



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: August 18, 2020
SUBJECT: **Housing Element and Housing Related Planning Activity Update**

Background and Analysis:

Accessory Dwelling Unit Ordinance

January 2, 2020, SB 13, AB 68, AB 670, and AB 881 all became effective. These laws enacted changes to accessory dwelling unit (ADU) regulations currently in effect in most cities throughout California.

The City of Beaumont ADU regulations are found in the Beaumont Municipal Code Chapter 17.03.060 Residential Single-Family Zone (RSF). The City's ADU requirements are not fully consistent with the State's new requirements. The biggest areas of inconsistency are size regulations, setbacks and parking replacement. Since the new ADU regulation took effect, staff has been utilizing the State guidelines for review of ADU proposals. In calendar year 2019, the City did not receive any applications for ADUs. To date in 2020, staff has received two ADU applications which have been reviewed per State regulations.

Housing Element Update

The fifth Regional Housing Needs Assessment (RHNA) cycle is in its final year. The Southern California Association of Governments (SCAG) has provided cities with their sixth cycle allocations. The sixth RHNA cycle will cover the planning period from October 2021 through October 2029. Cities have until October 2021 to update their housing elements and submit them to the State for certification. The City of Beaumont's fifth RHNA cycle allocation was 5,415 units. The City's allocation for the sixth RHNA cycle is 4,201 dispersed into the following categories:

- Very-Low Income: 1,225 units,
- Low Income: 719 units,
- Moderate Income: 722 units, and
- Above Moderate Income: 1,535 units.

Grant Funding Awarded

In an effort to help facilitate housing development, the State of California made two rounds of grant funding available. The funds must be used to develop, revise and/or implement policies and procedures that directly help improve or increase housing development. The funding formula was based on population. The City of Beaumont was eligible for up to \$160,000 in the first round and \$150,000 in the second round. Planning staff applied for and received the full amount of funding in each cycle for a total of \$210,000. These funds will be used to update the City's Housing Element, prepare a stand-alone State compliant ADU ordinance and update the zoning code to ensure consistency with the new housing element.

Fiscal Impact:

None.

Recommended Action:

Receive and file.

Attachments:

A. Summary of Key ADU Provisions