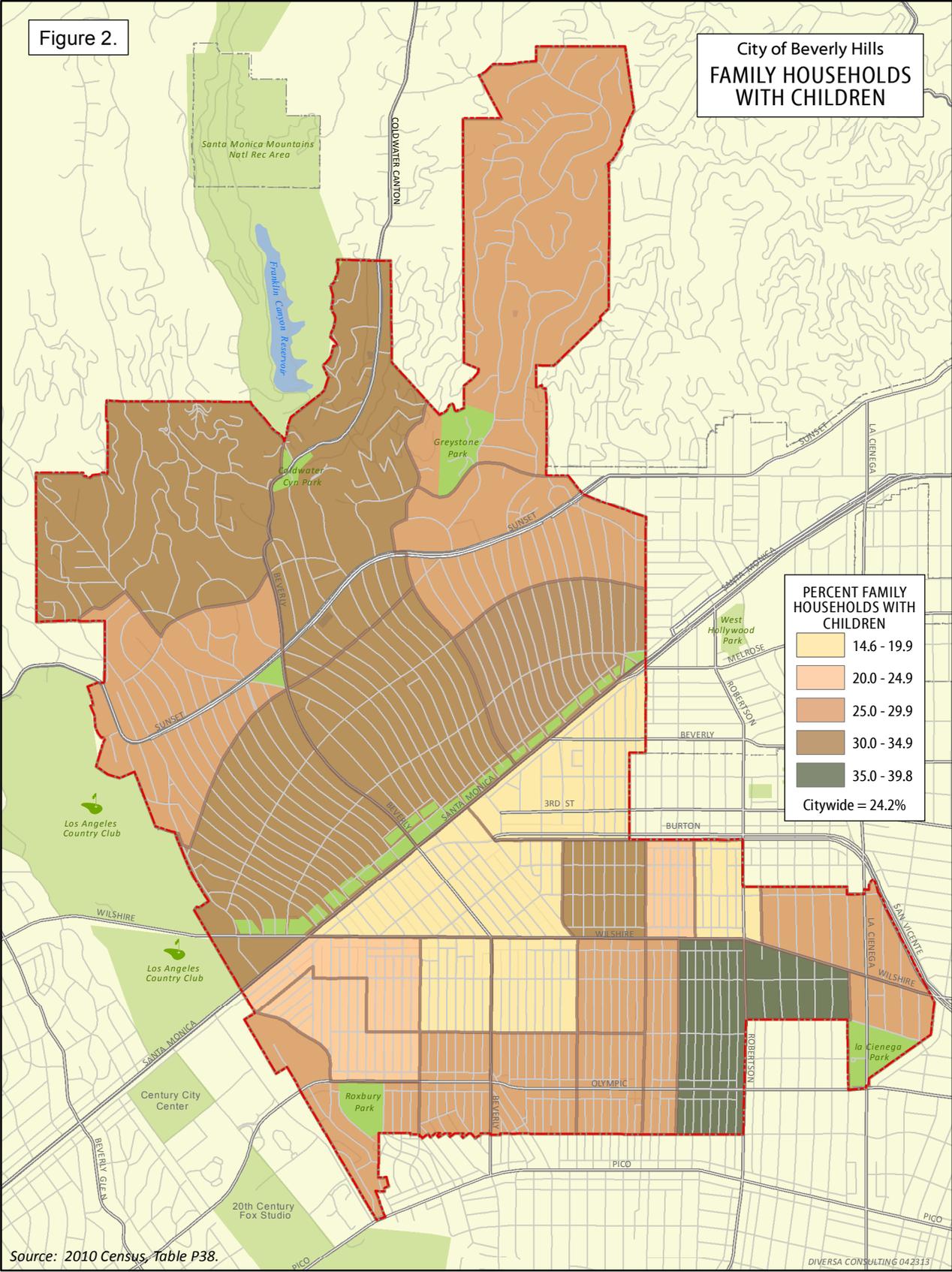
As illustrated in Table A-5, the 2010 Census documents 14,869 households in Beverly Hills, with an average household size of 2.29 persons, representing a slight increase in household size (2.19) from 1990, yet well below the County average of 2.98 persons.

Families continue to comprise just over half of all households in Beverly Hills, increasing from 55- to 57-percent over the past two decades. Families with children evidenced the most significant increase, comprising 24-percent of households in 2010 compared to 20-percent in 1990, an increase of nearly 600 families with children. However, Beverly Hills continues to have a lower incidence of family households with children than the one-third Countywide, while having a far greater incidence of single-person households (36% vs. 24%). These characteristics are in large part a reflection of the high incidence of senior citizens in Beverly Hills.

Household Type	1990		2010		
	Number	Percent	Number	Percent	L.A. County %
Families	8,025	55%	8,461	57%	68%
With children	(2,942)	(20%)	(3,605)	(24%)	33%
Without children	(5,083)	(35%)	(4,856)	(33%)	35%
Singles	5,549	38%	5,400	36%	24%
Other non-families	990	7%	1,008	7%	8%
<b>Total Households</b>	<b>14,564</b>	<b>100%</b>	<b>14,869</b>	<b>100%</b>	<b>100%</b>
Average Household Size	2.19		2.29		2.98

SOURCE: U.S. Census 1990 and 2010

As shown in Figure 2 (Family Households with Children), census block groups with high proportions of households with children are distributed throughout the community. The highest concentrations (over 1/3) are located in the neighborhoods adjacent to Robertson Boulevard south of Wilshire.



## 2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table A-6, which are thus used throughout the Housing Element.

Table A-6: Income Categories, 2013, Los Angeles County				
Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,050	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low *	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

SOURCE: California Dept. of Housing and Community Development, 2013 Income Limits

Table A-7 presents the distribution of household income in Beverly Hills by income category measured as a percentage of the County median. Above moderate-income households (>120% AMI) comprise the vast majority of households in Beverly Hills, at 59 percent. Despite the City's overall affluence, however, Beverly Hills does have its share of lower income households, with 28 percent of households earning less than 80 percent of the County median.

Table A-7: Beverly Hills Household Income Distribution, 2010 SCAG Existing Housing Needs Statement		
Income Level	Households	Percent
Extremely Low Income	1,518	11%
Very Low Income	1,118	8%
Low Income	1,305	9%
Moderate Income	2,012	14%
Above Moderate Income	8,462	59%
<b>TOTAL</b>	<b>14,415</b>	<b>100%</b>

SOURCE: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Eleven percent of the City's households earn extremely low incomes (<30% AMI), a group considered at-risk of losing their housing. Seventy percent of Beverly Hills' extremely low income households are renters, and forty percent are senior citizens. The housing needs of these households are further explored in the following section.

*Needs of Extremely Low Income Households*

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. Table A-8 highlights the existing housing needs of Beverly Hills’ extremely low income (ELI) population. Based on custom tabulation of the 2005-2009 American Community Survey data by HUD, 70 percent of ELI renter households and 79-percent of ELI owner households faced one to four severe housing problems, defined by HUD as: 1) spending greater than 50% of income on housing cost; 2) having an occupancy of greater than one person per room; 3) lacking complete kitchen facilities; and 4) lacking complete plumbing facilities.

The vast majority of housing problems faced by Extremely Low Income renters and owners in 2005-2009 were related to severe housing cost burden, with 70-percent (1,200 households) of Beverly Hills ELI households spending more than half their incomes towards housing.

Table A-8: Housing Needs for Extremely Low Income Households, Beverly Hills			
Household Characteristics	Renters	Owners	Total
Total Number of Households	7,900	6,515	14,415
Total Number of ELI Households <sup>1</sup>	1,220	485	1,705
Total Number of Elderly (age 62+) ELI Households	390	290	680
ELI Households with 1-4 severe housing problems	855 (70%)	385 (79%)	1,240 (73%)
ELI Households with severe housing cost burden only	820 (67%)	380 (78%)	1,200 (70%)

Source: 2005-2009 CHAS data (custom tabulation of 2005-2009 ACS by HUD)

<sup>1</sup> Total ELI households (1,705) in 2005-2009 ACS tabulated by HUD differs from ELI households (1,518) identified by SCAG Existing Needs Statement as presented in Table A-8.

Seniors comprise 40-percent of ELI households in Beverly Hills. The Housing Element sets forth the following programs to help address the housing needs of this group:

- Senior Housing Development
- Rent Stabilization
- Senior Case Management
- Senior Home Sharing
- Second Units

- Home Repair and Improvement
- Monitoring Affordable Housing
- Housing Trust Fund

Many of these programs also provide assistance to non-seniors who qualify based on need.

In addition to these programs, the City accommodates a variety of housing types through its zoning ordinance which serve special needs and ELI populations (including transitional housing, supportive housing, emergency shelters, SROs, and community care facilities) and provides funding for homeless services.

#### ***Low and Moderate Income Workforce***

Many of the workers who make up the workforce in Beverly Hills earn modest incomes, making it challenging to afford to live in the City. Table A-9 presents a sampling of occupations in Beverly Hills that fall within very low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section (Tables A-19 and A-20) compares current market rental rates and sales prices in Beverly Hills with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low, low and even most moderate-income households – typified by occupations such as retail sales managers, vocational nurses, and administrative assistants - cannot afford to rent or purchase a home in Beverly Hills.

<b>Table A-9: Los Angeles County Wages for Select Occupations 2012</b>			
<b>Very Low Income (&lt; \$33,750 - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
<b>Low Income (\$33,750 - \$54,000 - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
<b>Moderate Income (\$54,000 - \$62,200 - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

SOURCE: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.

Note: Income categories based on two-person household with single wage earner.

## D. Special Needs Populations

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances, including but not limited to the following: economic status, age, disability, household size, and household type.

Special needs populations in Beverly Hills include<sup>1</sup>:

- Senior households,
- Persons with disabilities,
- Female-headed households,
- Large households, and
- Homeless persons.

Table A-10 summarizes the special needs populations in Beverly Hills, and depicts their proportion relative to the City's total 2010 population (34,109) and households (14,869). Each of these population groups, as well as their housing needs, is described in the section that follows.

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

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

Notes:

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

<sup>2</sup> Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 37% are renters and 63% are owners.

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<sup>1</sup> Farmworkers are another special needs population; however, because of the lack of agricultural business in the City, there is no demand for farmworker housing, and that category need not be addressed in the Housing Element.

## 1. Senior Households

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Addressing the diverse housing needs of Beverly Hills' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

Seniors are the largest special needs group in Beverly Hills, comprising 30 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Concurrent with the trends throughout the nation, this population is expected to continue increasing as the baby-boom generation enters retirement.

Although often viewed as homogeneous, Beverly Hills' senior population is quite diverse. Among the City's 4,360 senior households, 63 percent own a home and 37-percent rent housing. More than half of Beverly Hills' seniors are 75 years of age and above, a population that may require more supportive housing options as they age and become more frail.

The most pressing housing needs of seniors in Beverly Hills are:

- **Affordable Rent.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Beverly Hills' approximately 1,600 senior renter households, nearly half are lower income (<80% AMI), with one-quarter extremely low income (<30% AMI). Market rents in Beverly Hills are well beyond the level affordable to lower income households, as confirmed by the Census, which documents two-thirds of the City's lower income senior renters spending more than half their incomes on rent. To address this issue, the City will continue to monitor the affordable senior housing (Imp. 9.7) and work to create an inclusionary housing program and trust fund to incentivize the development new affordable housing (Imp. 10.2 and Imp. 10.3).
- **Special Accommodations for Disabilities.** The Census identifies over 2,100 seniors in Beverly Hills with one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population may require various levels of housing support. The City has passed an ordinance establishing procedures for "reasonable accommodation" from certain

development standards to allow individuals with disabilities to comfortably remain in their homes. The City has included Imp. 11.5 “Housing Opportunities for Persons with Disabilities” as a new program in the housing element to address this concern.

- **Housing Maintenance and Upkeep.** Of Beverly Hills’ over 2,700 senior homeowners, 31 percent live alone, comprising 848 single senior homeowners, over three-quarters of which are women. As these homeowners age, many may be unable to maintain their homes, and may benefit from the installation assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners living alone by census block group, with the greatest incidence in the older neighborhoods located south of Santa Monica Boulevard. The Handyworker program (Imp. 9.3) provides housing maintenance services to lower income tenants and homeowners to help address this problem.

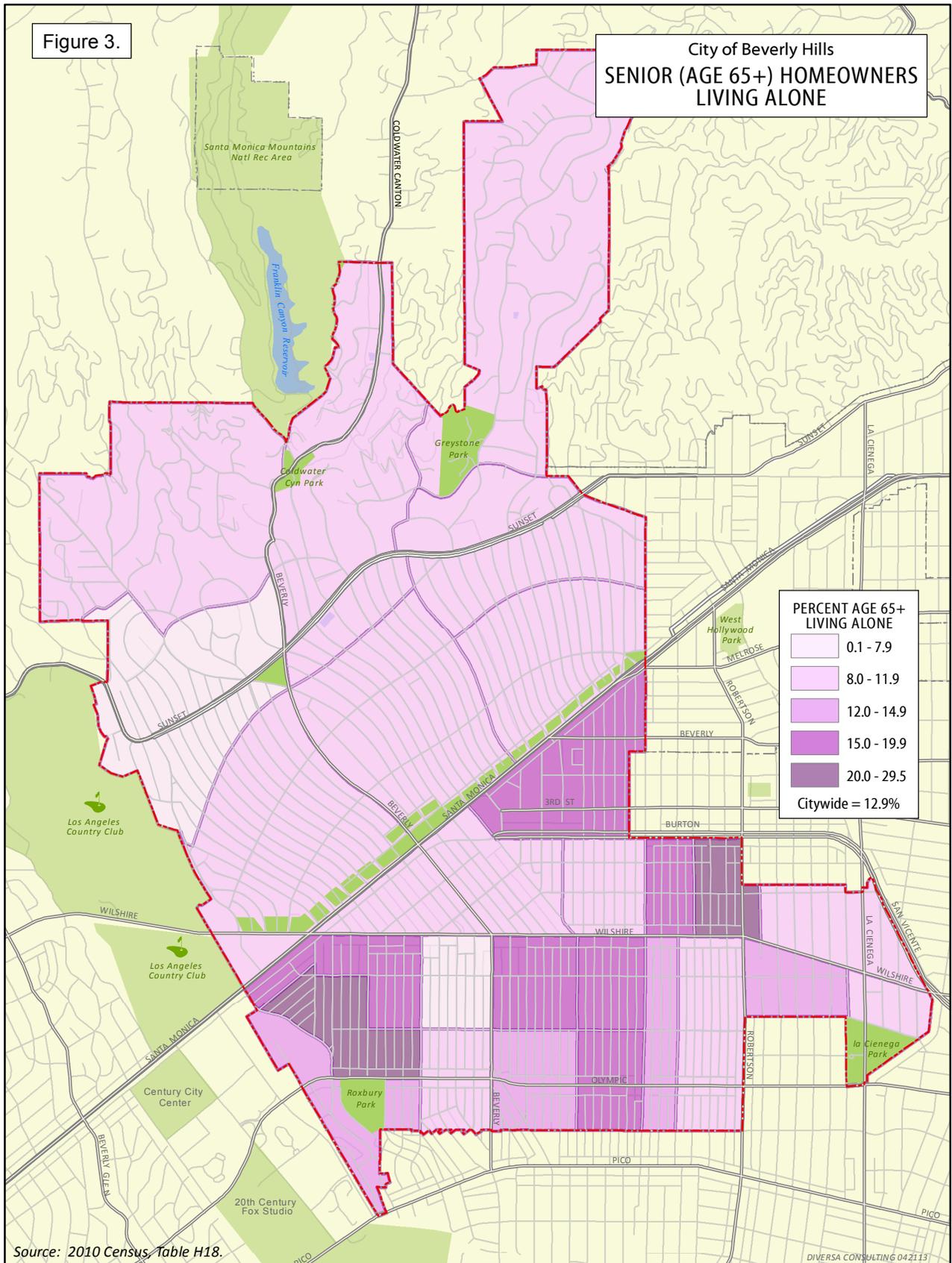
### *Senior Housing Resources*

In order to help address the housing needs of its senior population, in 1987 the City partnered with the non-profit Menorah Housing Foundation to develop the 150-unit Beverly Hills Senior Housing project for very low-income senior/handicapped residents. Other housing-related service programs available to seniors in the community include:

- **Senior Case Management Program** assists seniors to live as independently as possible in the community. Seniors are linked to various services such as shuttle buses and discount taxi coupons, meal services, caregivers, assistance with government forms, and counseling.
- **Senior Handyworker Program** provides minor repair/improved security/mobility aids for low-income tenants and homeowners.
- **A Roommate Matching Service** for seniors is offered through Alternative Living for the Aged.

Through the Beverly Hills Community Services Department, a variety of programs and supportive services are also offered, many of which are targeted towards senior residents, including classes and information programs, free transit shuttle services, case management, legal counseling, and lunch services.

A key focus of the City’s 2014-2021 Housing Element is to establish policies and programs to address the diverse housing needs of the City’s growing senior population.



## 2. Persons with Disabilities

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Of the City's senior population, approximately one-third suffer from a disability. As Beverly Hills' population continues to age, the number of residents with disabilities will also increase.

The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their typically fixed- and lower-income, the lack of accessible and affordable housing, and the higher health care costs associated with their disability.

The 2009-2011 American Community Survey (ACS) identifies 3,211 Beverly Hills residents as having one or more disabilities, representing almost 10 percent of the City's population. Half of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Beverly Hills disabled residents:

- Ambulatory – 64%
- Hearing – 39%
- Cognitive – 36%
- Vision – 17%

Supportive services for the disabled in Beverly Hills include:

- Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled.
- Housing Rehabilitation Program provides assistance, as funding permits, to low- and moderate-income disabled households to construct accessibility accommodations.
- For individuals unable to live in a primarily independent setting, two elderly residential community-care facilities are located within Beverly Hills:
  - The Watermark at Beverly Hills (formerly BridgePoint at Beverly Hills) (75 units)
  - Sunrise Assisted Living (127 units)

These facilities provide residential support and supportive services for such daily tasks as medication management,

coordination of health care services and customized diets, housekeeping, laundry and transportation needs.

***Developmental Disabilities***

Developmental disabilities fall within the definition of a disability and are further defined as a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population.

The State Department of Developmental Services (DDS) provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more productive lives. The Westside Regional Center (RCOC), located in Culver City, serves the Beverly Hills community and provides a point of entry to services for persons with developmental disabilities. The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within the three zip codes in Beverly Hills, the Regional Center currently provides services to 179 residents with developmental disabilities, generating an estimated need for 57 housing units:

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

Source: Westside Regional Center (WRC), 2013

\* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes

(for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Beverly Hills supports the provision of housing for persons with disabilities and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and has established a procedure for granting reasonable accommodations from zoning code requirements. The City's Housing Element programs which are targeted at facilitating affordable housing – including the Inclusionary Housing, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives programs (See Housing Accomplishments Section in Appendix D for more information) – can also assist residents with developmental disabilities.

### **3. Female-headed Households**

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Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. The 2010 Census identifies 1,354 female-headed family households (no husband present) in Beverly Hills, comprising nine percent of total households; half of these female-headed households have children under the age of 18. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

### **4. Large Households**

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Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Beverly Hills, large households comprise eight percent of all households. Of these approximately 1,200 large households, 30 percent are renters. Beverly Hills' housing stock includes approximately 1,100 rental units with three or more bedrooms, in general, the appropriate sized unit to house the City's 350 large renter households (2006-2010 American Community). While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units. As illustrated in Table A-21 later in this document, rent levels for apartment and condominium units with three or more bedrooms in Beverly Hills average \$3,925, well above the levels affordable to low and moderate income households.

## 5. Homeless Persons

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The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count. The January 2011 “point in time” count enumerated 51,340 homeless individuals in the County, reflecting a three percent decrease from the 2009 count. Using survey data on the length and recurrence of homelessness, the 51,340 point in time count represents an annual estimate of 120,070 unduplicated persons who were homeless in the Los Angeles County Continuum of Care during the twelve months surrounding the count.

While LAHSA has not yet published its complete report from the 2013 count, the Beverly Hills homeless count team identified 30 homeless individuals in the City, down from the count of 37 homeless in 2011 and 42 homeless in 2009. A group of 27 Beverly Hills volunteers and City staff canvassed the City from 8 p.m. on January 30, 2013 to 12:30 a.m. on January 31st, counting homeless persons in parking lots, bushes, parks, alleyways and in an encampment, with a total of three homeless women and 27 men identified. City Human Services staff indicated that of the 30 people counted, staff knew half of them by name.

Beverly Hills launched the CLASP (Changing Lives and Sharing Places) program in January 2008, providing street outreach workers through Step up on Second to assess the particular needs of homeless individuals, and to refer them to the appropriate services. Depending on individual needs, social service referrals include mental health counseling, medical care and access to benefits, vocational training, drug rehabilitation and transitional housing.

The City of Beverly Hills contracts with PATH (People Assisting the Homeless) to provide emergency housing for homeless individuals going through the CLASP program, providing annual Community Assistance Grant funding (General Fund) to provide an average of 1,000 bed nights to the homeless. PATH operates three facilities, totaling 195 beds; it utilizes to house homeless on the Westside, and directs individuals to the appropriate facility based on the nature of their needs.

Throughout the years, the City has provided both Community Assistance Grant and Community Development Block Grant funds to various homeless service providers. These funds have been used to support the construction of the New Directions’ Regional Center for Homeless Veterans at the West Los Angeles Administration facility, and to support PATH’s Regional Homeless Center in Los Angeles. Most recently, the City pledged \$200,000 to support the opening of Upward Bound House, a transitional living center for families with children located in Culver City.

Through its annual Community Services Assistance Grant application, the City allocates General Fund monies to a variety of service organizations that support the City's commitment to the provision of a social service safety net for the most vulnerable members of the community. Many of these organizations serve the homeless and at-risk homeless population. For example, in 2011/12, the All Saints Homeless Assistance Program, the Westside Food Bank, PATH (People Assisting the Homeless), Step up on Second, and The Maple Mental Health Counseling Center were among the agencies awarded nearly \$290,000 in City funds.

## **6. Farm Workers**

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Farm workers are identified as persons whose primary income is earned through seasonal agricultural labor. In many parts of southern California, agriculture production is an important contribution to local economies. Beverly Hills has no land which remains in agriculture, and the 2010 Census identifies no persons in the City employed in farming, forestry, or fishing occupations. Given the absence of farm workers in the community, no specialized programs targeted to this group are necessary.

## E. Housing Stock Characteristics

The Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. This section identifies the characteristics of Beverly Hills’ physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

### 1. Housing Growth

The 2010 U.S. Census documents Beverly Hills’ housing stock at 16,394 units, reflecting a net increase in 539 new units since 2000. With a three percent increase in its housing stock over the past decade, the still modest level of growth in Beverly Hills exceeded that in other Westside cities, with the exception of Santa Monica which saw a six percent increase in its housing stock.

During the 1990s, Beverly Hills’ housing stock grew by less than one percent, below the three percent housing growth experienced Countywide. The other Westside communities of Santa Monica, Culver City and West Hollywood experienced similarly low levels of housing growth, reflecting the limited amount of residential land remaining in these communities.

Table A-12 displays housing production in Beverly Hills compared to neighboring cities and the County of Los Angeles.

Table A-12: Regional Housing Stock Growth Trends 1990-2010					
Jurisdiction	1990	2000	2010	%Change 1990–2000	% Change 2000–2010
<b>Beverly Hills</b>	<b>15,723</b>	<b>15,855</b>	<b>16,394</b>	0.8%	3.4%
Santa Monica	47,753	47,863	50,912	0.2%	6.0%
Culver City	16,943	17,130	17,491	1.1%	2.1%
West Hollywood	23,821	24,110	24,588	1.2%	1.9%
Los Angeles City	1,299,963	1,337,668	1,412,006	2.9%	5.3%
Los Angeles County	3,163,343	3,270,909	3,443,087	3.4%	5.3%

SOURCE: U.S. Census 1990, 2000 and 2010.

## 2. Housing Type and Tenure

Overall, the proportion of single- and multi-family housing has remained relatively stable over the past two decades.

Table A-13 depicts the mix of housing types in Beverly Hills. Single-family detached homes comprise over one-third of the housing stock (34.8%), and single-family attached homes comprise just under two-percent of units. Multi-family dwellings account for 63-percent of the City's housing, with the majority of these units within larger complexes with 5+ units.

Housing Type	1990		2010	
	# Units	%	# Units	%
Single-family Detached	5,611	35.7%	5,704	34.8%
Single Family Attached	220	1.4%	291	1.8%
<b>Total Attached and Detached</b>	<b>5,831</b>	<b>37.1%</b>	<b>5,995</b>	<b>36.6%</b>
Multi-Family 2-4 Units	1,643	10.4%	1,902	11.6%
Multi-Family 5+ Units	8,172	51.9%	8,455	51.6%
<b>Total Multi-Family</b>	<b>9,815</b>	<b>62.4%</b>	<b>10,357</b>	<b>63.2%</b>
Mobile Homes, Trailer & Other	77	0.5%	42	0.3%
<b>Total Housing Units</b>	<b>15,723</b>	<b>100%</b>	<b>16,394</b>	<b>100.0%</b>

SOURCE: U.S. Census 1990, 2010. Dept. of Finance 2010 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units.

As indicated in Table A-14, renters have continued to comprise 56 percent of Beverly Hills' occupied housing over the past two decades. The renter majority in Beverly Hills is similar to most other Westside cities, with renters comprising 78 percent of households in West Hollywood, 72 percent in Santa Monica, and 62 percent in Los Angeles.

Tenure	1990		2010	
	Number	% of Total	Number	% of Total
Total Occupied	14,731	100%	14,869	100%
Owner Occupied	6,482	44%	6,561	44%
Renter Occupied	8,249	56%	8,308	56%

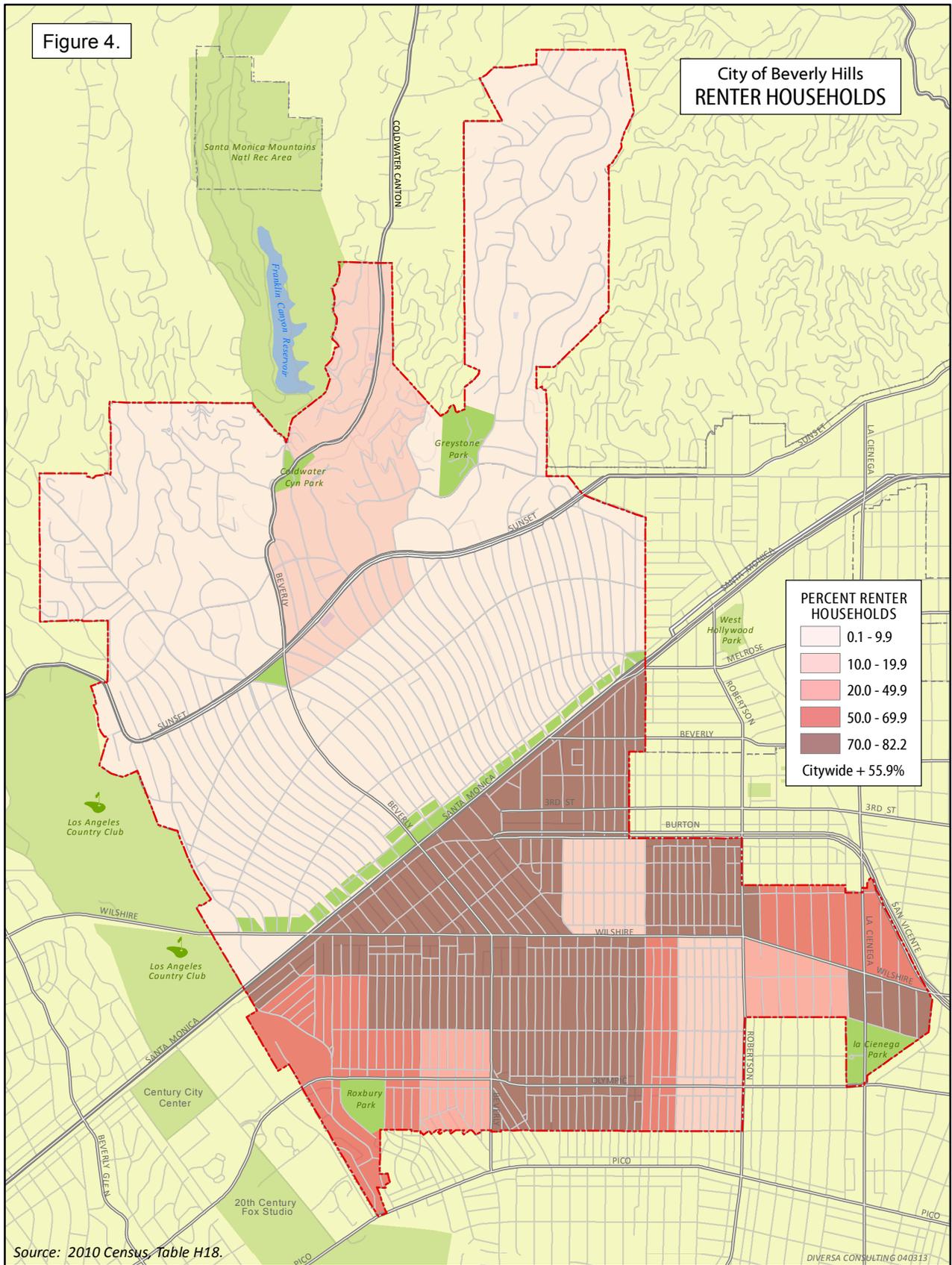
SOURCE: U.S. Census 1990 and 2010.

Figure 4 depicts the locations of renter households in the community, and illustrates that high concentrations of renters are located in the neighborhoods south of Santa Monica Boulevard which are characterized by higher-density single-family homes (6 dwellings per acre) and multi-family uses (up to 50 units per acre).

### ***Vacancy Rate***

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the residential vacancy rate in Beverly Hills was 2.2 percent for ownership units, and indicating an optimal demand for ownership housing. In contrast, the Census identifies an 8.0 percent rental vacancy rate, indicating a slightly greater than optimal number of vacant rental units.



### 3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Maintenance of existing housing units is especially important in Beverly Hills, given the older age of the community’s housing stock.

Like several other Southern California communities, the City of Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. There are a substantial number of single-family houses in the City that were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), with a few dating from before 1910. The City experienced its greatest residential development and growth during the period from the late 1920s through the 1930s.

Table A-15 displays the age of Beverly Hills’ occupied housing stock by tenure as of 2009. With 88-percent of Beverly Hills’ housing stock built prior to 1979, over three-fourth of the City’s housing has reached the 30-year benchmark, representing approximately 12,700 units. The aging of such a large portion of Beverly Hills’ housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

Year Structure Built	Renter Occupied	Percent Renter	Owner Occupied	Percent Owner	Total Percent
2005 or later	20	<1%	68	1%	1%
2000-2004	121	2%	146	2%	2%
1990-1999	106	1%	367	6%	3%
1980-1989	237	3%	647	10%	6%
1970-1979	845	11%	611	9%	10%
1960-1969	1409	18%	729	11%	15%
1950-1959	1282	16%	572	9%	13%
1940-1949	1430	18%	587	9%	14%
1939 or earlier	2450	31%	2789	43%	36%
<b>Total</b>	<b>7,900</b>	<b>100%</b>	<b>6,516</b>	<b>100%</b>	<b>100%</b>

SOURCE: U.S. Census 2005-09 American Community Survey.

Deficient units are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction or under extensive repair. Some of the older, multi-family rental properties have need of minor and major rehabilitation, particularly in the interior (such as

plumbing, electrical, and aesthetics).<sup>2</sup> The Building and Safety Division estimates that units requiring substantial rehabilitation constitute approximately 3-percent of the City's housing stock, translating to an estimated 430 units. The City currently has a reactive code enforcement program but is in the process of becoming more proactive and is evaluating development of a rental housing inspection program to address this issue. There are no substandard residential structures in the community that require replacement.

#### **4. Housing Costs and Affordability**

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Affordability is determined by comparing the cost of housing to the income of the local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Beverly Hills and examines the overall affordability of housing within the City.

##### ***Rental Housing Market***

Current rental information as of April 2013 for Beverly Hills was obtained from internet rental listings on Craigslist and Westside Rentals websites. Table A-16 summarizes the results of this survey by unit type, including apartments/condominiums/townhomes, single-family homes, second units, and individual room rentals within single-family homes.

A total of 136 multi-family units were advertised for rent, which include apartments and units identified as townhomes or condominiums. Median monthly rents were \$1,495 for a studio, \$1,650 for a one-bedroom, \$2,790 for a two-bedroom, and \$3,925 for a three-bedroom unit. Two-bedroom units comprised nearly half of all listings.

Single-family homes comprised approximately 15 percent of advertised rentals in Beverly Hills, totaling 24 homes listed for rent. Rental prices are well above those for multi-family units, with median rents of \$7,000 for a three-bedroom home, \$7,600 for a four-bedroom home, and \$13,500 for a home with five or more bedrooms.

In addition to the full rental units surveyed, 21 individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$800 to \$1,595. Five second units/guesthouses were also advertised, ranging in price from \$995 to \$2,500. Rooms and second units provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, which is particularly useful for senior homeowners on fixed incomes.

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

<b>Table A-16: Survey of Vacant Rental Listings April 2013, Beverly Hills</b>			
<b>Unit Type and Bedrooms</b>	<b># Units Advertised</b>	<b>Rental Range</b>	<b>Median Rent</b>
<i><b>Apartments/Condominiums/Townhomes</b></i>			
Studio	9	\$995 - \$1,750	\$1,495
1	45	\$1,395 - \$4,300	\$1,650
2	66	\$1,850 - \$8,500	\$2,790
3+	16	\$2,700 - \$8,200	\$3,925
<i><b>Single-Family Homes</b></i>			
2	5	\$3,600 - \$8,250	\$6,500
3	11	\$5,250 - \$8,950	\$7,000
4	5	\$5,495 - \$12,000	\$7,600
5+	3	\$8,950 - \$15,000	\$13,500
<i><b>Rooms for Rent/Second Units</b></i>			
Rooms	21	\$800 - \$1,595	\$1,050
Guest Houses/Second Units	5	\$995 - \$2,500	\$1,195

SOURCE: www.craigslist.org; www.westsiderentals.com.

### ***Homeownership Market***

Table A-17 compares single-family and condominium sales prices in Beverly Hills and nearby communities by zip code during calendar year 2012. A total of 425 single-family homes were sold within the three Beverly Hills zip codes, with median prices ranging from \$1,282,000 in zip code 90211, \$1,600,000 in 90212, and \$2,830,000 in the 90210 zip code. In comparison to median home prices in 2011, zip codes 90210 and 90212 exhibited declines of between 6-11 percent, whereas in zip code 90211 home prices appreciated by 15 percent. Countywide, single-family home prices increased by approximately 5 percent.

Condominiums represented a third of all units sold in Beverly Hills in 2012, with 125 condos sold. Median sales price ranged from approximately \$700,000 to \$850,000, relatively unchanged from the previous year except in zip code 90211 where the 2012 median condo price evidenced a 16 percent increase.

Table A-17: Single-Family Homes and Condominium Sales 2012							
Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Culver City	90230	148	\$608,000	12.6%	199	\$273,000	-7.3%
	90232	64	\$728,000	-1.4%	11	\$499,000	2.9%
West Hollywood/ Los Angeles	90038	33	\$430,000	7.7%	18	\$380,000	-15.6%
	90046	290	\$1,025,000	15.6%	146	\$387,000	10.6%
	90048	139	\$1,043,000	-0.6%	86	\$560,000	23.8%
	90069	190	\$1,725,000	11.3%	323	\$416,000	1.5%
Santa Monica	90401	2	\$3,498,000	482.9%	22	\$705,000	32.3%
	90402	147	\$2,764,000	29.1%	40	\$1,275,000	25.6%
	90403	40	\$1,600,000	12.5%	190	\$720,000	1.4%
	90404	23	\$630,000	15.1%	101	\$482,000	-6.4%
	90405	116	\$1,020,000	3.8%	151	\$628,000	1.2%
Beverly Hills	<b>90210*</b>	<b>361</b>	<b>\$2,830,000</b>	<b>-5.7%</b>	<b>42</b>	<b>\$755,000</b>	<b>0.9%</b>
	<b>90211</b>	<b>34</b>	<b>\$1,282,000</b>	<b>15.9%</b>	<b>48</b>	<b>\$693,000</b>	<b>15.4%</b>
	<b>90212</b>	<b>30</b>	<b>\$1,600,000</b>	<b>-11.1%</b>	<b>35</b>	<b>\$838,000</b>	<b>0.9%</b>
LA County	All	59,561	\$340,000	4.6%	19,617	\$285,000	3.60%

SOURCE: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

\* Zip code 90210 also encompasses hillside communities north of the Beverly Hills city limits.

While Table A-17 provides an overview of the subregional housing market in 2012 and sales within the greater Beverly Hills zip codes, Table A-18 provides detailed information on sales within the Beverly Hills city limits during the most recent twelve-month period (April 1, 2012 - March 31, 2013). A total of 218 single-family home sales were recorded during this period. Large homes with five or more bedrooms comprised over forty percent of the homes sold, with average unit sizes exceeding 6,300 square feet. Median sales prices ranged from \$1,837,500 (three-bedroom), to \$3,675,000 (four-bedroom), and \$5,725,000 (five or more bedrooms). The smaller two and three bedroom homes tended to be older, built primarily in the 1930s, with the larger homes encompassing a broader mix of older and more recent construction.

Approximately one-third of units sold in Beverly Hills were condominiums, totaling 119 units. Sales prices ranged from \$370,000 to \$1.81 million, with an overall median price of \$775,000 for a 1,885 square foot unit built in 1983.

Table A-18 Single-Family and Condominium Sales, April 2012 – March 2013 Beverly Hills City Limits						
Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size (sq ft)	Avg. Parcel Size (sq ft)	Avg. Year Built
<b>Single-family Homes</b>						
2	16	\$305,000 - \$36,500,000	\$2,725,000	2,263 sf	14,663 sf	1949
3	54	\$301,500 - \$11,750,000	\$1,837,500	2,945 sf	13,467 sf	1939
4	58	\$450,000 - \$36,500,000	\$3,675,000	4,248 sf	17,885 sf	1944
5+	90	\$1,071,000 - \$36,500,000	\$5,725,000	6,358 sf	22,676 sf	1950
<b>Total</b>	<b>218</b>	<b>\$301,500 - \$36,500,000</b>	<b>\$4,015,000</b>	<b>4,647 sf</b>	<b>18,526 sf</b>	<b>1946</b>
<b>Condominiums</b>						
2	95	\$370,000 - \$1,495,000	\$710,000	1,742 sf	--	1980
3	20	\$687,500 - \$1,725,000	\$1,040,000	2,215 sf	--	1996
4+	4	\$1,030,000 - \$1,812,500	\$1,390,000	3,647 sf	--	1982
<b>Total</b>	<b>119</b>	<b>\$370,000 - \$1,812,500</b>	<b>\$775,000</b>	<b>1,885 sf</b>	<b>--</b>	<b>1983</b>

SOURCE: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

### ***Housing Affordability***

The affordability of housing in Beverly Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table A-19 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Beverly Hills as previously documented in Table A-18. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three-person household, \$357,500 for a four-person household, and \$383,500 for a five-person household, rendering median single-family and condominium prices in Beverly Hills well beyond the reach of moderate-income households.

Table A-19: 2012 Los Angeles County Maximum Affordable Housing Cost			
Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
<i>Less Ongoing Monthly Expenses:</i>			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Down payment (10%)	\$31,000	\$35,000	\$38,000
<b>Maximum Purchase Price for Moderate Income Households:</b>	<b>\$320,000</b>	<b>\$357,500</b>	<b>\$383,500</b>
<b>Beverly Hills Median Single-Family Sales Price</b>	<b>\$2,725,000</b>	<b>\$1,837,500</b>	<b>\$3,675,000</b>
<b>Beverly Hills Median Condo Sales Price</b>	<b>\$710,000</b>	<b>\$1,040,000</b>	<b>\$1,390,000</b>

SOURCE: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

Table A-20 presents the maximum affordable rent by income level and household size, and compares with median apartment rents in Beverly Hills (as documented in Table A-16). As Table A-20 indicates, median rents are well above the level of affordability for very low, low and even moderate-income households. The monthly affordability gap for a three-person household ranges from \$1,955 for very low-income households, \$1,385 for low-income households, and \$1,154 for moderate-income households. With approximately one-third of Beverly Hills' employment in lower paying occupations, a large segment of the City's workforce can not afford to own or rent in the community in which they work.

Table A-20: 2012 Maximum Affordable Rents*, Los Angeles County			
Income Level**	Max Affordable Rent After Utilities		
	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income (50% AMI)	\$742	\$835	\$920
Low Income (80% AMI)	\$1,248	\$1,405	\$1,553
Moderate Income (120% AMI)	\$1,453	\$1,636	\$1,810
<b>Beverly Hills Median Apartment/Condominium Rents</b>	<b>\$1,650</b>	<b>\$2,790</b>	<b>\$3,925</b>

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

\*\*Income levels reflect the 2012 Official State Income Limits published by State HCD.

### ***Rent Control***

All apartment units in Beverly Hills are subject to rent control. Rent control of apartment units first went into effect March 31, 1979. The initial rent control ordinance rolled back rent to May 1978 levels and applied only to those apartments renting for \$600 or less as of May 31, 1978. Regulations governing just cause evictions and pass-through of capital improvements were adopted as well. Under this ordinance, rent levels may be annually increased by 8 percent or the average Consumer Price Index, whichever is less. Units are no longer controlled once voluntarily vacated (or tenants are evicted for just cause) and may be rented at market levels. However upon the re-rental of the unit, those renting for \$600 or less continue to be subject to the ordinance.

In 1986, in response to complaints about exorbitant rent increases from tenants whose units were not rent controlled, a second rent control ordinance was enacted. This ordinance regulates rental of all apartment units not otherwise regulated by the first ordinance and limits annual rent increases to 10 percent. Vacancy de-control or rent levels to market levels is also permitted, although units continue to be subject to the ordinance's provisions governing evictions as well as the maximum 10 percent annual rent increase.

The rent control ordinances do not require registration of apartments and consequently the number of units initially regulated by each ordinance is not known, nor is the extent of change in the numbers of the units governed by each of the ordinances.

## **5. Assisted Housing at Risk of Conversion**

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State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2013 through 2023.

The City of Beverly Hills has one assisted senior housing project financed under the HUD Section 202 program. This project is the Beverly Hills Senior Housing that has 150 units for disabled and senior residents (Table A-21). The project was developed in 1988 and has a 40 year affordability covenant. It is owned and operated by the Menorah Housing Foundation, a nonsectarian, nonprofit 501(c) (3) corporation that develops and manages affordable independent-living senior apartment units throughout Los Angeles. Residents must be 62 years of age or older and must earn 50-percent or less of the area median income. Discussion with the Menorah Housing Foundation indicates that there is a need for additional senior housing in community and there is a long wait list for the project. The

earliest date of conversion of the Beverly Hills Senior Housing project is 2028, not placing it at-risk during this planning period.

Table A-21: Assisted Housing Inventory, Beverly Hills					
Project Name	Tenant Type	Project Owner	Funding Source(s)	Units Subject to Conversion	Earliest Date of Conversion
Beverly Hills Senior Housing	Senior/disabled— Very low income	Menorah Housing	202/811	150	10/26/2028

SOURCE: Menorah Housing Foundation

### ***Section 8 Housing***

The Housing Authority of the County of Los Angeles (HACoLA) administers the Section 8 Housing Choice Voucher Program for sixty-one jurisdictions throughout the county including the City of Beverly Hills. The Section 8 program provides rent subsidies to extremely low and very low income households (earning 50 percent or less than the county’s area median income) in the form of vouchers. Within Beverly Hills, nine households receive Section 8 vouchers, including four households identified by HACoLA as either elderly and/or disabled (May 2013).

## **6. Housing Problems**

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Beverly Hills is the extent of “housing problems.” One measure of housing problems used by both the state and federal governments is the extent of housing overpayment and overcrowding within a community.

### ***Overpayment***

Housing overpayment, as defined by the state and federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table A-22 shows the incidence of overpayment in Beverly Hills.

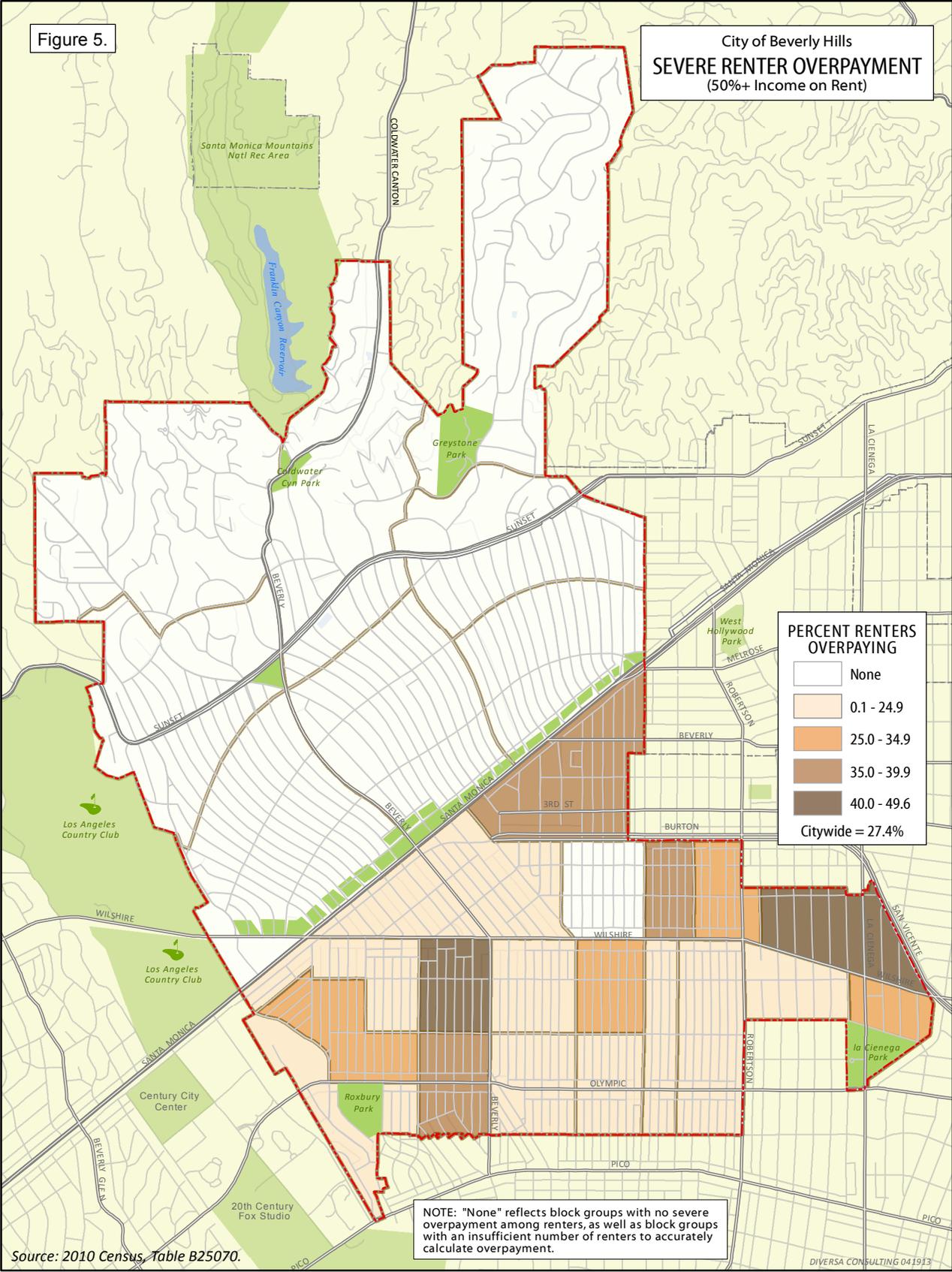
According to the 2005-2009 American Community Survey, 50 percent of owners and 55 percent of renters in Beverly Hills were spending more than 30 percent of their total income on housing, a significant increase from 2000 when 36 percent of owners and 43 percent of renters experienced overpayment. Severe overpayment impacts 29 percent of the City’s renters, representing nearly 2,300 renter households spending more than half their incomes on rent. Figure 5 illustrates severe renter overpayment by census block group, and identifies two neighborhoods where severe overpayment impacts more than 40 percent of all renter households.

In terms of overpayment among lower income households (<80% AMI), approximately 2,100 lower income renter households and 600 lower income owners were faced with overpayment in Beverly Hills. The impact of housing overpayment on Beverly Hills' lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Table A-22: Housing Overpayment 2010, Beverly Hills			
Overpayment	Households	Percent	L.A. Co. %
<i>Owners</i>			
Overpayment (>30% income on housing)	3,249	50%	45%
Severe Overpayment (>50% income on housing)	2,172	33%	22%
Lower Income Households Overpaying	599	77%	
<i>Renters</i>			
Overpayment (>30% income on housing)	4,316	55%	56%
Severe Overpayment (>50% income on housing)	2,277	29%	29%
Lower Income Households Overpaying	2,115	79%	

SOURCE: American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.



### ***Overcrowding***

The state defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, bathrooms, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized and affordable housing units.

Overcrowding occurs when the relatively high cost of housing either forces a household to double up with another household or live in a smaller housing unit to be able to afford food and other basic needs. Overcrowding can also occur if a community lacks housing units of adequate size to meet the need of large households. In either case, overcrowding can potentially lead to more rapid deterioration of homes, more traffic, and a shortage of on-site parking.

Table A-23 shows the incidence of overcrowding in Beverly Hills and Los Angeles County by tenure, as measured by the 2006 - 2010 American Community Survey. As indicated, just two percent of all households in Beverly Hills were living in overcrowded conditions, well below the incidence of overcrowding Countywide, where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from five percent in 2000 to three percent in 2010. Overall, household overcrowding remains a relatively minor issue in Beverly Hills.

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

SOURCE: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

## **F. Regional Housing Needs Assessment**

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

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to distribute the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

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

Table A-26: Regional Housing Needs Assessment 2014–2021, Beverly Hills			
Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	0	0%
Very Low	31-50%	1	33%
Low	51-80%	1	33%
Moderate	81-120%	1	33%
Above Moderate	120%+	0	0%
<b>Total</b>		3	100%

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

\* AMI – Area Median Income.

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

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

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