

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 1, 2024

Nancy Hunt-Coffey, City Manager
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA 90201

Dear Nancy Hunt-Coffey:

RE: City of Beverly Hills' 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Beverly Hills' (City) housing element that was adopted March 18, 2024 and received for review on March 19, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's March 18, 2024 review determined met statutory requirements.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Imp 9.6 (Rent Stabilization)
- Imp 10.1 (Density Bonus)
- Imp-10.4 (Accessory Dwelling Units)
- Imp-10.6 (Partnerships with Affordable Housing Developers)
- Imp-11.1 (Affirmatively Further Fair Housing)
- Imp-11.5 (Housing Opportunities for Persons with Disabilities)
- Imp-11.7 (Emergency Shelter and Low Barrier Navigation Center)
- Imp-11.8 (Aging in Place Assistance)
- Imp-12.1 (Development Standards)
- Imp-12.2 (Reduced Fees for Affordable Housing)
- Imp-12.3 (Efficient Development Permit Review)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority

to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:
<https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and commitment the City provided in the update and review of the housing element and particularly applauds the collaborative efforts of Chloe Chen, Cindy Gordon and Masa Alkire. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "P.M.D." followed by a stylized "P".

Paul McDougall
Senior Program Manager