

LWC

City of Beaumont

Housing Element Update Study Session

July 20, 2021



Agenda

- 1 Housing Element Overview
- 2 Process and Public Outreach
- 3 Housing Needs and Conditions in Beaumont
- 4 Draft Housing Element
- 5 Next Steps
- 6 Discussion

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Housing Element Overview

What is the Housing Element?



The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City can accommodate demand for housing at all income levels

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise

Housing Element Components



Policy and Programs Review: A performance evaluation of policies and programs from the current (5th Cycle) housing element



Housing Needs Assessment: A review of the existing and projected housing needs, with particular consideration for special needs populations



Adequate Sites Inventory: List of land suitable suitably zoned to accommodate the City's share of regional housing need



Housing Resources Assessment: Resources identified to support the development, preservation, and rehabilitation of housing



Housing Constraints Assessment: An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development



Implementation Plan: Goals, policies, and programs for addressing the City's housing need

Housing Legislation

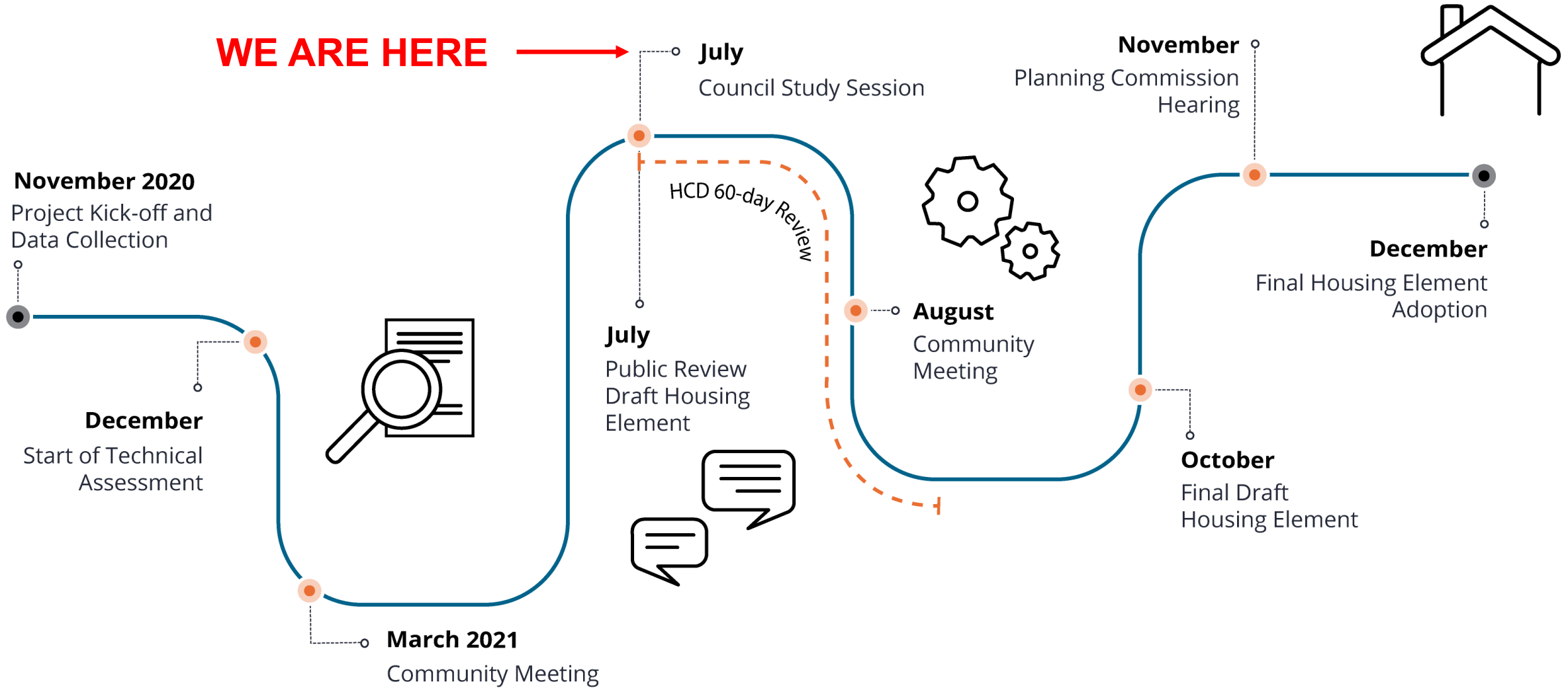
The State continues to pass new housing legislation

- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance



2 **Process and Public Outreach**

Update Process



Public Outreach

- Housing Element Update webpage
- Community Meeting - March 18th
- Email notifications / news release
- Social media



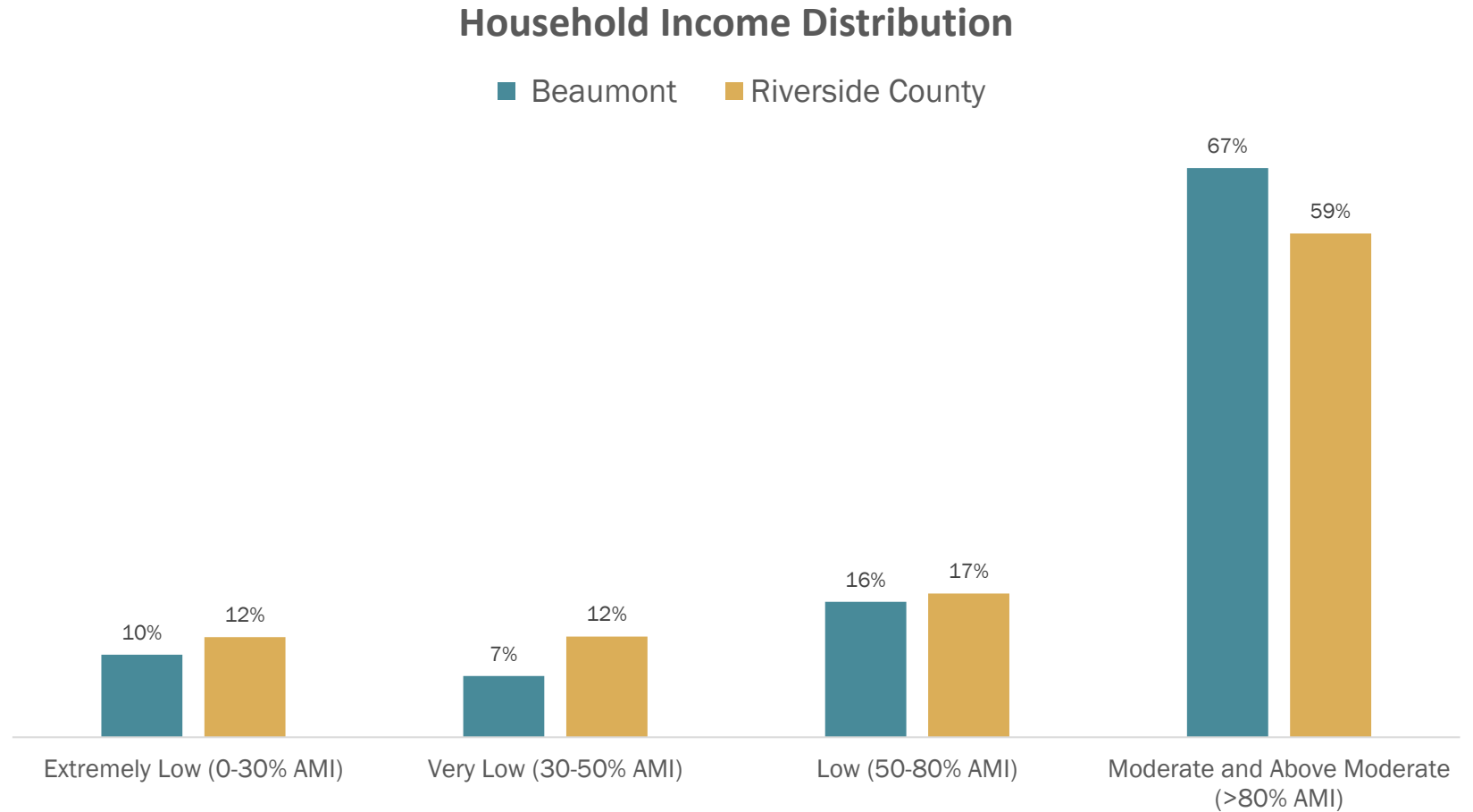
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Housing Needs and Conditions in Beaumont

Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2012-2016

AMI = Area Median Income

AMI for a 4-person household is \$77,500

Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

More than 4 out of 10 renters in Beaumont are housing cost burdened

| Households by Share of Income spent on Housing Cost | | | |
|---|------------------------------------|----------------------------------|---|
| Income | Not Cost Burdened (<30% of Income) | Cost Burdened (30-50% of Income) | Severely Cost Burdened (>50% of Income) |
| < 30% HAMFI | 11% | 12% | 77% |
| 30-50% HAMFI | 21% | 29% | 49% |
| 50-80% HAMFI | 32% | 37% | 31% |
| 80-100% HAMFI | 43% | 43% | 14% |
| > 100% HAMFI | 85% | 14% | 1% |

Note: HAMFI refers to Housing Urban Development Area Median Family Income

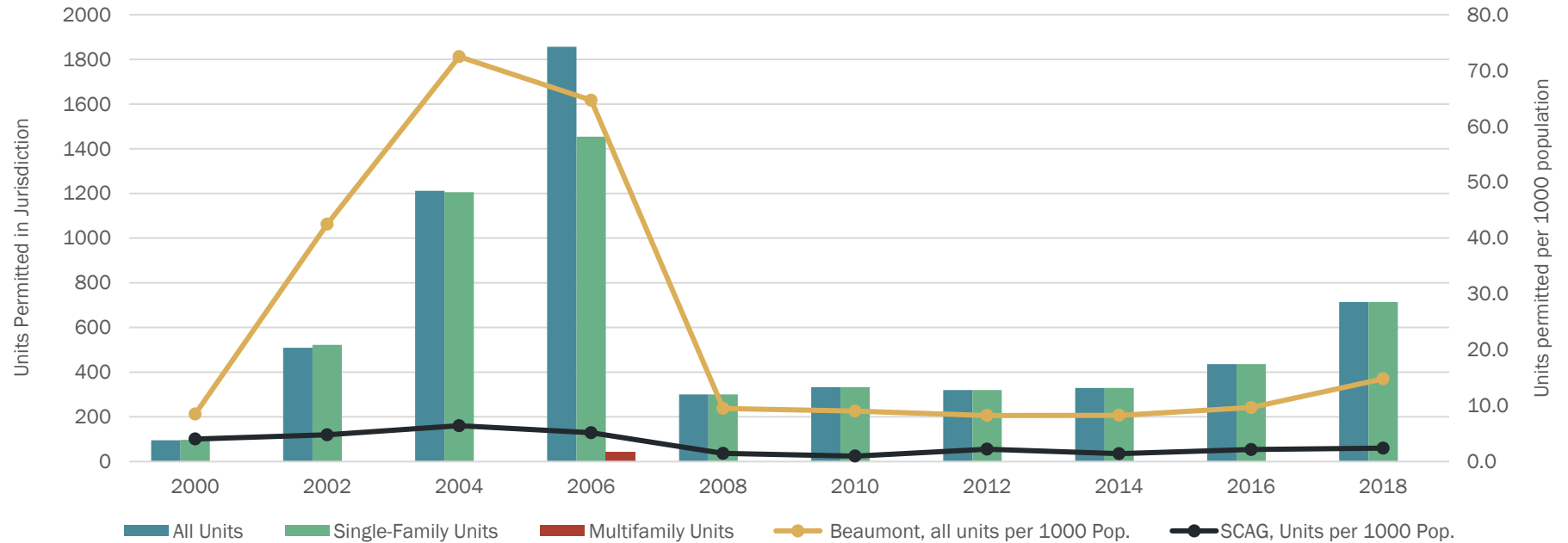
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units

Housing Units Permitted



Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):


- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by state law

| | SCAG | Beaumont |
|-----------------------------|------------------|----------------------|
| | 6th Cycle RHNA | 6th Cycle RHNA Share |
| Very Low 30-50% AMI | 351,796 | 1,229 |
| Low 50-80% AMI | 206,807 | 721 |
| Moderate 80-120% AMI | 223,957 | 723 |
| Above Moderate >120% AMI | 559,267 | 1,537 |
| Total | 1,341,827 | 4,210 |

Median income 4-person household: \$77,500

4 Draft Housing Element

Table of Contents

- Section I** Introduction
- Section II** Projected Housing Need
- Section III** Housing Resources
- Section IV** Housing Plan 

Appendix A: Housing Needs Assessment

Appendix B: Sites Inventory and Methodology

Appendix C: Housing Constraints

Appendix D: Existing Programs Review

Appendix E: Public Participation Summaries

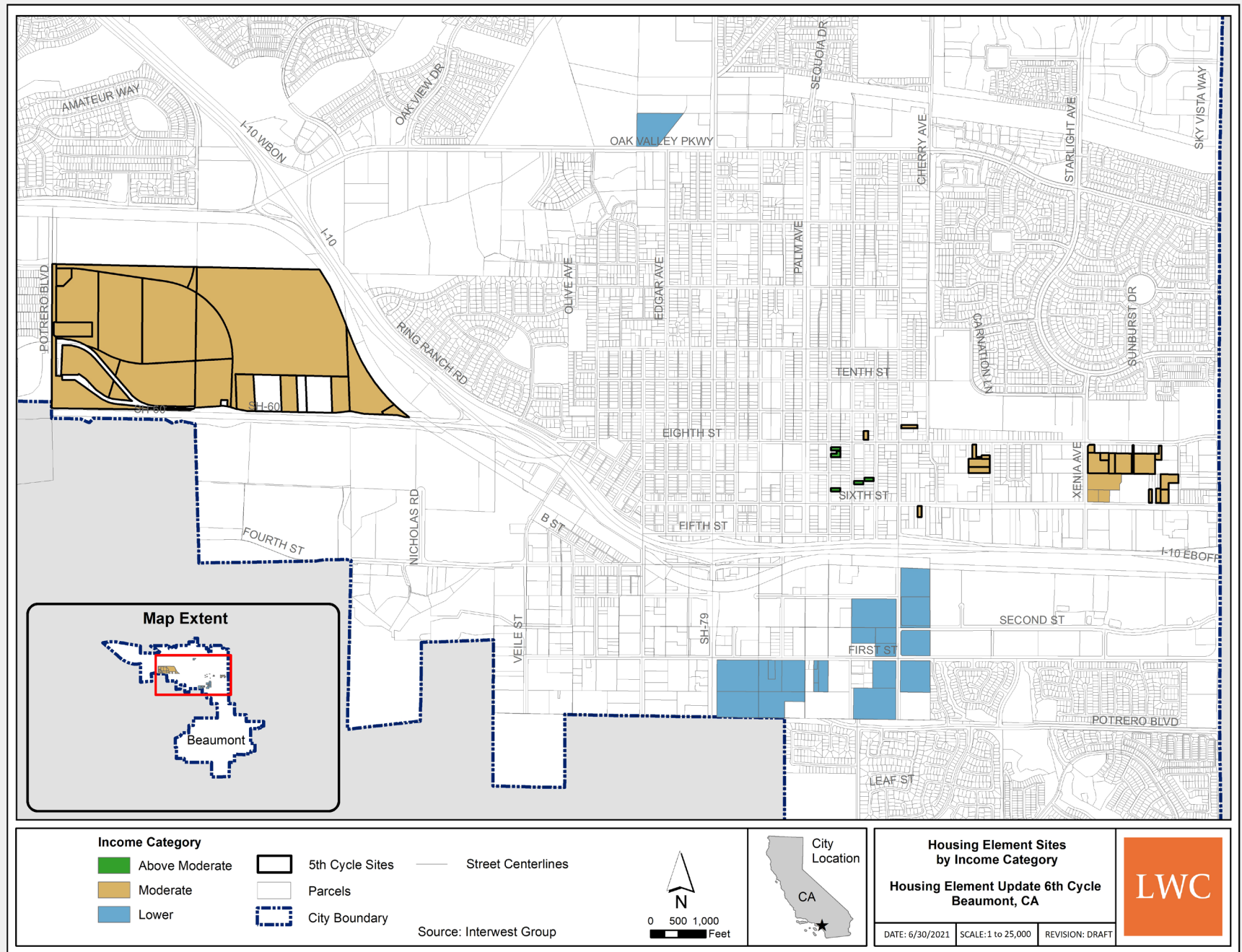
- Goal A:** *Facilitate Housing to Accommodate RHNA*
- Goal B:** *Promote Housing for Lower- and Moderate-Income Households*
- Goal C:** *Remove Governmental Constraints to Housing*
- Goal D:** *Conserve and Improve Existing Affordable Housing Stock*
- Goal E:** *Promote Housing Opportunities For All Persons*
- Goal F:** *Encourage Energy Conservation*

Sites Inventory

| | Extremely Low | Very Low | Low | Moderate | Above Moderate | Total |
|--|-------------------------|--------------|------------|--------------|----------------|--------------|
| RHNA | See Very Low | 1,229 | 721 | 723 | 1,537 | 4,210 |
| ADUs | 1 | 1 | 4 | 4 | 1 | 11 |
| Entitled/Proposed Projects ¹ | - | - | 48 | - | 3,257 | 3,305 |
| Remaining RHNA | See Very Low | 1,227 | 669 | 719 | (1,721) | N/A |
| Site Inventory ¹ | See Very Low/Low | 1,847 | | 4,048 | 5 | 5,115 |
| Surplus / (Shortfall) | See Very Low/Low | (49) | | 3,329 | 1,726 | N/A |
| ¹ Considers net new units only. | | | | | | |
| <i>Source: City of Beaumont, LWC</i> | | | | | | |

Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Key Programs

RHNA Housing Sites Implementation; Rezone Program (Program #1)

To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a min. of 20 and max. 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

Minimum Densities (Program #5)

The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.



Key Programs

Accessory Dwelling Units (ADUs) (Program #4)

The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

Affordable Housing Density Bonus Program (Program #10)

The City will update its Zoning Code to be consistent with state law.

Enhanced Density Bonus Program (Program #11)

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).



Key Programs

Mixed-Use Parking Incentives (Program #14)

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

Objective Design Standards (Program #15)

The City will adopt objective design standards for residential and mixed-use projects.



Review Period

Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from **7/9/2021 to 9/9/2021** on the City's website:
<https://www.beaumontca.gov/1089/Housing-Element-Update>
- Hard copies at the Community Development Department and the Beaumont Public Library

How to Provide Input:

- Write-in to Christina Taylor via Ctaylor@beaumontca.gov
- Speak up at today's meeting
- Speak up at the next community meeting (August)
- Public hearings (anticipated in November and December)
- HCD directly

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Next Steps

Next Steps

Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law

- Guidelines released late April 2021

End of Review Period

- Submit all comments by September 9, 2021
- City will review and update the Housing Element, as appropriate

HCD Review

- City will make any necessary modifications to meet requirements to be certified by the State

Adoption

- Planning Commission and City Council Adoption Hearings – November and December
- Final Housing Element – December 2021

Stay Informed and Involved!

Beaumont Housing Element Webpage:

<https://www.beaumontca.gov/1089/Housing-Element-Update>

Beaumont Project Contact:

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Ctaylor@beaumontca.gov

6 Discussion

Thank you!