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6th Cycle Housing Element

City of Beaumont

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Section I Introduction

I.A Community Context

Incorporated in 1912, the City of Beaumont is located in the western portion of Riverside County. Beaumont is bounded on the west by the City of Calimesa, on the south by the City of San Jacinto, and on the east by the City of Banning, with unincorporated County land on the north, west, and south ends. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles southeast of San Bernardino, and approximately 25 miles west of the Coachella Valley.

Beaumont covers an area of more than 30 square miles and is home to over 50,000 residents. Urban land uses encompass much of the northern portion of the city, while open space and protected habitat areas predominate the south and west sides. Major transportation routes (Interstate 10, State Route 60, and State Route 79) intersect within the city, solidifying Beaumont as a strategic location for new investment and development. The city's proximity to Los Angeles, idyllic setting, and affordable housing led to a population boom starting in 2000. Despite a growing population in recent decades, Beaumont maintains a peaceful, family-friendly atmosphere characterized by its safe neighborhoods, clean streets, and small-town feel.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order” (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Beaumont, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

*High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decreases educational outcomes** (affecting individuals, as well as the state's productivity), **and makes it difficult for California businesses to attract and retain employees.***

– State of California 2025 Statewide Housing Assessment

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This

Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction’s General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, COVID-19 has impacted Beaumont in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown how some of Beaumont’s residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Beaumont’s populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:

- **Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.
- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.
- **Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City’s fair share of regional housing needs across all income levels.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).



- **Housing Plan:** This section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City’s share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City’s goals, policies, and programs:

- 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
- Appendix F: Affirmatively Furthering Fair Housing

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the

Beaumont General Plan, Zoning Code, and specific plans. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local organizations, City staff, and elected and appointed officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Beaumont's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City's public participation program included community-wide meetings, public meetings with the Planning Commission and City Council, direct outreach to local organizations and neighborhoods representing different economic segments of the community, and community-wide notifications through various communication outlets (e.g., email, social media, news releases, etc.). For detailed public outreach summaries and meeting materials, please see Appendix E.

Public Outreach Events

In addition to be available via direct contact (e.g., email, phone, in person by appointment consistent with COVID-19 protocols), the City conducted the following public outreach events to solicit input on the Housing Element update:

- Public Workshop (Introductory, Information Gathering): Thursday, March 18, 2021 (Virtual 6:00 p.m.).
- City Council Study Session (Draft Housing Element): Tuesday, July 20, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Workshop (Draft Housing Element): Tuesday, August 10, 2021 (Hybrid In-Person/Virtual 6:00 p.m.)
- Planning Commission Public Hearing: XXXX (*tentative*)
- City Council Public Hearing: XXXX (*tentative*)

The goal of the first outreach meeting was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The next set of meetings was focused on the analysis and draft recommendations for the Housing Element. Prior to the City Council and Planning Commission meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appointed officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input. In addition to Council and Commission comments, various public comments were received during the public meetings on the draft Housing Element.

Due to the ongoing COVID-19 crisis, all community events were offered virtually or in hybrid format (both virtual and in-person). Additionally, after the City's recent General Plan Update effort, the City found that online outreach was more effective for community members than in-person events. The City offered a QR code with an online feedback form to submit comments during the Housing Element Update process. Notifications of the community events were distributed through the City's email database of over 1,000 individuals in addition to outreach efforts conducted by the City's Public Information Officer via news releases and social media.

Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood

- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in the following section.

Comments

During the Housing Element update process, the City received comments in both oral and written formats, including comments submitted via the webpage. Comments were provided prior to drafting the technical analysis to support development of the Housing Element, during public review of the draft Housing Element, during revisions of the draft Housing Element, and throughout the process.

Comments received are summarized below.

- Accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA). The City's ADU standards are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Some comments were supportive of ADUs and others expressed concern about ADUs and the State's approach (i.e., one-size-fits-all).
- One commentor identified that seniors are as a major victim of the affordable housing crisis and supported ADUs to help address this problem.
- Support for the proposed rezone program and the program to facilitate housing in the Urban Village.
- Support for transit-oriented development (TOD) and identification of housing sites in the TOD Overlay.
- Request to rezone some vacant single-family parcels to multi-family.
- Multiple comments provided identified that there is high demand and need for rental apartments in Beaumont.

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- There is not enough housing for lower income residents.
- Support for condominium and townhome development as single-family home prices increase.
- Residents lack information, resources, and the opportunity for affordable housing.
- Concerns were raised about impacts of more housing on traffic, infrastructure, schools, emergency services, and emergency access and evacuations.
- Comment to make all sidewalks six to eight feet wide and ADA accessible.

Integration of Comments into the Housing Element

Comments provided have been incorporated in the updated Housing Element, typically through programs. The following summarizes how the feedback received during the process was incorporated into the Housing Element:

- The ADU program facilitates the production of ADUs consistent with State law through an updated ADU Ordinance and pre-approved ADU plans.
- The rezone program remained as proposed with increasing allowed densities in high resource areas along transportation corridors where higher densities are already allowed (i.e., 22 units per acre).
- Lower-income sites identified in the TOD Overlay remained in the sites inventory.
- Programs to facilitate lower income housing have been added or expanded, including affordable housing developer outreach and affordable housing density bonus programs.
- Various programs encourage the development multi-family development, either as apartments or condominiums, such as the rezone program; program for minimum densities; density bonus programs; and mixed-use parking incentives.
- Programs to distribute information on resources and programs to support access to affordable housing have been added or expanded, including promotion of the first-time homebuyers program, rental assistance program (housing choice vouchers), and fair housing services program. Also, a landlord education and outreach program has been added.
- The Safety Element is being updated concurrently with the Housing Element to address hazards and evacuation routes consistent with State law.
- An infrastructure grant program is included to help facilitate the provision of infrastructure to support development of moderate and lower-income housing sites.
- The CDBG funding program identifies that the City will continue to use CDBG funds for place-based improvements (e.g., ADA sidewalk improvements, parks improvements, etc.).

Other edits and corrections were made through various technical appendices (e.g., Need Assessment, Appendix A) based on comments received.

I.F Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City’s General Plan, a long-range vision document that provides guidance for future development in Beaumont. City Council adopted the Beaumont General Plan in 2020. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Code amendments, and some will require amendments to the General Plan for consistency (e.g., rezone program). As Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across planning documents. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

I.G Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Beaumont, sewer services are provided by the City and water services are provided by the Beaumont-Cherry Valley Water District (BCVWD). The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. The City will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Beaumont’s share of the regional need for lower-income housing.

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the adopted Housing Element to the BCVWD immediately upon adoption.

Flood and Fire Hazards

Although the City updated its General Plan, including the Safety Element, in 2020, new State legislation requires additional considerations related to hazards to be addressed. Together with the Housing Element Update, the City is amending the Safety Element to incorporate additional information regarding evacuation routes and the Resilient Inland Empire’s Community Vulnerability Profile for Beaumont.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Beaumont area, adopted its 6th cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Riverside County's 2021 income limits for households of one to four persons are shown in Table II-1. See Appendix A, Table A-4, for a table listing income limits for households of up to eight persons.

Table II-1: Riverside County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	\$16,660	\$19,000	\$21,960	\$26,500
Very Low	\$27,650	\$31,600	\$35,550	\$39,500
Low	\$44,250	\$50,600	\$56,900	\$63,200
Median	\$54,250	\$62,000	\$69,750	\$77,500
Moderate	\$65,100	\$74,400	\$83,700	\$93,000

II.C Regional Housing Needs Allocation

The RHNA for Beaumont is shown in Table II-2. The City has a total allocation of 4,210 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

Area/Income	Beaumont		Riverside County		SCAG	
	Number	Percent	Number	Percent	Number	Percent
Total	4,210	100%	167,351	100%	1,341,827	100%
Very Low¹	1,229	29.2%	41,995	25.1%	351,796	26.2%
Low	721	17.1%	26,473	15.8%	206,807	15.4%
Moderate	723	17.2%	29,167	17.4%	223,957	16.7%
Above Moderate	1,537	36.5%	69,716	41.7%	559,267	41.7%
¹ The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 614 extremely low-income units).						
Source: SCAG, City of Beaumont, LWC						

The City of Beaumont is not responsible for the actual construction of these units. Beaumont is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Beaumont. This section provides a summary of land available to accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. Critical areas for moderate and lower-income housing are the Urban Village, Transit Oriented District Overlay, Residential Multiple Family, Sixth Street Mixed Use, and Downtown Residential Multifamily zones. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.



Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall (49 units) in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 for specific parcels and Section IV, Housing Plan, Program 1 for more details). Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	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		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

III.C Financial and Administrative Resources

The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



Regional Resources

- **Riverside County Economic Development Agency Programs**
 - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of their first home.
 - **Mortgage Credit Certification:** This program allows qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit. Funding for this program is provided by the California Debt Limit Allocation Committee (CDLAC).
- **Housing Authority of the County of Riverside Programs**
 - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.

- **Homeownership Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account. This Program has reached maximum capacity, and applications are not being accepted at this time.
- **Housing Choice Voucher Program (Section 8):** While the Housing Choice Voucher Program is a federally funded program, it is administered locally by public housing agencies, such as the Housing Authority of the County of Riverside. The program provides assistance to very low-income families to afford decent, safe, and sanitary housing. Participants find their own housing to rent in the open market and pay a portion of their income towards rent. The Housing Authority subsidizes the balance of the monthly rent in direct payments to the owner.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Renaissance Home Repair Loan:** Offers up to \$20,000 for each eligible lower income household in the Inland Valley to be used for financing any desired home improvements including health and safety repairs, beautification projects, and energy efficiency upgrades. Eligible homeowners must occupy their homes at the time of loan application.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. \$57 million available in State CalHome program.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

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- **Housing Navigator’s Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

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- **Golden State Acquisition Fund:** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Beaumont participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City anticipates receiving \$163,900 in grant funds for the 2021-2022 program year, which are reserved for ADA improvements in the downtown.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Southern California Edison (SCE) provides electricity services for the City of Beaumont. Southern California Edison assists low-income customers through several programs including:

- **CARE (California Alternate Rates for Energy):** This program reduces energy bills for eligible participants by about 30 percent. Qualifications are based on whether any person living in the home participates in a list of public assistance programs or household income guidelines.
- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is SCE's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan for residential CARE and FERA customers who have past due bills (at least 90 days old) totaling \$500 or greater. In exchange for making on-time payment on the current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.
- **Capitation Fee Program:** This program reimburses organizations helping income-qualified customers gain assistance through the CARE or FERA program. Organizations dedicating resources to enrolling individuals and families in these programs can be entitled to capitation fees to offset expenses.
- **California LifeLine Program:** This program may provide a discount on phone services to residents receiving energy bill discounts through the CARE program.
- **Grid Alternatives' Energy for All Program:** This program provides no-cost solar for single family homeowners with limited or fixed incomes.

Additionally, the City has a Climate Action Plan (CAP), called Sustainable Beaumont, which was updated in October 2015. Sustainable Beaumont establishes a roadmap to reduce greenhouse gas emissions and conserve energy. The Sustainable Beaumont goals and policies are coordinated with and implemented through the Safety Element of the General Plan. The City is currently participating in the Regional Climate Action Plan, led by Western Riverside Council of Governments (WRCOG), and will update the City's CAP accordingly.

Other conservation programs available on the regional, state, and federal level are described below.

Regional Energy Resources

- **Community Action Partnership of Riverside County Programs**
 - **Weatherization Assistance Program:** This program provides free home energy conservation services to low-income Riverside County homeowners and renters.
 - **Low-Income Home Energy Assistance Program:** This program provides grants and one-time assistance payments to low-income families and individuals for electric bills in Riverside County.
- **Neighborhood Partnership Housing Services, Inc. (NPHS) Sojourner Solar Purchase Program:** Program provides the sales, installation, and financing of solar panel systems for homeowners.

State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California’s Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS’s Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

IV.A Introduction

The housing plan of the Housing Element serves as the City’s strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Beaumont.



Goals are aspirational purpose statements that indicate the City’s direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City’s preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City’s progress towards its goals. Some programs contain quantified objectives,

which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Beaumont. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

IV.B Goal A: Facilitate the Development of Housing to Accommodate the RHNA

Policies:

- Implement the Land Use and Community Design Element, Zoning Ordinance, and adopted Specific Plans to achieve adequate sites for all income groups.
- Provide adequate sites, zoned at appropriate densities and development standards, to facilitate residential development and affordability goals set forth in the 2021-2029 RHNA.
- Maintain a vacant and underutilized residential sites inventory, and assist residential developers in identifying land suitable for residential development.
- Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

Programs:

1. RHNA Housing Sites Implementation; Rezone Program

To accommodate the remaining lower-income RHNA of 49 units, the City will identify and rezone a minimum of 2.5 acres of vacant land or land with redevelopment potential to a maximum density of 30 units per acre and a minimum density of at least 20 units per acre by October 15, 2024. Rezoned sites will permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i). Rezoned sites shall allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Each potential rezone site has the capacity to accommodate at least 16 units, already allows multi-family uses by right, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Table IV-1: Sites Available to be Rezoned to Lower-Income

APN	Zone	Vacant/Existing Use	Re-Used Site?	Parcel Size (ac)	Lower Income Units Capacity Assumption ¹
419160017	SSMU	Vacant	YES	1.6	31
419160019	SSMU	Vacant	YES	0.5	10
419160020	SSMU	Vacant	YES	0.8	16
419170031	SSMU	Vacant	-	4.2	83
419170034	SSMU	Vacant	-	1.0	20
419170035	SSMU	Vacant	-	1.0	21
419222020	DMF	Vacant	YES	1.3	26
419222021	DMF	Vacant	YES	1.0	20
419170016	DMF	Vacant	YES	Site E (4.4 acres)	88
419170017	DMF	Vacant	YES		
419170018	DMF	Vacant	YES		
419170022	DMF	Vacant	YES		
419170027	DMF	Vacant	YES	2.8	55
419160005	DMF	Vacant	YES	Site F (3.7 acres)	74
419160024	DMF	Vacant	YES		
419213039 ²	SSMU-R	Single-family house (abandoned)	-	1.8	35
Total				24.1	479

¹ A minimum of 20 units per acre assumed per Program 1.
² Not included as a housing site in Appendix B, as it has a current entitlement for a church; however, the City is receiving developer interest for multi-family projects on this parcel.
Source: City of Beaumont, LWC

- Time frame: Sites rezoned by October 15, 2022
- Responsible Agency: Planning Department
- Objectives: Create opportunity for at least 49 units of housing for lower income households

2. Housing Facilitation in the Urban Village

To facilitate the development of housing for lower- and moderate-income households in the Urban Village Zone, the City will offer the following incentives for the development of affordable housing, including but not limited to: priority processing of subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing.

- Time frame: As development applications are submitted and through annual outreach to affordable housing developers (also see Program 16 (Affordable Housing Developer Outreach))
- Responsible Agency: Planning Department

3. No Net Loss Program

Pursuant to SB 166 (No Net Loss) passed in 2017, the City will develop a procedure to annually track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual number of units achieved and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

The City will report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. Current unit count and income/affordability of available sites are identified in the inventory (see Appendix B).

- Time frame: Process established by 2022; Evaluation will be ongoing
- Responsible Agency: Planning Department

4. Accessory Dwelling Units (ADUs)

The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs. The City will publicize and promote the availability of ADU standard plans and available funding for ADUs, such as the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU. Promotional materials will be available in English and Spanish. Also, the City will monitor ADU production and affordability and implement additional action to incentivize ADU production if target ADU numbers are not being met.

- Time frame: 2022
- Responsible Agency: Planning Department
- Objectives: Adopt ordinance and create standard ADU plans (2022); bilingual promotion (annually); evaluate and determine if additional actions are needed to facilitate ADU production (June 2025); implement additional actions to facilitate ADUs (if needed) (December 2025)

5. Minimum Densities

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

- Time frame: 2022
- Responsible Agency: Planning Department
- Objectives: Update Zoning Code to include minimum densities for housing sites

IV.C **Goal B: Promote Affordable Housing Development and Rental Opportunities to Meet the Needs of Lower- and Moderate-Income Households**

Policies:

- Continue to facilitate rental assistance to lower-income households through programs administered by the County of Riverside Housing Authority.
- Facilitate the construction of new housing affordable to lower-income households.
- Encourage the development of density bonus affordable housing units.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Support programs that offer down payment assistance to first time homebuyers.
- Encourage programmatic support for extremely low-income households.
- Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.

Programs:

6. Rental Assistance Program

The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont and commenting on the Authority's draft Action Plans. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program.

- Time frame: Provide link on City website (2022); promote the Program annually
- Responsible Agency: Planning Department, Housing Authority of the County of Riverside
- Objectives: 95 households (60 VLI, 35 LI)

7. First Time Homebuyer Program

The First Time Homebuyer (FTHB) Program provides HOME funds for down-payment assistance to eligible lower income households. The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the FTHB Program at City Hall and other public buildings and facilities

Because the FTHB Program may be utilized to purchase a home in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is three lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing
- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 3 LI households

8. Mortgage Credit Certificates Program

First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program. The MCC offers qualified applicants the ability to take an annual tax credit against their federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.

The City will continue to take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the MCC Program at City Hall and other public buildings and facilities

Because the MCC Program may be utilized in Riverside County's unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 12 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

- Time frame: Ongoing

- Responsible Agency: Planning Department, Riverside County Economic Development Agency
- Objectives: 12 LI households

9. Transitional and Supportive Housing

The City will amend the Zoning Code to include definitions for transitional and supportive housing and allow transitional and supportive housing consistent with State law, including AB 2162 as appropriate.

- Time frame: 2022
- Responsible Agency: Planning Department

10. Emergency Shelters

The City will amend its Zoning Code to explicitly regulate emergency shelter parking requirements. Specifically, said requirements will ensure that emergency shelters do not impose more parking than required for other residential or commercial uses within the same zone and that they require sufficient parking for emergency shelter staff (e.g., one parking space per employee and agency vehicle).

- Time frame: 2022
- Responsible Agency: Planning Department

11. Low Barrier Navigation Centers

AB 101 amended State law (Government Code Section 65660) so that Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the Zoning Code to allow Low Barrier Navigation Centers by-right in these areas consistent with AB 101.

- Time frame: 2022
- Responsible Agency: Planning Department

12. Affordable Housing Density Bonus Program

AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing.

In addition, in order to promote this program, the Planning Department will:

- Prepare a user-friendly brochure explaining density bonus provisions
- Hold at least two workshops for landowners and developers after the brochure is prepared

The quantified objective is construction of 30 density bonus units during the planning period.

- Time frame: Amend density bonus provisions (2022-2023); develop user-friendly brochure (2023); hold at least two workshops with landowners and developers (2023-2024)
- Responsible Agency: Planning Department
- Objectives: 30 affordable density bonus units

13. Enhanced Density Bonus

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.

- Time frame: 2022-2023
- Responsible Agency: Planning Department
- Objectives: Adopt an enhanced density bonus program if analysis shows it would facilitate housing production

14. Employee/Farmworker Housing

The City will amend the Zoning Code and to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

- Time frame: 2022
- Responsible Agency: Planning Department

15. Housing for Extremely Low-Income Persons

The City will promote the development of housing for extremely low-income persons by offering incentives for developments that include units designated for ELI households, such as SROs, supportive and transitional housing, and deed restricted multi-family units, through priority processing, regulatory concession such as reduced parking standards, and financial assistance based on availability of funds through various sources (federal, state, local foundations, etc.). Also see Program 25 (Infrastructure Grants) and Program 16 (Affordable Housing Developer Outreach Program) below.

- Time frame: Offer incentives when projects are submitted with ELI units and promote those incentives during communications with applicants prior to submittal
- Responsible Agency: Planning Department

16. Affordable Housing Developer Outreach Program

The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.

The City will:

- Update the list of affordable housing developers to include any new regional developers
- Solicit developers' input regarding the types of incentives and assistance that the City can offer to most effectively support and facilitate affordable housing in Beaumont.

- Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.
- Assist with funding applications for developments with lower and moderate-income units (see Program 25 (Infrastructure Grants)).

The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: Contact at least eight residential developers with development experience (ideally affordable housing development experience) in the region (2023-2024); approve at least one below market rate housing development by 2029

17. Developmentally Disabled Outreach Program

The Inland Regional Center (IRC) provides housing support and services for persons with developmental disabilities in Beaumont.

The City will take the following actions:

- Advertise the program through the City's communication outlets (e.g., newsletters, email blasts, social media, etc.)
- Provide handouts and brochures describing and advertising the IRC at City Hall and other public buildings and facilities
- Provide information on services on the City's website

The goal of this program is to increase visibility and support to the existing services provided by the IRC.

- Time frame: Provide information on website (2022) and review annually to ensure up-to-date; provide handouts/brochures at City facilities annually; advertise through various City communication outlets annually
- Responsible Agency: Planning Department

IV.D Goal C: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

Policies:

- Affirmatively further housing goals through City codes, ordinances, and policies that enhance the housing quality of life experienced by residents.
- Permit developers of senior housing affordable housing to submit requests for reduced parking requirements based on parking demand studies.
- Defer development fees in order to facilitate and encourage the development of affordable housing.

- Continue the processing of new housing developments designed to address the needs of the entire range of income groups.
- Achieve coordination and uniformity in all regulations relating to housing to expedite the construction of homes for low and moderate-income households.
- Continue to expedite the processing and review time by the City to the maximum extent possible, while also providing special processing assistance for affordable housing projects.

Programs:

18. Mixed-Use Parking Incentives

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. A Parking Management Master Plan (PMMP) is underway, which will include recommendations for parking strategies and required parking rates in downtown. The Zoning Code will be amended to reflect appropriate PMMP recommendations.

- Time frame: 2021-2023
- Responsible Agency: Planning Department

19. Objective Design Standards

The City will adopt Objective Design Standards for residential and mixed-use projects. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals. The City will also update required findings for housing developments, including licensed and unlicensed group homes and community care facilities, to ensure findings as well as applicable standards are objective.

- Time frame: 2021-2022
- Responsible Agency: Planning Department

20. Manufactured Housing

Amend the Zoning Code to remove manufactured housing requirements that apply only to manufactured homes and not single-family homes unless allowed by State law.

- Time frame: 2022
- Responsible Agency: Planning Department

21. Permit Streamlining

Amend the Municipal Code to remove outdated permit streamlining provisions (i.e., Chapter 15.40) which could confuse development project proponents.

- Time frame: 2022
- Responsible Agency: Planning Department

22. Group or Community Care Facilities

Amend the Zoning Code to allow group or community care facilities for seven or more persons to be permitted by-right in zones where multi-family is permitted by-right (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF). Additionally, amend the Zoning Code to ensure these uses are allowed without any discretionary review (also see Program 19).

- Time frame: 2022
- Responsible Agency: Planning Department

23. SB 35 Processing

The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.

- Time frame: 2022
- Responsible Agency: Planning Department

24. Water and Sewer Providers

In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Beaumont a copy of the 2021-2029 Housing Element. The City will also adopt written policies and procedures that grant priority for sewer hook-ups to developments that include lower-income housing units.

- Time frame: 2022
- Responsible Agency: Planning Department

25. Infrastructure Grants

Infrastructure must be expanded to support housing development for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

- Time frame: Annually evaluate notices of funding availability; submit at least one grant application every two years until an award is received
- Responsible Agency: Planning Department

IV.E **Goal D: Conserve and Improve the Condition of the Existing Affordable Housing Stock**

Policies:

- Continue to implement the Housing Code Enforcement Program.
- Continue to participate in the County Housing Improvement Program.
- Encourage the County to allocate more funding to home modifications.

Programs:

26. Housing Code Enforcement

The City follows the State’s Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Upon notification of a potential code violation, or suspected substandard housing conditions, the Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire Department staff) completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs. In addition, quantified objectives from this Program are integrated into the Housing Improvement Program (Program 27).

- Time frame: Ongoing
- Responsible Agency: Quality-of-Life Team (i.e., Planning, Building, Community Enhancement, Police, and Fire)
- Objectives: 800 housing units investigated

27. Housing Improvement Program

This program involves the rehabilitation of housing with substandard conditions and is coordinated with the City’s community enhancement efforts (Program 26 (Housing Code Enforcement)). Grants and loans provide financial assistance for owner housing through County of Riverside programs. While funds for the following programs have currently been exhausted, the City will promote and advertise these and other programs as soon as funding is available:

Home Repair Loan Program (HRLP): HRLP provides up to \$10,000 for home repair services in the form of a deferred loan. This program is designed to address a broader scope of repairs. Work approved under HRLP is determined by EDA based on scope of eligible repairs per program guidelines. Household must meet low-income guidelines.

Senior Home Repair Grant (SHRG): The SHRG Program provides one-time grants of up to \$6,000 to qualified very low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes.

- Time frame: Ongoing
- Responsible Agency: County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department

- Objective: 25 rehabilitated housing units during the planning period (10 very low and 15 low income)

28. Rehabilitation Grants

Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.

- Time frame: Annually
- Responsible Agency: Planning Department

IV.F Goal E: Promote Fair Housing Access and Opportunity

Policies:

- Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Support development and distribution of consolidated materials outlining anti-displacement resources, tenants' rights information, and fair housing services.
- Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code §66300(d)(2)(D)(ii).
- Promote representative citizen participation on the implementation of programs.
- Take action to create equitable neighborhoods and improve access to opportunities while promoting housing stability.

Programs:

29. Fair Housing Services Program

The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. The City will support and promote the Fair Housing Council's existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Prepare and distribute bilingual promotional materials (annually); track awareness of the Fair Housing Council through surveys of the community, adjusting outreach methods if the survey results do not show an increase in awareness (first survey 2023 and every two years following).

30. Fair Housing Information Program

The City will provide residents with fair housing information by posting links to a variety of fair housing resources including, but not limited, to:

- California Department of Fair Employment and Housing
- U. S. Department of Housing and Urban Development (HUD)
- Fair Housing/Equal Opportunity (HUD)
- Fair Housing Council of Riverside County, Inc.
- National Fair Housing Advocate
- A Guide to Residential Tenants' and Landlord Rights and Responsibilities

The City will post links to these documents on the Planning Department webpage and make copies available at the Senior Services Department, Beaumont Library, Community Access Center (official County of Riverside Independent Living Center), and public facilities. The City will also promote these resources and services through City social media accounts and other channels (e.g., newsletters, press releases, email blasts, mailers to apartment residents, etc.) in English and Spanish.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Communications Department
- Objectives: Provide links to resources on City's website (2022); provide bilingual flyers at target locations (annually); promote resources via social media and other methods (annually)

31. Landlord Education and Outreach

The City will work with the Fair Housing Council of Riverside County, Inc. (Fair Housing Council) to conduct landlord education workshops for Beaumont landlords and property managers. The City will promote these workshops and associated Fair Housing Council information and resources through various channels and in multiple languages to encourage target audience participation.

- Timeframe: 2023 (first workshop); 2025 (second workshop)
- Responsible Agency: Community Development Department; Fair Housing Council
- Objectives: Coordinate two Fair Housing Council landlord education workshops attended by Beaumont landlords and property managers

32. Target Housing Development in High Resource Areas

The City will outreach to property owners of housing sites in the high resource areas (i.e., TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

- Time frame: 2022 (initial outreach); 2024 (follow up outreach)
- Responsible Agency: Planning Department
- Objectives: Approve at least one below market rate housing development of at least 10 units in a high resource area during the 2021-2029 planning period

33. Identify Additional Potential Sites in High Resource Areas

The City will conduct technical and spatial analysis to determine underutilized (nonvacant) properties that may be suitable for lower and moderate-income housing development. Where additional sites are identified, the City will outreach to those property owners to encourage housing development and inform property owners of potential residential capacity for the site, available incentives, including density bonuses and available funding. If sites are identified where zoning is not consistent with densities appropriate for lower and moderate-income housing, the City will inform property owners of the potential for rezoning and target rezoning of sites in high resource areas (i.e., TCAC high resource opportunity area).

- Time frame: 2022-2023 (analysis and outreach); 2024-2025 (rezoning of potential sites in highest/high resource areas, if necessary)
- Responsible Agency: Planning Department
- Objectives: Identify at least three additional housing sites in high resource areas

34. CDBG Funding in Low or Moderate Resource Areas

Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource. This may result in funding for parks improvements resulting from Program 37.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Determine infrastructure needs in lower and moderate resource areas that would be eligible for CDBG funding (2022-2023); secure funding for improvements in lower and moderate resource areas (2024-2029); complete improvements (2025-2029)

35. Intergovernmental Collaboration for Air Quality Mitigation

The City will coordinate with other governmental agencies, including Caltrans, to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures along Interstate 10 and State Routes 79 and 60.

- Time frame: 2022-2029
- Responsible Agency: Planning Department, Public Works Department
- Objectives: Contact Caltrans to begin discussion (2022); continue collaborating with Caltrans or other agencies on mitigation measures (annually) (also see Program 36)

36. Environmental Justice Implementation

Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of existing residential neighborhoods and housing sites identified in the Housing Element. This includes:

- Lead Abatement Programs (HEJ17) – Work with the Riverside University Health System – Public Health (RUHS-PH) to adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with the highest concentration of pre-1978 homes.
- Idling Ordinance (HEJ19) – Update municipal code to support an idling ordinance that reduces emissions from on-road heavy-duty vehicles.
- Particulate Mitigation (HEJ20) – Adopt mitigation measures that limit vehicular and construction-related particulate emissions.

These implementation programs directly address environmental conditions faced in neighborhoods with lower access to opportunities (i.e., the two census tracts with the lowest 2022 TCAC opportunity scores).

- Time frame: 2022-2029
- Responsible Agency: Planning Department
- Objectives: 2022-2024 (work with RUHS-PH to adopt lead testing and abatement program); 2022-2023 (adopt idling ordinance); 2022-2023 (adopt particulate emissions mitigation measures); 2024-2029 (implement lead abatement program and complete lead abatement in at least five homes located in the El Barrio and/or Town Center neighborhoods)

37. Park Improvements and Access for El Barrio Neighborhood

To promote access to affordable and safe opportunities for physical activity for the El Barrio neighborhood (located in the census tract at the intersection of the I-10 and SR-79), the City will work with El Barrio residents to identify and implement improvements to Rangel Park, located adjacent to the El Barrio neighborhood.

- Time frame: 2022-2027
- Responsible Agency: Planning Department, Parks and Recreation Department, Public Works Department
- Objectives: Identify priority improvements to Rangel Park based on El Barrio residents' input (2022-2023); secure funding for park improvements (2024-2025); complete park improvements (2026-2027)

IV.G Goal F: Encourage Energy Conservation

Policies:

- Encourage energy conserving techniques in the siting and design of new housing.
- Enforce all state energy conservation requirements for new residential construction.
- Encourage the use of rehabilitation assistance funds to make residences more energy efficient.

Programs:

38. Energy Conservation Program

Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. To promote energy conservation, the City will:

- Work with Southern California Edison to implement an outreach program that provides the community with useful information regarding energy efficiency and available rehabilitation programs.
- Continue to implement the strategies to reduce greenhouse gases as outlined in Sustainable Beaumont, the City’s Climate Action Plan (CAP).

The City will post links to existing resources on the Planning Department webpage.

- Time frame: Ongoing
- Responsible Agency: Planning Department; Building and Safety Department

IV.H Quantified Objectives

Table IV-1 presents the City’s quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-1: Quantified Objectives

Program Type/Affordability	Very Low ¹	Low	Moderate	Above Moderate	Total
New Construction	1,229	721	723	1,537	4,210
Rehabilitation	10	15	-	-	25
Conservation/Preservation	60	35	-	-	95
Total	1,299	771	723	1,537	4,330

¹ The City estimates 50% of the Very Low households would qualify as extremely low income (i.e., 614 extremely low-income units).

Appendix A: Housing Needs Assessment

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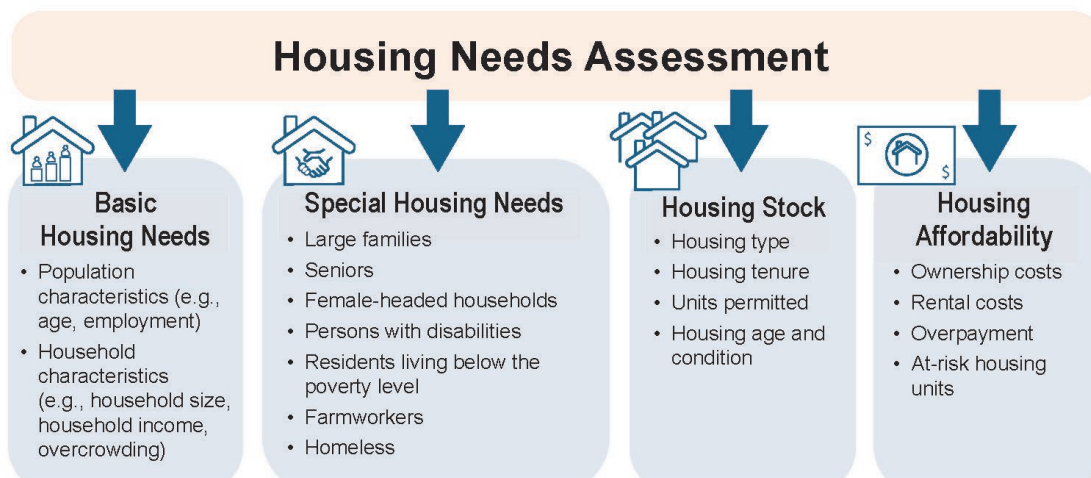
Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Beaumont’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This section includes an analysis of the City’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data, and California Department of Developmental Services.

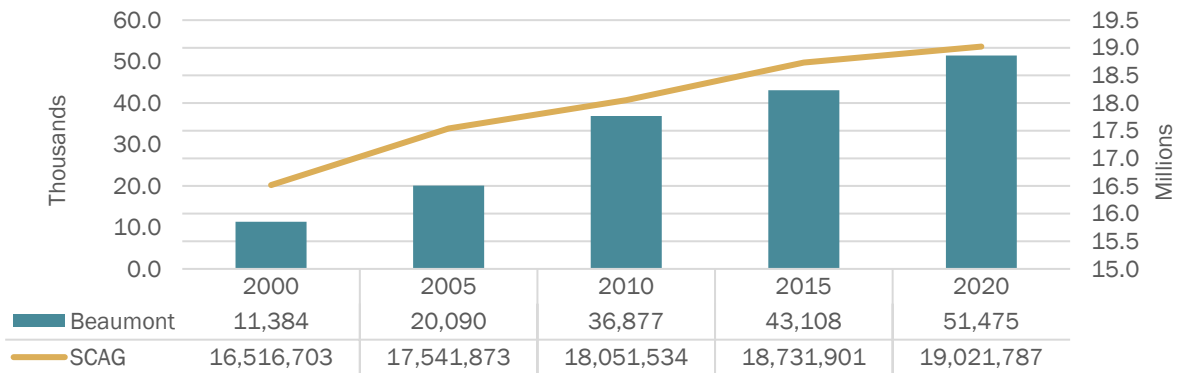
Section A.2 Population Characteristics

A.2.1 Population

Beaumont had a total population of 51,475 in 2020, including 474 living in group quarters according to the California Department of Finance. The chart below illustrates the population trend in Beaumont over the past 20 years. During this period, Beaumont’s population grew by 352

percent while the SCAG region grew by 15 percent (or an annual growth rate of 7.5 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



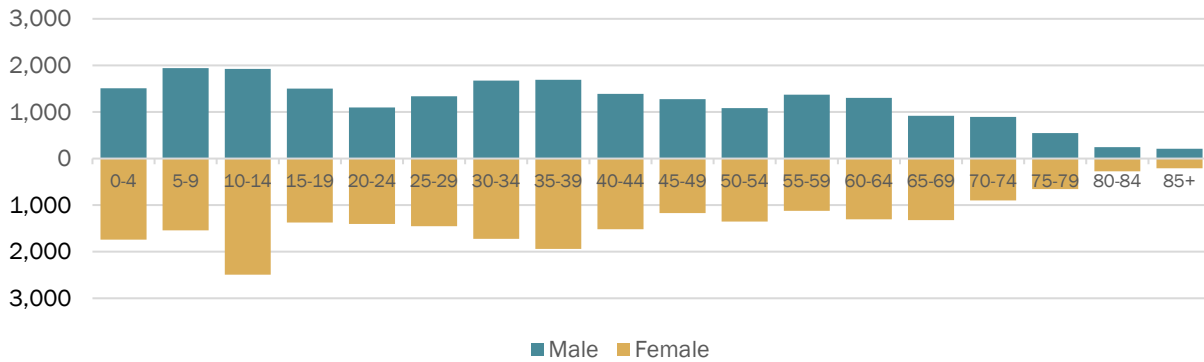
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city’s housing needs, as preferences and requirements change when people get older. In addition, different age groups will have different housing needs depending on a variety of factors, such as household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for large households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Beaumont’s population which is under 18 years of age is 28.8 percent while the seniors (65 and above) make up 13.6 percent of the population. The median age in Beaumont is 35.0 years, slightly lower than that of Riverside County (35.3 years). The population of Beaumont is 48.3 percent male and 51.7 percent female.

Figure A-2: Current Population by Age and Sex

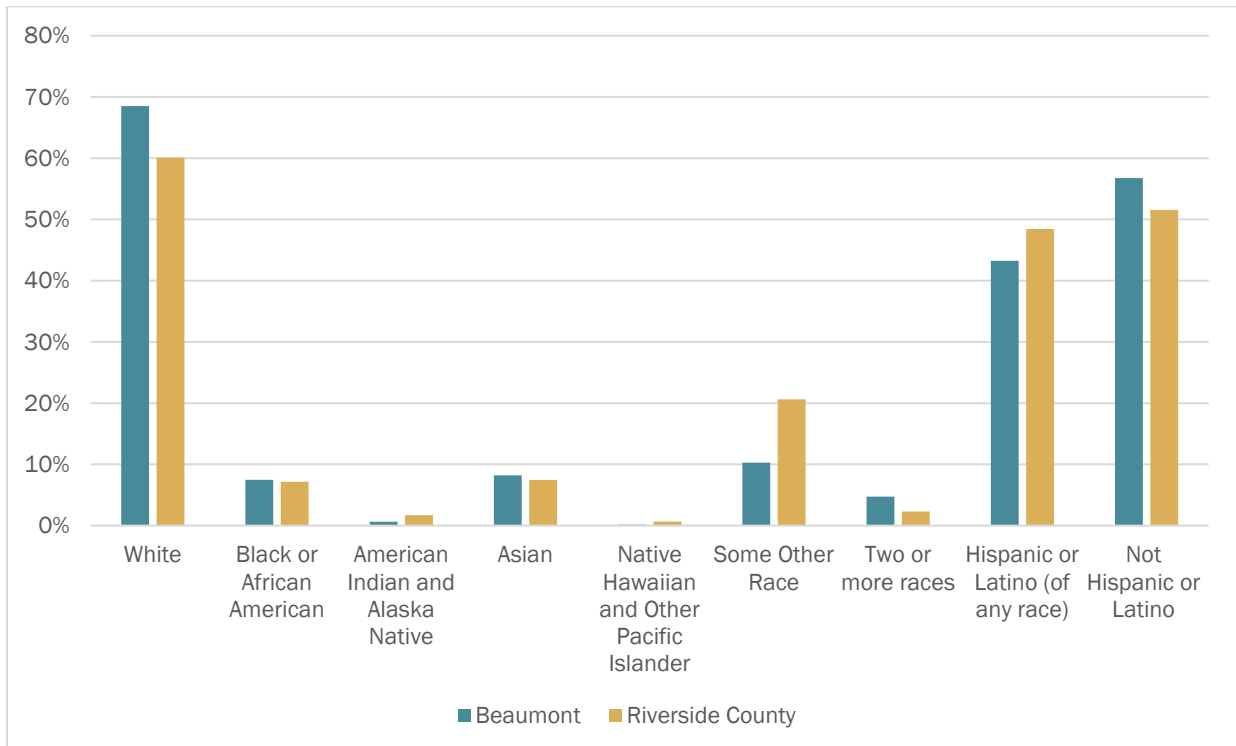


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Beaumont is White, representing 69 percent of the total population. 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

Figure A-3: Race and Ethnicity



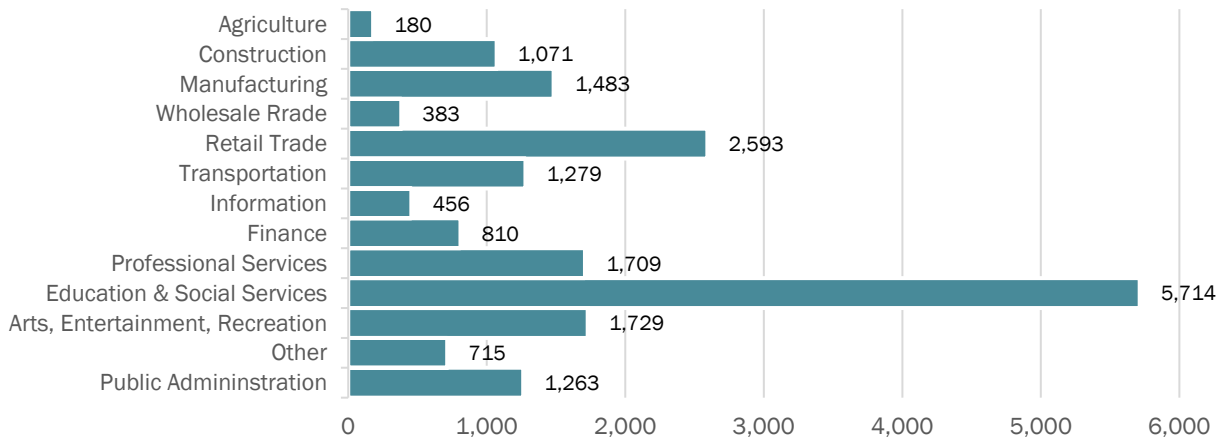
Note: "Hispanic or Latino" can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 19,385 workers living within Beaumont who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Education & Social Services, which includes Health Care, with 5,714 employees (29.5 percent of total) and Retail trade with 2,593 employees (13.4 percent of total). Agriculture is the least prevalent employment industry, employing approximately 1 percent of employees.

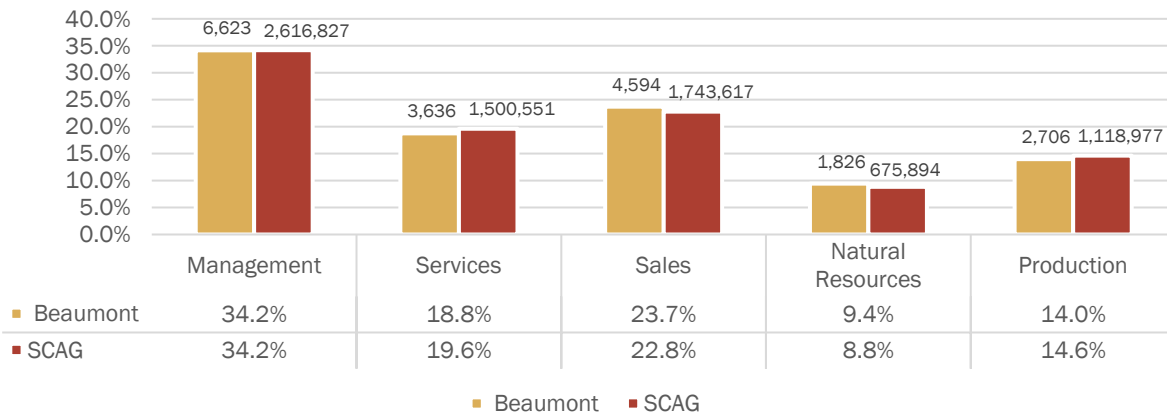
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Beaumont work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Beaumont is Management, in which 6,623 (34.2 percent of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,594 (23.7 percent of total) residents of Beaumont.

Figure A-5: Employment by Occupation



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

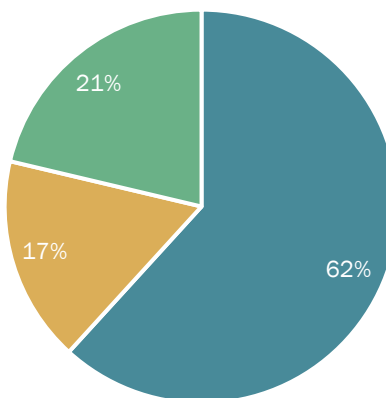
Section A.3 Household Characteristics

A.3.1 Household Type

Of the 13,592 total households in Beaumont, 8,396 (or 62 percent) consist of married-couple families, 2,301 (or 17 percent) consist of “Other” family, and 2,895 (or 21 percent) consist of non-family households. “Other” family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Type

■ Married-couple family ■ Other family ■ Non-family household



Source: ACS 5-year estimates (2018), S2501

A.3.2 Household Size

In Beaumont, the largest share of households (37 percent) consists of a household with four or more people, while the lowest share of households (14 percent) consists of three or more people. Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent).

Table A-1: Household Size

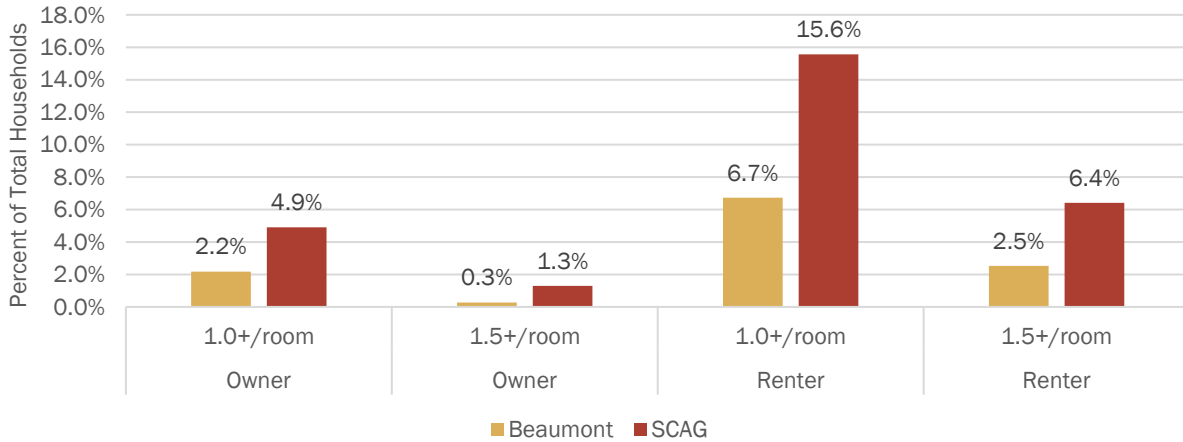
	Total	Percent
1-person household	2,171	16%
2-person household	4,524	33%
3-person household	1,889	14%
4-or-more person household	5,008	37%
Total occupied units	13,592	-
<i>Source: ACS 5-year estimates (2018), S2501</i>		

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower income, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Beaumont, renter-occupied households are more likely to be overcrowded than owner-occupied households. 6.7 percent of renter households are overcrowded, and 2.5 percent are severely overcrowded; while 2.2 percent of owner-occupied households are overcrowded, and 0.3 percent are severely overcrowded. Rates of overcrowding are lower in Beaumont than the SCAG region across both renter- and owner-occupied households.

Figure A-7: Overcrowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Beaumont’s median household income in 2018 was \$78,111, which is 22 percent higher than the County’s median income of \$63,948. The mean income in Beaumont is 5 percent higher than in Riverside County, indicating a more concentrated range of household incomes in the city compared to the region.

Table A-2: Household Income

	Beaumont	Riverside County
Median Income	\$78,111	\$63,948
Mean Income	\$88,701	\$84,391

Source: ACS 5-year estimates (2018), S2501

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	Percent of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%

Source: Department of Housing and Community Development, 2020

The following table shows the 2021 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: Riverside County 2021 Annual Income Limits by Household Size

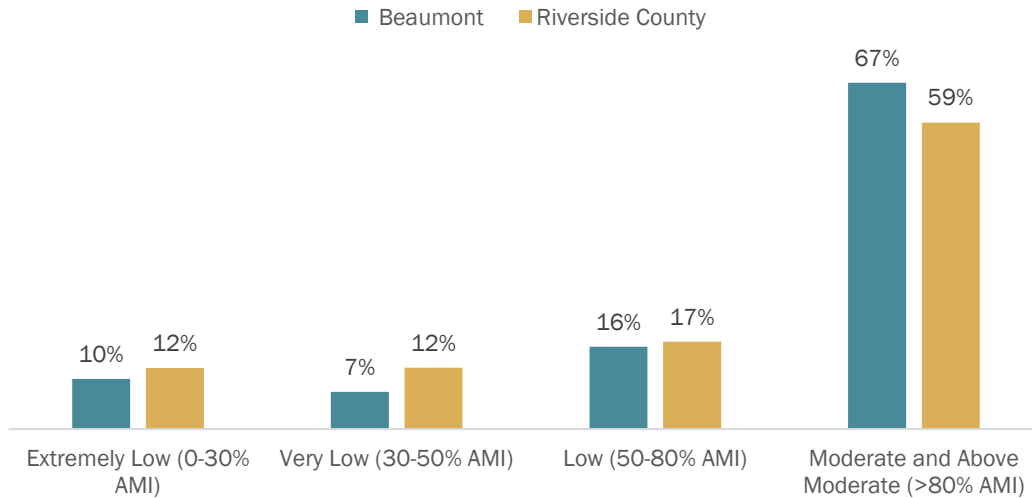
		1	2	3	4	5	6	7	8
Riverside County Area Median Income: \$77,500	Extremely Low	16,660	19,000	21,960	26,500	31,040	35,580	40,120	44,660
	Very Low	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
	Low	44,250	50,600	56,900	63,200	68,300	73,350	78,400	83,450
	Median Income	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300
	Moderate	65,100	74,400	83,700	93,000	100,450	107,900	115,300	122,750

Source: Department of Housing and Community Development, 2021

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to more easily analyze their regional housing issues. The most recently available CHAS dataset indicated that of the 12,750 total households in Beaumont, approximately 10 percent of households (1,240 households) are extremely low income, and a third (33 percent, or 4,195 households) of all households in Beaumont earn less than 80 percent of AMI, or are lower income households (this includes the “low”, “very low”, and “extremely low” income categories). Lower income households in Beaumont are fairly evenly split between owners and renters, have higher housing cost burdens, experience various housing problems (e.g., incomplete kitchen or plumbing facilities, experience overcrowding), and 37 percent of lower income households (460 households) are elderly and may have needs related to accessibility and/or care. The City has added Program 15, Housing for Extremely-Low Income Persons, to facilitate the development of housing for such persons.

As shown below in Figure A-8, the distribution of household income levels is similar to that of the County’s.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, 9.7 percent of households in Beaumont are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (16.6 percent). In the SCAG region, the race/ethnicity with the highest share of extremely low-income households is also Black, non-Hispanic (27.1 percent versus 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2014-2018 data.

Programs are included to facilitate housing to meet the needs of extremely low-income households, including offering incentives to developments that include units for extremely low-income households (Program 15), allowing emergency shelters and Low Barrier Navigation Centers (Programs 10 and 11), and rehabilitation grants for lower-income units and special needs households (Program 28).

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	6,565	570	8.7%
Black, non-Hispanic	658	109	16.6%
Asian and other, non-Hispanic	1,251	102	8.2%
Hispanic	4,269	454	10.6%
TOTAL	12,743	1,235	9.7%
Renter-occupied	3,375	665	19.7%
Owner-occupied	9,375	585	6.2%
TOTAL	12,750	1,250	9.8%
Note: HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.5 Special Housing Needs

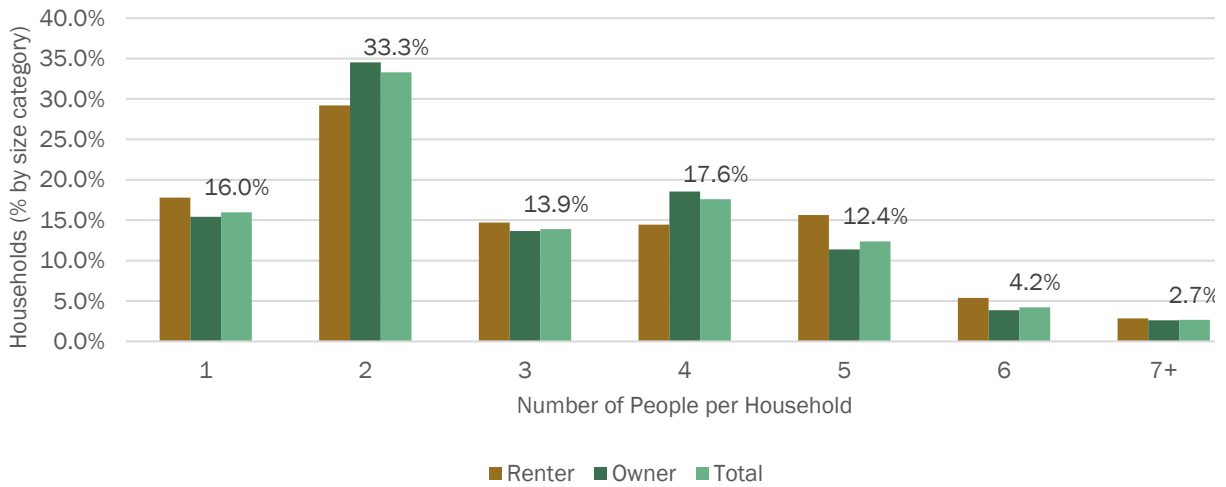
Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one’s employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. The City provides residents with fair housing information (Programs 29 and 30) to ensure tenants/prospective homeowners are not discriminated against on account of age, disability, race, color, national origin, religion, marital or familial status, or disability, among other protected classes.

Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates a larger range of household sizes in Beaumont by housing tenure. The most common household size consists of two people (33.3 percent) and the second-most common household consists of four people (17.6 percent). Beaumont has a lower share of single-person households than the SCAG region overall (16 percent compared to 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (2.7 percent compared to 3.1 percent).

Figure A-9: Households by Household Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 19.3 percent of all households in Beaumont, or about 2,600 households, are considered large households (those that contain five or more members). Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 70 percent of Beaumont’s housing units are 3-bedrooms or more. Therefore, the housing mix in Beaumont is considered adequate to accommodate larger household sizes.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	Percent
No bedroom	108	1%
1 bedroom	701	5%
2 bedrooms	3,584	25%
3 bedrooms	4,201	29%
4 bedrooms	4,115	29%
5 or more bedrooms	1,685	12%
Total	14,394	-
Note: 16% of households are 1-person households (see Table A-1)		
Source: American Community Survey 2014-2018, 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.
- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

Over a third of Beaumont's senior population is considered low-income. Of Beaumont's 3,455 elderly households, 37.5 percent earn less than 80 percent of AMI. 13.3 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 23.9 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

Table A-7: Elderly Households by Income and Tenure

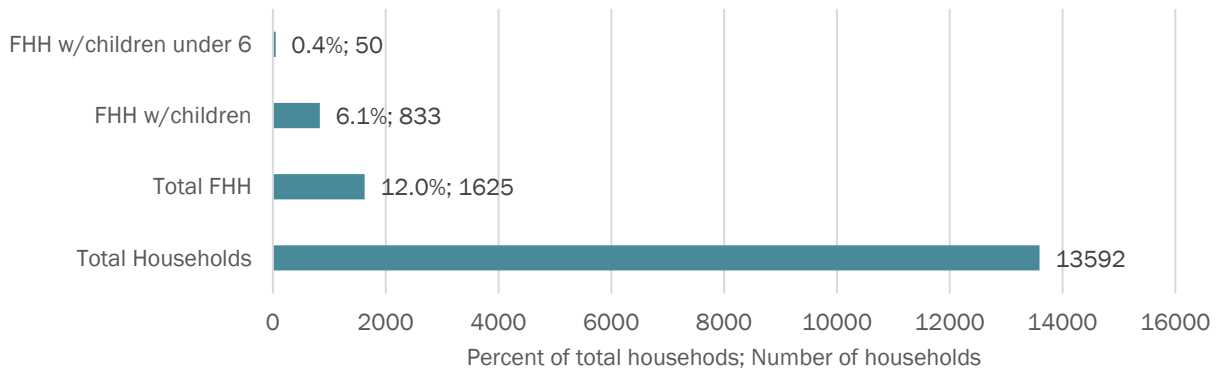
		Owner	Renter	Total	Percent of Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	350	110	460	13.3%
	30-50% HAMFI	275	90	365	10.6%
	50-80% HAMFI	375	95	470	13.6%
	80-100% HAMFI	315	40	355	10.3%
	> 100% HAMFI	1,560	245	1,805	52.2%
	Total	2,875	580	3,455	-
Note: HAMFI refers to Housing Urban Development Area Median Family Income					
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)					

Female-headed Households

Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Beaumont has a lower share of female-headed households than the SCAG region overall. Of Beaumont's 13,592 total households, 12 percent are female headed, compared to 14.3 percent in the SCAG region. 6.1 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 0.4 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

Figure A-10: Female Headed Householders (FHH)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one of more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

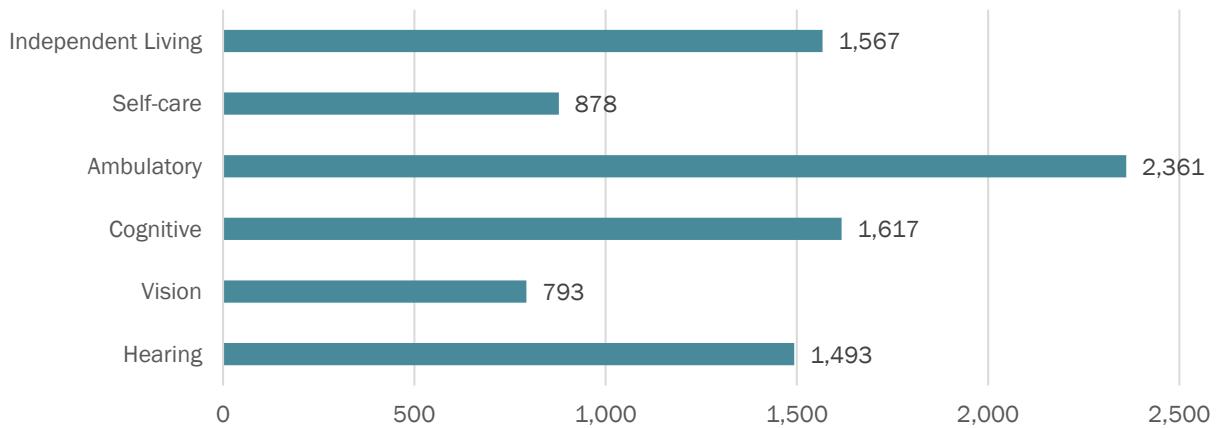
People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Adequate housing for these households include but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive disabilities.

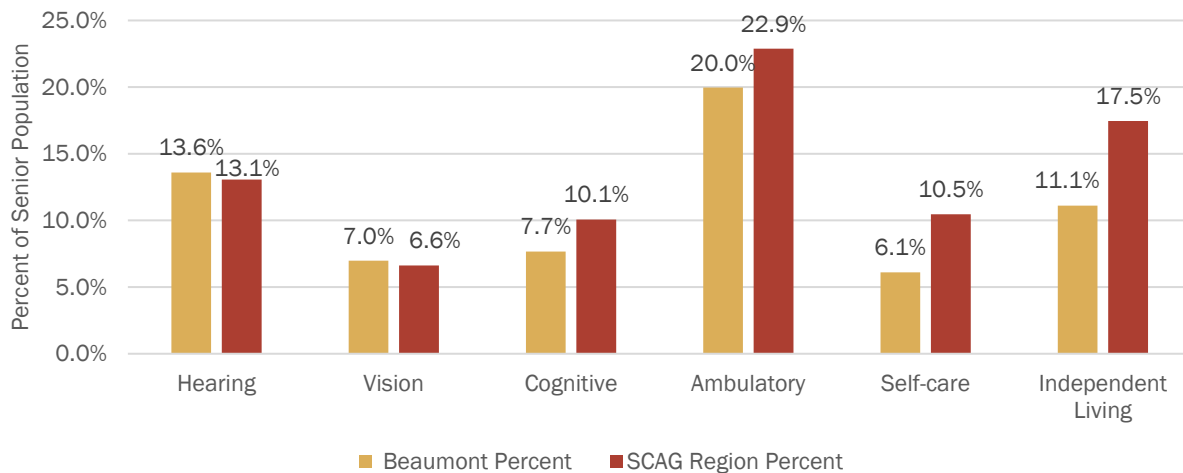
Figure A-11: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

Figure A-12: Disability by Type – Seniors (65 and over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

Table A-8: Development Disabilities

	Beaumont	
By Residence:	Home of Parent/Family/Guardian	371
	Independent/Supported Living	20
	Community Care Facility	17
	Intermediate Care Facility	11
	Foster/Family Home	15
	Other	5
By Age:	0 - 17 Years	243
	18+ Years	195
Total		438
Note: This table has been modified due to correct an error in the pre-certified data		
Source: SCAG 2020 Pre-Certified Local Housing Data		

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Beaumont, 32 percent of the population with a disability is employed, compared to 74 percent of the non-disabled population. Over half of people with disabilities (64 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	747	32%	17,616	74%
Unemployed	81	3%	977	4%
Not in Labor Force	1,492	64%	5,156	22%
TOTAL	2,320	-	23,749	-

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Housing for People with Disabilities

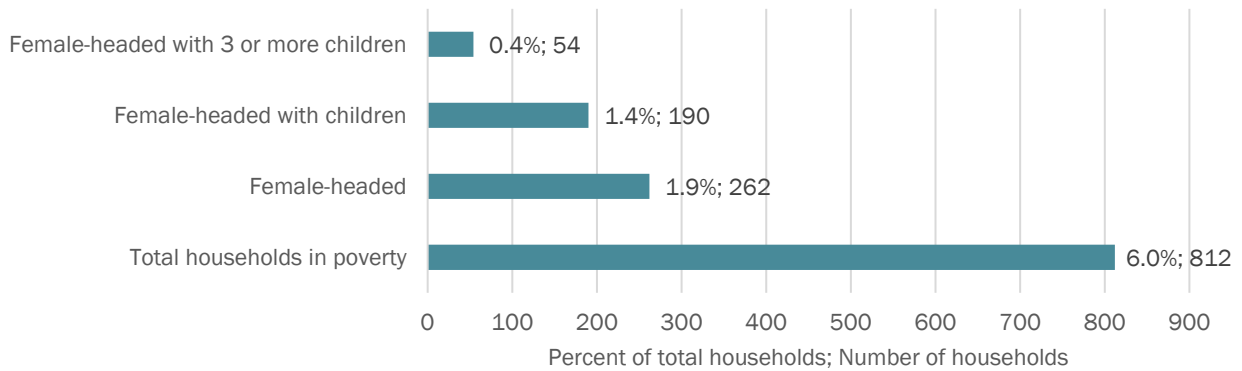
There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities¹. Under Program 17, the City will promote and provide information regarding the IRC’s housing support and services.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below \$13,064 per year while the threshold for a family consisting of two adults and two children was \$25,465 per year. In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

¹ <https://www.inlandrc.org/about-irc/>

Figure A-13: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Farmworkers account for less than one percent of all workers in Beaumont in 2018. However, there are 11,365 total hired farm workers in Riverside County. Although Beaumont only has 85 farmworkers employed in the city, the regional context could indicate a higher need. Because of this, the City has added Program 14 to amend the Zoning Code to allow employee/farmworker housing consistent with Health and Safety Code §17021.5 and 17021.6.

Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing.

Table A-10: Farmworkers by Occupation

Beaumont	Percent of total Beaumont workers:	SCAG Total	
85	0.44%	57,741	Total jobs: Farming, fishing, and forestry occupations
64	0.46%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Table A-11: Employment in the Agricultural Industry

Beaumont	Percent of total Beaumont workers:	SCAG Total	
154	0.79%	73,778	Total in agriculture, forestry, fishing, and hunting
159	1.14%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)

Homeless Persons

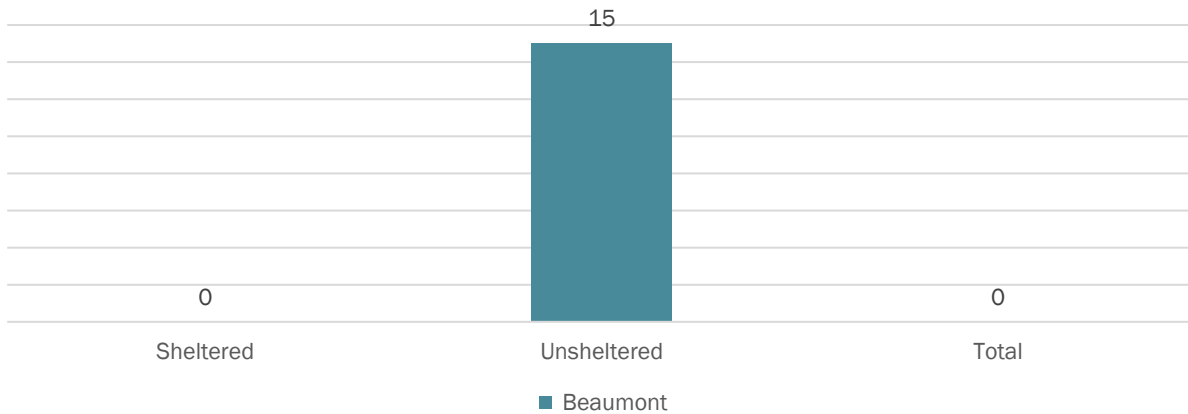
People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 15 persons experiencing homelessness in Beaumont in 2019. The 2020 PIT count identified 16 persons experiencing homelessness in Beaumont. An additional discussion on homelessness is included in Appendix F (Affirmatively Furthering Fair Housing, Section F.2.5).

People Experiencing Homelessness

Figure A-14: People Experiencing Homelessness



Note: Sheltered population (and thus total) counts were not available in Riverside County.

Source: SCAG 2020 Pre-Certified Local Housing Data

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Beaumont. The Governmental Constraints section describes how the City permits emergency shelters in certain zones.

Resources for People Experiencing Homelessness

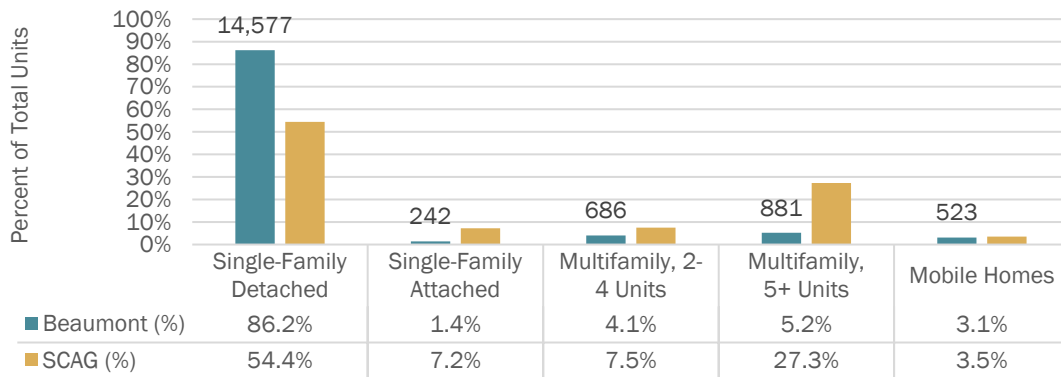
The County of Riverside Continuum of Care (CoC) is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. Additionally, the CoC seeks to improve and expand the collection of data countywide, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Beaumont, which has a total of 16,909 housing units. The most common housing type in Beaumont is single-family detached with 14,577 units. The share of all single-family units in Beaumont is 87.6 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Beaumont, 16,049 are occupied, which equates to a 5.1 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.178.

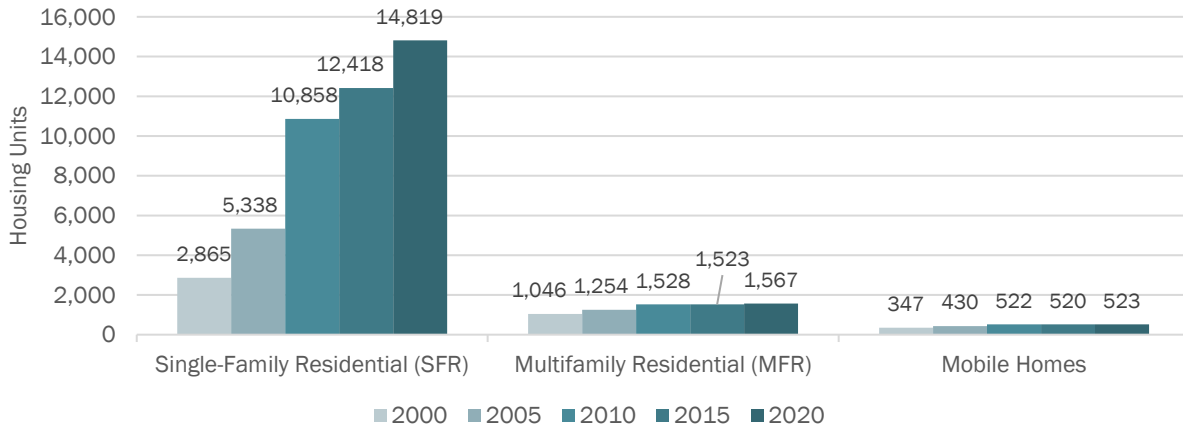
Figure A-15: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been substantially more construction of single-family residential units than multi-family residential units in Beaumont. From 2000 to 2020, single-family residential units increased by 417 percent (or 11,954 units), multi-family residential units increased by 50 percent (or 521 units), and mobile units increased by 51 percent (or 176 units).

Figure A-16: Housing Type Trend



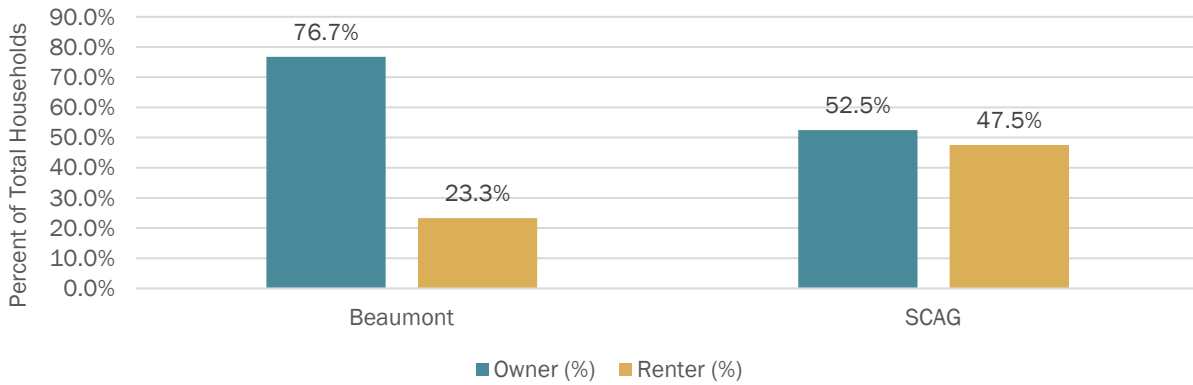
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Renters are also more economically vulnerable than homeowners as they can be displaced more quickly if prices increase, and renters do not build equity through asset ownership like homeowners do. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of Beaumont’s total housing stock, 76.7 percent are owner-occupied and 23.3 percent are renter-occupied. Amongst extremely low-income households, home ownership drops to 46.8 percent (580 households), whereas 53.2 percent (660 households) of extremely low income households rent. To encourage homeownership among lower income groups, the City will continue to promote the First Time Homebuyer Program (see Program 7). In addition, first time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate (MCC) Program (see Program 8). Beaumont has a lower share of renters than the SCAG region overall, which is expected given the City’s higher share of single-family homes. Compared to the region, Beaumont has a smaller proportion of residents who are more likely to experience housing problems due to housing tenure as many residents are accruing wealth through homeownership.

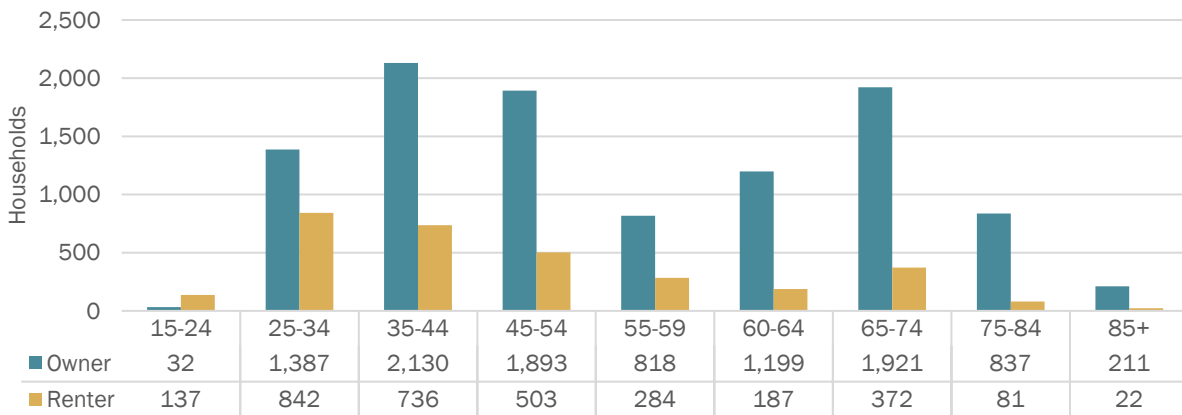
Figure A-17: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Beaumont, the only age group in which renters outnumber owners is 15-24 (by 62.1 percent). The age group in which owners most outnumber renters is 75-84 (by 82.4 percent).

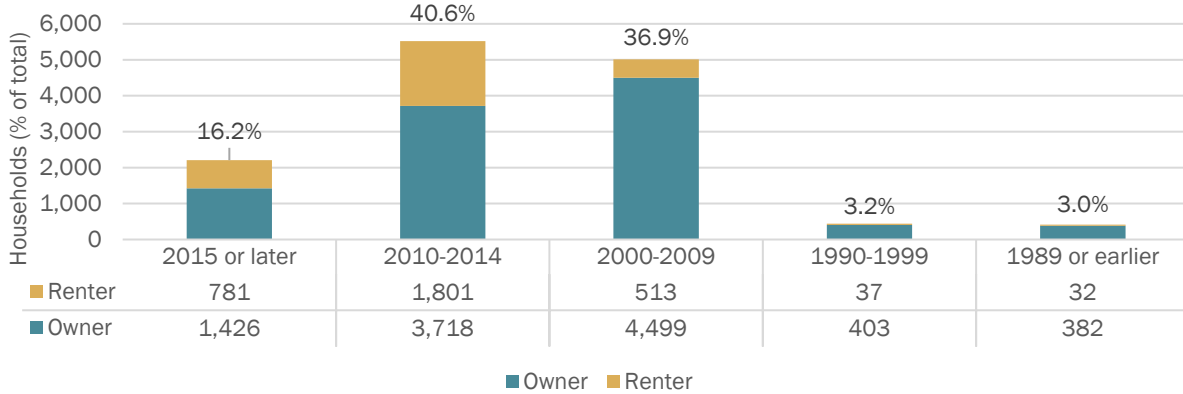
Figure A-18: Housing Tenure by Age



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Beaumont, the period during which most people started living in their current residence was 2010-2014 (40.6 percent) followed by 2000-2009 (36.9 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-19: Housing Tenure by Year Moved to Current Residence



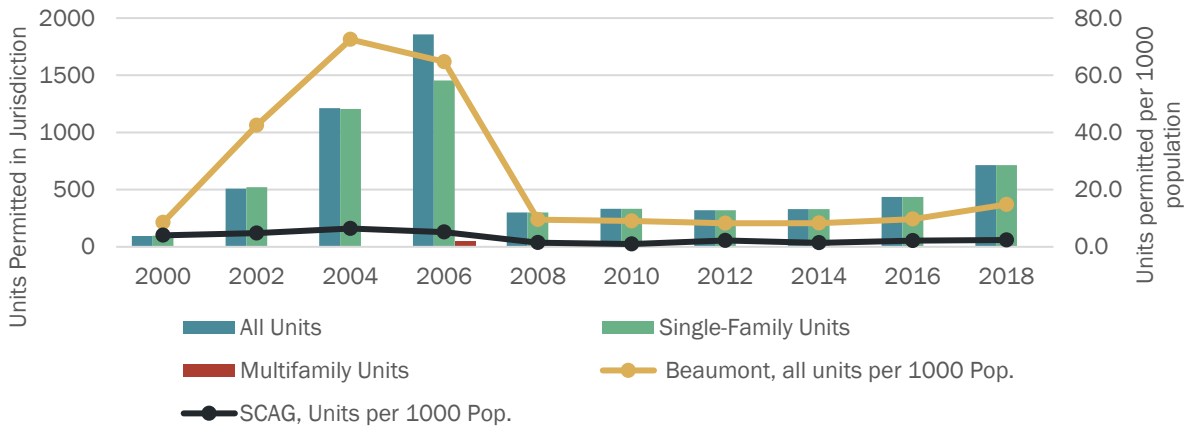
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Beaumont permitted a total of 6,105 units, the majority of which were single-family units. Total permits issued decreased during the Great Recession and have not recovered to similar levels of permit activity since. Compared to the larger SCAG region, Beaumont permitted more units per 1,000 residents. In 2018, Beaumont had six times the rate of permit activity per 1,000 residents compared to the SCAG region.

Figure A-20: Housing Units Permitted



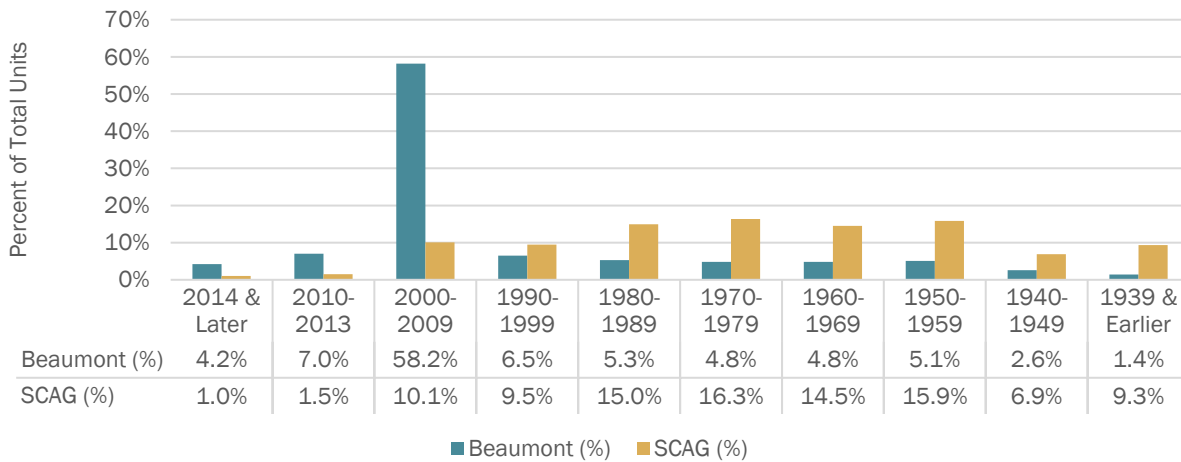
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.5 Housing Age and Condition

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Only 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont’s housing stock is generally newer than that of the overall SCAG region.

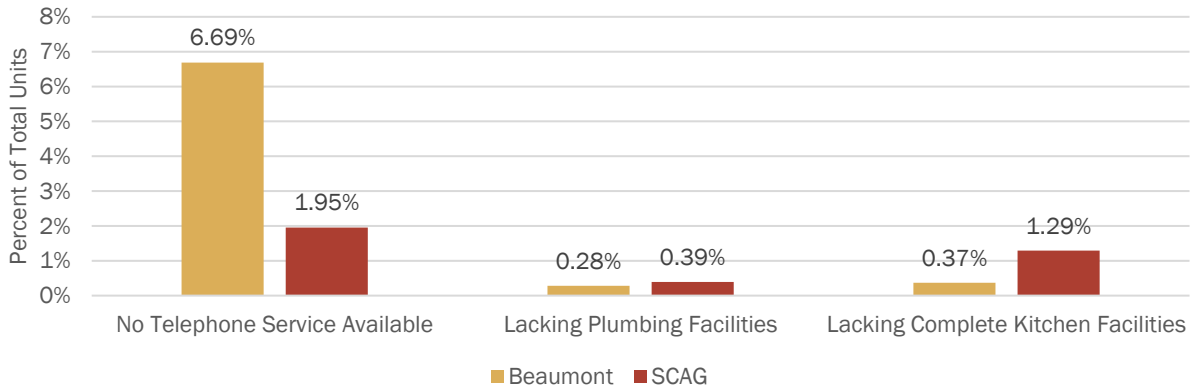
Figure A-21: Housing Units by Year Structure Built



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Beaumont, 6.7 percent (909 units) lack telephone service, 0.3 percent (38 units) lack plumbing facilities, and 0.4 percent (50 units) lack complete kitchen facilities. Amongst extremely low-income households, 910 have at least one of the following housing problems: incomplete kitchen or plumbing facilities, more than one person per room, or a cost burden greater than 30 percent.

Figure A-22: Substandard Housing



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

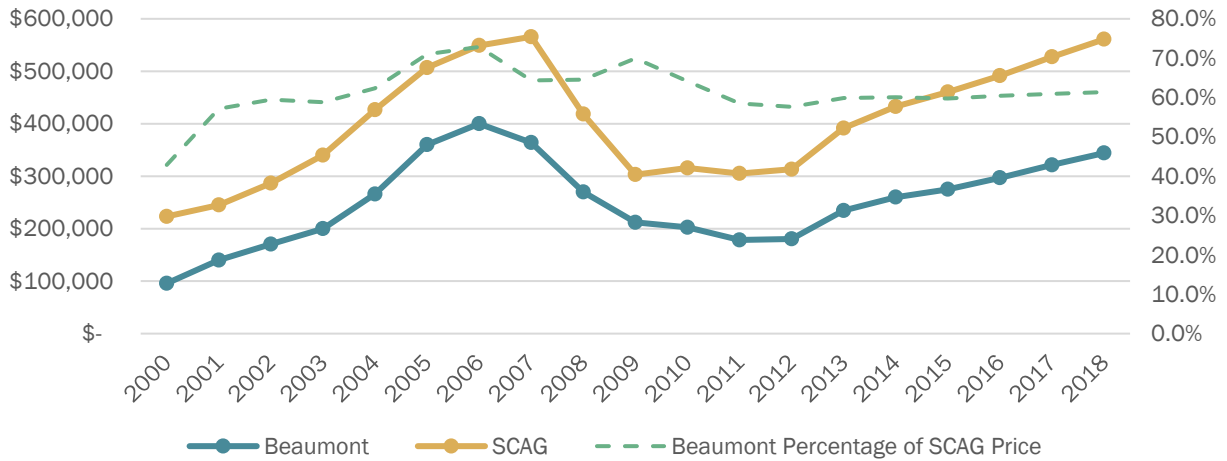
The City’s Code Enhancement (Code Enforcement) Division and Planning Department estimate that up to eight residential units in Beaumont require major rehabilitation. This estimate is based on the Code Enforcement and Planning Department staff’s processing of code compliance cases and familiarity with Beaumont neighborhoods and buildings. The City will implement programs to address substandard housing conditions, including continued residential code enforcement and the housing improvement program (Programs 26 and 27) and seeking funding for rehabilitation and maintenance assistance for lower income and special needs housing (Program 28).

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Beaumont’s median home sales price was \$344,250. The highest home sale price between 2000 and 2018 was \$400,000 in 2006. Between this time period, the median home sales price in Beaumont increased 260 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Beaumont have ranged from a low of 42.9 percent of the region median in 2000 and a high of 72.9 percent in 2006.

Figure A-23: Median Homes Sales Prices for Existing Homes



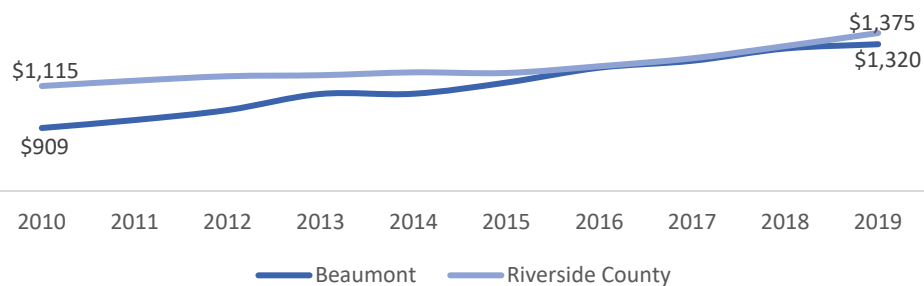
Note: SCAG median home sales price calculated as household-weighted average of county medians

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

A.5.2 Rental Costs

Beaumont rents are slightly lower than rents in Riverside County. As shown below, the median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Figure A-24: Median Rent



Source: ACS 5-year estimates, 2010-2019

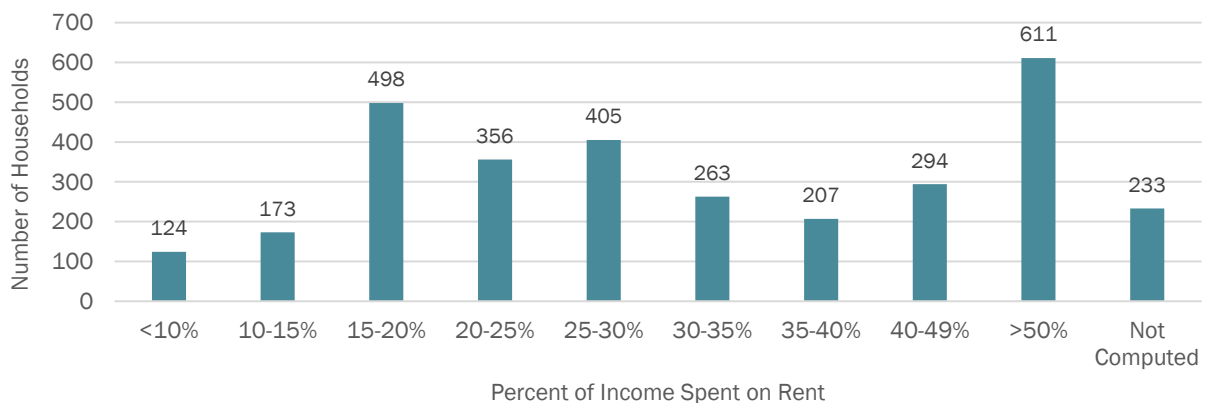
A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a

household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Beaumont residents experience a lower rate of housing overpayment than the overall SCAG region. More than four out of ten renters in Beaumont are housing cost-burdened. Across Beaumont's 3,164 renter households, 1,375 (43.5 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 611 renter households in Beaumont (19.3 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-25: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Beaumont by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 77 percent of extremely low-income households are severely cost burdened and 12 percent are cost burdened; only 11 percent of such households are not cost burdened. To address some of these issues, the City is implementing Program 6, Rental Assistance.

Table A-12: Cost Burden by Income

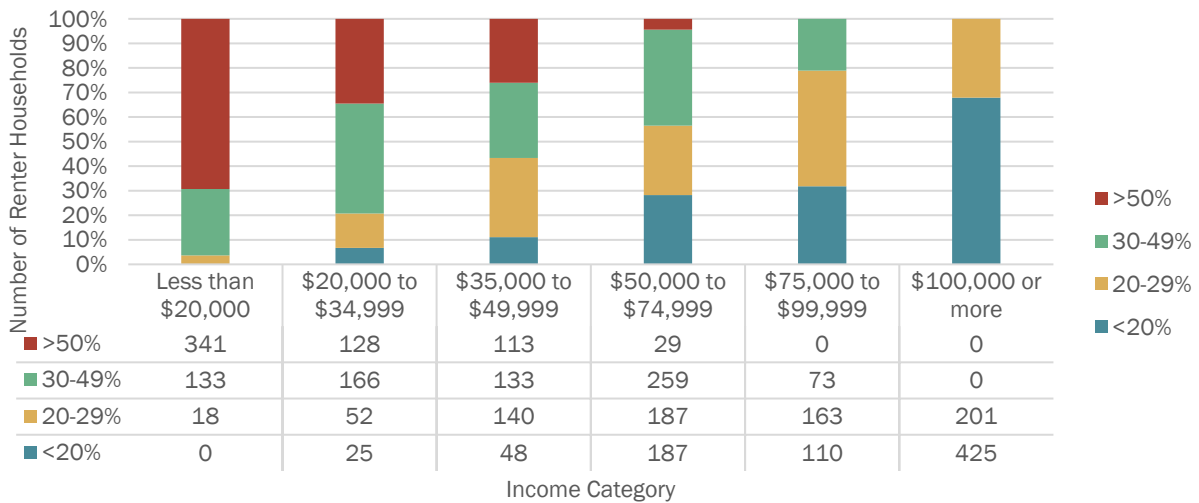
Households by Share of Income spent on Housing Cost						
Income	<30%		30-50%		>50%	
< 30% HAMFI	109	11%	125	12%	775	77%
30-50% HAMFI	194	21%	270	29%	454	49%
50-80% HAMFI	655	32%	745	37%	635	31%
80-100% HAMFI	479	43%	485	43%	155	14%
> 100% HAMFI	6,325	85%	1,019	14%	99	1%
Total Households	7,762	100%	2,644	100%	2,118	100%

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

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

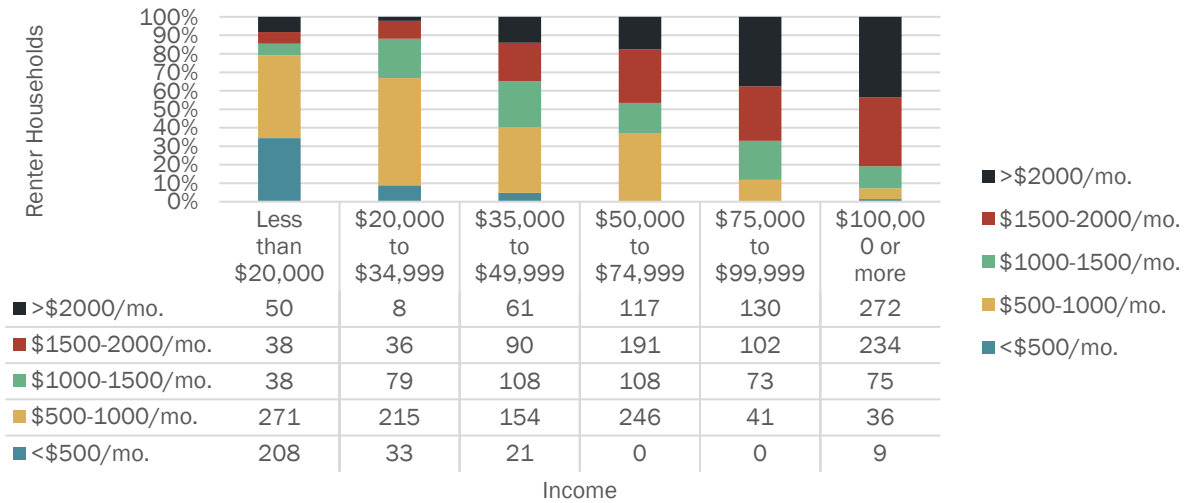
The below chart provides an analysis of Beaumont's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

Figure A-26: Spending on Rent by Income



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

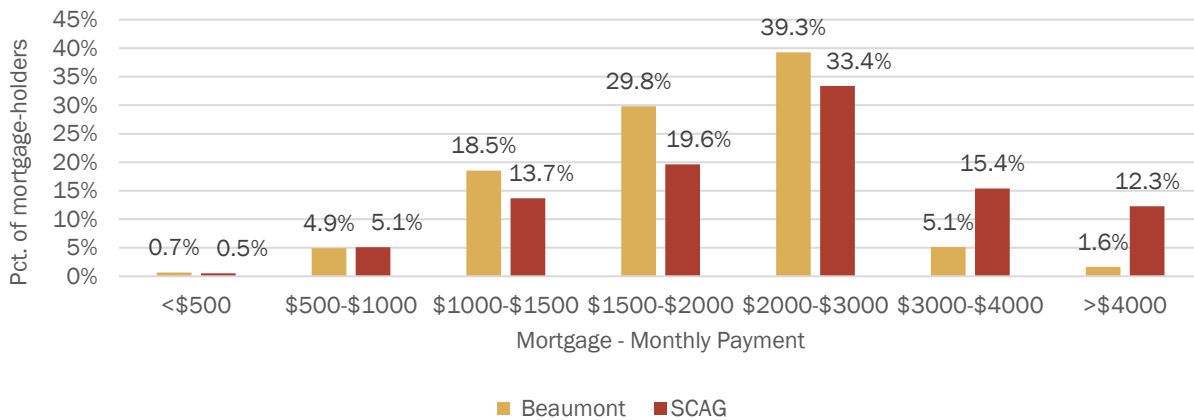
Figure A-27: Household Income by Total Rent (Cash)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 76.7 percent of Beaumont households (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Beaumont is \$2,000 to \$3,000 per month, which is the same in the SCAG region.

Figure A-28: Monthly Owner Costs for Mortgage Holders

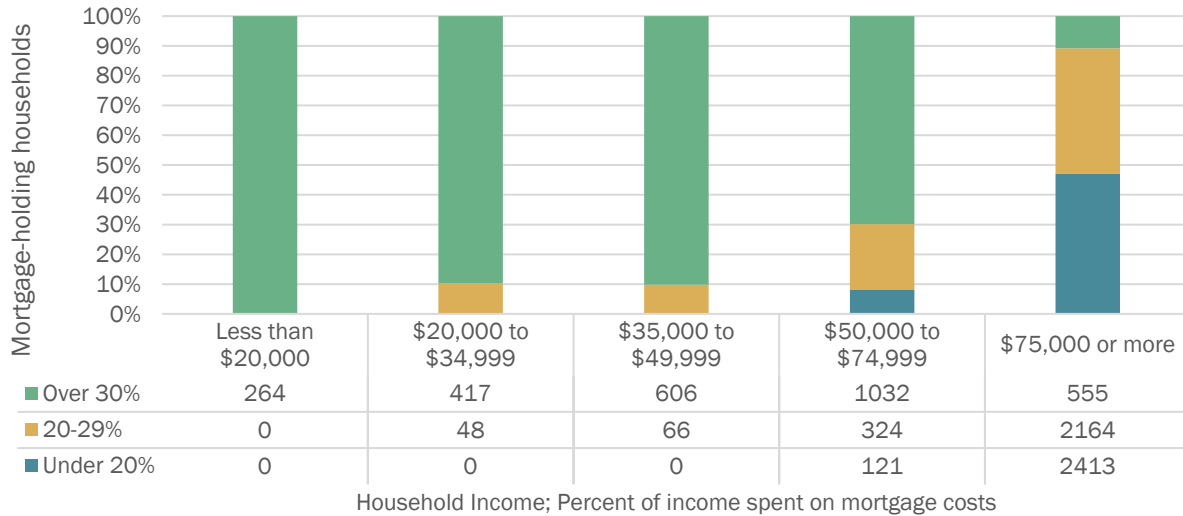


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Beaumont can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income households spend a higher share of income on housing costs, while high-income households spend a lower share of income on housing. The income category representing the largest share of mortgage-holders is \$75,000 or more (5,132 households), and the most prevalent share of income spent on mortgage costs is

over 30 percent (2,874 households), which means that a large share of mortgage-holders is cost-burdened.

Figure A-29: Costs for Mortgage Holders by Income



Source: SCAG 2020 Pre-Certified Local Housing Data

Table A-13: Beaumont Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Extremely Low				
Annual Income Limit	\$15,850	\$18,100	\$21,720	\$26,200
Monthly Income	\$1,321	\$1,508	\$1,810	\$2,183
Max. Monthly Gross Rent	\$396	\$453	\$543	\$655
Max. Purchase Price 5% down ²	\$69,750	\$80,350	\$97,250	\$118,250
Max. Purchase Price 20% down ³	\$104,250	\$104,250	\$126,000	\$153,250
Very Low				
Annual Income Limit	\$26,400	\$30,150	\$33,900	\$37,650
Monthly Income	\$2,200	\$2,513	\$2,825	\$3,138
Max. Monthly Gross Rent	\$660	\$754	\$848	\$941
Max. Purchase Price 5% down ²	\$119,000	\$136,750	\$154,250	\$171,750
Max. Purchase Price 20% down ³	\$154,500	\$177,250	\$203,750	\$227,750
Low				
Annual Income Limit	\$42,200	\$48,200	\$54,250	\$60,250
Monthly Income	\$3,517	\$4,017	\$4,521	\$5,021
Max. Monthly Gross Rent	\$1,055	\$1,205	\$1,356	\$1,506

Max. Purchase Price 5% down ²	\$195,500	\$225,000	\$254,500	\$284,000
Max. Purchase Price 20% down ³	\$257,250	\$296,000	\$335,000	\$373,750
Median				
Annual Income Limit	\$52,700	\$60,250	\$67,550	\$75,300
Monthly Income	\$4,392	\$5,021	\$5,629	\$6,275
Max. Monthly Gross Rent	\$1,318	\$1,506	\$1,689	\$1,883
Max. Purchase Price 5% down ²	\$247,000	\$284,000	\$320,000	\$358,000
Max. Purchase Price 20% down ³	\$325,250	\$373,750	\$421,250	\$471,250
Moderate				
Annual Income Limit	\$63,250	\$72,300	\$81,300	\$90,350
Monthly Income	\$5,271	\$6,025	\$6,775	\$7,529
Max. Monthly Gross Rent	\$1,581	\$1,808	\$2,033	\$2,259
Max. Purchase Price 5% down ²	\$298,750	\$343,250	\$387,500	\$431,800
Max. Purchase Price 20% down ³	\$393,250	\$452,000	\$510,000	\$568,500
<i>Notes:</i>				
¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: Zillow Mortgage Calculator				

A.5.4 At-Risk Housing Assessment

“At-risk” assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021 – 2031). Beaumont has no rental complexes assisted by public funds². Therefore, the City has no multi-family rental complexes at risk of conversion to market rate.

² SCAG 2020 Pre-Certified Local Housing Data

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Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in process development projects, assists in determining if the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.



B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including the County of Los Angeles).¹ The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Beaumont is allocated a RHNA of 4,210 units as follows:

- Very Low Income (less than 50 percent of AMI): 1,229 units (29.2 percent)
- Low Income (50 to 80 percent of AMI): 721 units (17.1 percent)
- Moderate Income (80 to 120 percent of AMI): 723 units (17.2 percent)
- Above Moderate Income (greater than 120 percent of AMI): 1,537 units (36.5 percent)

For this Housing Element planning period, October 15, 2021 through October 15, 2029, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

Beaumont and identifies such sites for future residential development to fulfill the City’s share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- City and County-level parcel GIS data, including General Plan land use designation, zoning district, ownership, parcel size, assessed improvement value, etc.
- ADU applications
- Entitled projects and projects in the entitlement phase
- Stakeholders’ input
- Prior housing element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code density standards

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the City has experienced an increase in ADU applications in recent years. Table B-1 shows the number of ADU applications approved in Beaumont over the past three years.

Table B-1: Approved ADU Applications

Year	Approved ADUs
2018	0
2019	1
2020	3
2018-2020 Total	4
Annual Average	1.33
<i>Source: City of Beaumont</i>	

In 2021, the City approved six ADU applications. However, to be conservative, using data from 2018 to 2020, the City assumes an average approval of 1.33 ADUs per year, resulting in 11 ADUs over the eight-year planning period. Under Program 4 (Accessory Dwelling Units), the City will adopt an updated ADU Ordinance, consistent with State law and prepare ADU standard plans to encourage ADU production.

SCAG conducted a regional ADU affordability analysis to provide local governments in the region with assumptions for ADU affordability that can be used to assign projected ADUs to income categories. SCAG’s analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. The ADU affordability assumptions identified in the SCAG analysis for San Bernardino/Riverside Counties region was applied to ADU projected over the planning period.

Table B-2: SCAG ADU Affordability Assumptions

Year	San Bernardino/ Riverside Counties	ADU Projections
Extremely Low	15.0%	1
Very Low	7.7%	1
Low	34.8%	4
Moderate	34.8%	4
Above Moderate	7.7%	1
Total		11
<i>Source: SCAG</i>		

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the RHNA. Table B-3 lists the site address for those projects that can be credited toward the 6th Cycle RHNA. Most of these projects provide above moderate housing units, and most of the units are within approved specific plan areas that are being constructed by merchant builders.

Table B-3: Entitled and Proposed Developments

APN / Address / Location	Units by Income Level			
	Very Low	Low	Moderate	Above Moderate
419-222-003 / 1341 E. 8 th Street	-	-	-	2
419-150-050	-	48 ¹	-	-
428-010-018 / Manzanita Park (TM32850)	-	-	-	95
Fairway Canyon/ Tournament Hills Specific Plan – Tournament Hills	-	-	-	268
Fairway Canyon/ Tournament Hills Specific Plan – Fairway Canyon	-	-	-	528
Sunny Cal Specific Plan	-	-	-	560
Noble Creek Vistas Specific Plan	-	-	-	274
Kirkwood Ranch Specific Plan	-	-	-	530
Sundance Specific Plan – Altis Senior Community	-	-	-	400
Heartland Specific Plan – Olivewood	-	-	-	600
Subtotal	-	48	-	3,257
Net New Total	-	48	-	3,257
¹ This is a transitional housing project by LINC Housing that will be deed restricted and is being processed consistent with AB 744 and AB 2162 guidelines. It contains 24 two-bedroom units, 23 three-bedroom units, and one three-bedroom managers unit. The project is currently in building permit plan check. <i>Source: City of Beaumont</i>				

Entitled and proposed developments would result in 3,257 above-moderate income units during the planning period, exceeding the City’s 1,537 above-moderate income RHNA for the 6th Cycle.

B.2.3 Assumptions

Density

Table B-4 summarizes density standards for multi-family and mixed-use zones that allow residential.

Table B-4: Density for Zones that Allow Residential

Zone	Dwelling Units Per Acre
RTN	Min. 4 Max. 12
DMF	Max. 22
SSMU	Max. 22
SSMU-R	Max. 22
UV	Min. 12 Min. 21 acres at 20 Max. 24
RMF	Min. 12 Max. 30
TOD Overlay	Min. 18 Max. 30
<i>Source: City of Beaumont Zoning Code</i>	

Realistic Capacity and Development Trends

Table B-5 summarizes assumptions for realistic residential development capacity based on required minimum densities and recent development trends from multi-family projects in the entitlement process or approved within Beaumont where minimum densities are not established. Beaumont has one multi-family project in the entitlement process and another that is approved. Since only two projects informed the development trends capacity, a lower realistic capacity was assumed for zones that do not have a minimum density. Program 5 (Minimum Densities) requires the City to establish minimum densities on housing sites where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.

Table B-5: Zones Realistic Residential Development Capacity Assumptions

Zone	Minimum Density	Development Trends Capacity	Realistic Capacity Assumption
RTN	4 units/acre	N/A	4 units/acre
DMF	N/A	82%	50% (11 units/acre)
SSMU	N/A	82%	50% (11 units/acre)
SSMU-R	N/A	82%	50% (11 units/acre)
UV	12 units/acre	N/A	12 units/acre
RMF	12 units/acre	N/A	12 units/acre
TOD Overlay	18 units/acre	N/A	18 units/acre

Source: City of Beaumont Zoning Code, City of Beaumont, LWC

Since the new mixed-use zones were adopted (December 2020), the City has not received any new development applications in these zones. However, the City is receiving developer interest for residential mixed use projects in these zones, particularly in the eastern portion of the city around Xenia Avenue and Sixth Street, where some housing sites are identified. The City is not receiving any interest for new 100 percent commercial projects in the mixed-use zones. Additionally, prior to adoption of the new mixed-use zones, the City had an overlay to allow housing on certain parcels in commercial zones. The LINC transitional housing project, currently in building permit plan check, is located on one of those parcels, demonstrating housing production in mixed-use areas. No applications for 100 percent commercial projects were proposed on commercial parcels with the housing overlay from 2017 to 2020 (the last three years in effect prior to adoption of new mixed-use zones).

The LINC Housing lower-income transitional housing project with 48 housing units is in the Local Commercial Zone, does not contain a commercial component, and is currently in building permit plan check. With the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones with either minimal or no commercial component. The realistic capacity assumptions for mixed-use zones identified in Table B-5 are conservative, reflecting required minimum densities or lower densities than demonstrated trends. As previously mentioned, Program 5 (Minimum Densities) requires the establishment of minimum densities on sites where minimum densities do not currently apply (i.e., DMF, SSMU, SSMU-R zones) to ensure sites are developed at densities to meet realistic unit projections. Additionally, Program 1 requires rezoned sites to allow 100 percent residential uses.

Projects that are below maximum density are driven by market demand for larger units. The City's recent Zoning Code amendments removed a minimum floor area requirement based on unit size that could have impeded achieving maximum density. The LINC Housing lower-income transitional housing project received a density bonus, and therefore exceeded maximum allowed

density (30 units per acre on a 1.6-acre site). Various programs are included to reduce potential constraints to housing development, including mixed-use parking incentives (Program 18), objective design standards (Program 19), and permit streamlining (Program 21) programs.

B.2.4 Methodology

To create the adequate sites inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development potential. The methodology is described below.

Phase 1: Available Vacant Sites and Initial Categorization

The City analyzed the 5th Cycle vacant sites to determine which are still available for development (e.g., were still available for entitlement, were not precluded by future freeway on/off ramp preliminary design, etc.). The City also queried vacant sites in higher density zones to assess potential sites. Each vacant parcel was identified to potentially be able to accommodate a specific income category given its maximum allowable density standards. Income level determinations are identified in Table B-6. The lower income category threshold is consistent with the default density for Beaumont pursuant to Government Code §65583.2.

Table B-6: Income Levels by Density

Density Allowed by Zone	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
<i>Source: LWC, HCD</i>	

Phase 2: Screening for Potential Lower Income Sites

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. The City screened the available vacant sites with the potential for lower income (i.e., zoning allows 30 units per acre) for the following:

1. Lot size is greater than or equal to 0.5 acres
2. Lot size is no greater than 10 acres

All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres were categorized for moderate housing.

Phase 3: Site-by-Site Assessment

Following the screening analysis, a site-by-site assessment and refinement of sites was conducted using additional information from direct observation or firsthand experience from City staff. During this analysis, some potential sites were found to have other conditions (e.g., irregular shape, accessibility issues/landlocked, etc.) that could preclude them from the site inventory. This

analysis included an evaluation of environmental and infrastructure constraints, which are described in Appendix C, Section C.4. All identified sites and housing development planned to satisfy RHNA have access to sufficient infrastructure and utilities. Minimum densities were applied on the few sites where a portion of the site may be located in the 100-year flood zone. Where parcels could be consolidated into sites to address conditions, namely accessibility, consolidated sites were identified. Consolidated sites have no more than two owners and are compliant with the size screening criteria (see Phase 2).

Phase 4: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right. Figure B-1 shows all 6th Cycle sites and any site previously identified as a site in the 5th Cycle. All 6th Cycle sites already allow multi-family housing by right based on the City's 2020 General Plan update and Zoning Code amendments; therefore, no new program is required. Furthermore, various programs are included to facilitate housing, including housing on previously identified sites (e.g., Program 2 for Housing Facilitation in the Urban Village).

Section B.3 Adequacy of Residential Sites in Meeting RHNA

The following table summarizes the City's methods for satisfying its RHNA (Table B-7). Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in moderate and above-moderate income categories. The City has a small shortfall in the lower income categories, and the City has identified potential parcels for rezoning to address this shortfall (see Table B-9 and Section IV, Housing Plan, Program 1 for more details and specific parcels). The resulting rezoning would shift some of the projected moderate-income units into the lower income category. The rezoning would also result in some of these rezoned lower-income housing sites being reused from previous Housing Element site inventories. As such, Program 1 includes the requirement of all rezoned sites to allow multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households pursuant to Government Code §65583.2(i).

Table B-7: Residential Development Potential and RHNA

	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		3,889	5	5,741
Surplus / (Shortfall)	See Very Low/Low	(49)		3,170	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

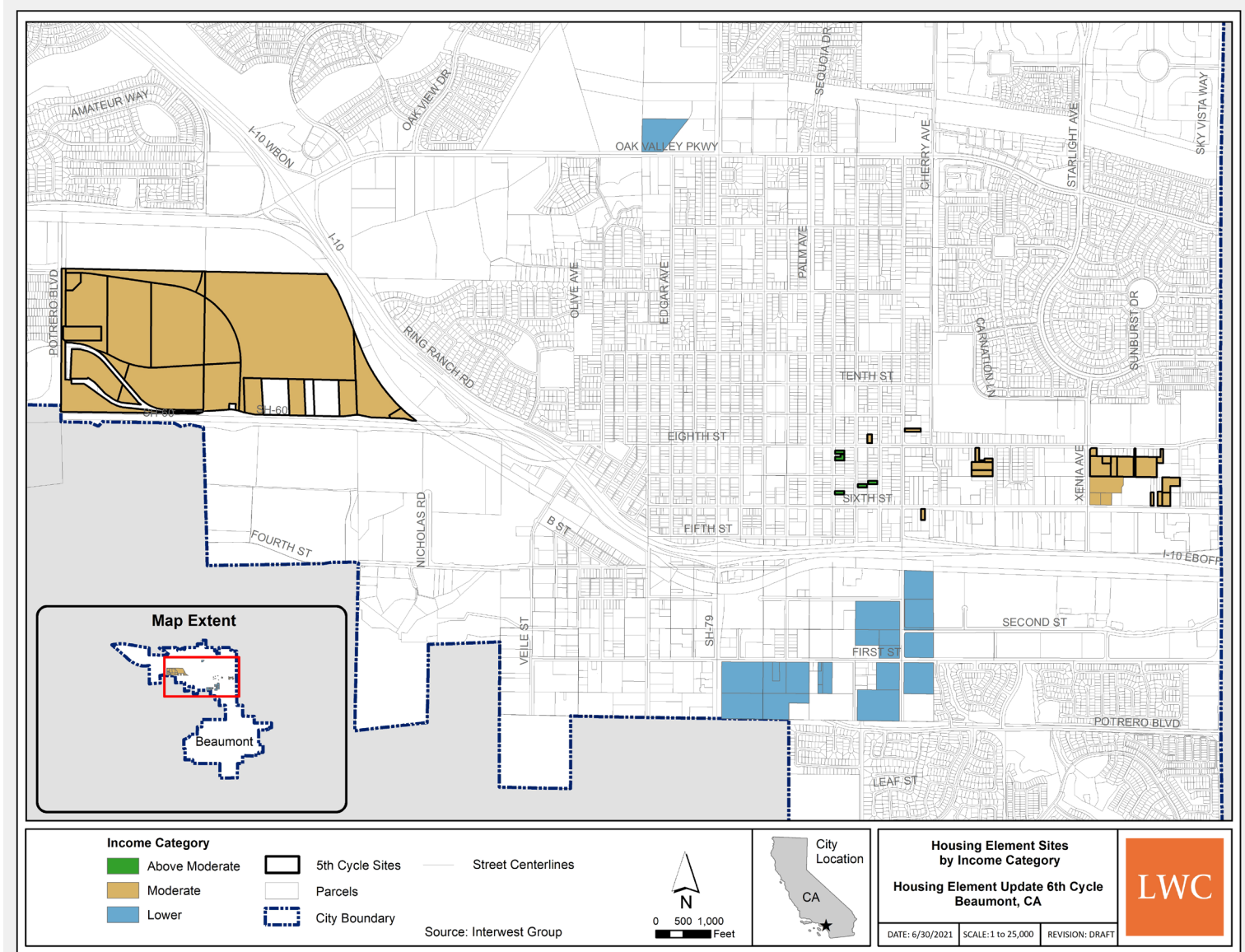
Table B-8: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

	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	2,327		3,644	5	5,976
Surplus / (Shortfall)	See Very Low/Low	431		2,925	1,726	N/A
¹ Considers net new units only.						
Source: City of Beaumont, LWC						

B.3.1 Housing Sites Map

The following map, Figure B-1, shows the inventory of sites by income category. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category



B.3.2 Housing Sites Table

The following table lists the parcels in the City's housing sites inventory with unit capacity by income category.

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
415301008	0.3	-	RMF	HDR	Vacant	YES	-	4	-	4
415303004	0.4	-	RMF	HDR	Vacant	YES	-	5	-	5
418043002	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418043019	0.3	-	RTN	TN	Vacant	YES	-	-	1	1
418053005	0.2	-	RTN	TN	Non-vacant (shed)	YES	-	-	1	1
418031010	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
418031020	0.2	-	RTN	TN	Vacant	YES	-	-	1	1
419222022	0.5	-	DMF	DMF	Vacant	YES	-	6	-	6
419222019	0.2	-	DMF	DMF	Vacant	YES	-	2	-	2
419222020*	1.3	-	DMF	DMF	Vacant	YES	-	14	-	14
419222021*	1.0	-	DMF	DMF	Vacant	YES	-	11	-	11
419170016*	2.6	E	DMF	DMF	Vacant	YES	-	28	-	28
419170017*	0.4	E	DMF	DMF	Vacant	YES	-	4	-	4
419170018*	0.9	E	DMF	DMF	Vacant	YES	-	10	-	10
419170022*	0.5	E	DMF	DMF	Vacant	YES	-	5	-	5
419170026	0.4	-	DMF	DMF	Vacant	YES	-	4	-	4
419170027*	2.8	-	DMF	DMF	Vacant	YES	-	30	-	30
419160005*	3.2	F	DMF	DMF	Vacant	YES	-	36	-	36
419160024*	0.5	F	DMF	DMF	Vacant	YES	-	5	-	5
418123007	0.3	-	SSMU	SSMU	Vacant	YES	-	4	-	4
419160013	0.3	-	SSMU	SSMU	Vacant	YES	-	3	-	3
419160017*	1.6	-	SSMU	SSMU	Vacant	YES	-	17	-	17
419160019*	0.5	G	SSMU	SSMU	Vacant	YES	-	6	-	6

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
419160020*	0.8	G	SSMU	SSMU	Vacant	YES	-	9	-	9
414130011	1.2	-	UV	UV	Vacant	YES	-	14	-	14
414130012	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120035	100.1	-	UV	UV	Vacant	YES	-	1201	-	1201
414120009	4.5	-	UV	UV	Vacant	YES	-	54	-	54
414120016	5.0	-	UV	UV	Vacant	YES	-	60	-	60
414120006	4.7	-	UV	UV	Vacant	YES	-	57	-	57
414120033	13.2	-	UV	UV	Vacant	YES	-	159	-	159
414120027	32.2	-	UV	UV	Vacant	YES	-	386	-	386
414120026	28.0	-	UV	UV	Vacant	YES	-	336	-	336
414120041	17.7	-	UV	UV	Vacant	YES	-	212	-	212
414120042	4.1	-	UV	UV	Vacant	YES	-	49	-	49
414120034	12.6	-	UV	UV	Vacant	YES	-	152	-	152
414120038	24.6	-	UV	UV	Vacant	YES	-	295	-	295
414120040	12.5	-	UV	UV	Vacant	YES	-	151	-	151
414120029	1.0	-	UV	UV	Vacant	YES	-	12	-	12
414090024	10.4	-	UV	UV	Vacant	YES	-	125	-	125
414120031	1.8	-	UV	UV	Vacant	YES	-	21	-	21
414120039	14.6	-	UV	UV	Vacant	YES	-	176	-	176
419170031*	4.2	-	SSMU	SSMU	Vacant	-	-	46	-	46
419170034*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
419170035*	1.0	-	SSMU	SSMU	Vacant	-	-	11	-	11
404190002	8.5	-	RMF	HDR	Vacant	-	101	-	-	101

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
418240010	0.6	A	TOD	GC/TOD	Vacant	-	11	-	-	11
418240011	6.3	A	TOD	GC/TOD	Vacant	-	113	-	-	113
418351002	10.0	-	TOD	GC/TOD	Vacant	-	181	-	-	181
418240009	9.7	-	TOD	GC/TOD	Vacant	-	175	-	-	175
418250001	2.9	B	TOD	GC/TOD	Vacant	-	51	-	-	51
418250006	2.5	B	TOD	GC/TOD	Vacant	-	44	-	-	44
418250008	2.0	-	TOD	GC/TOD	Vacant	-	37	-	-	37
418250009	5.6	-	TOD	GC/TOD	Vacant	-	101	-	-	101
418310007	10.0	-	TOD	GC/TOD	Vacant	-	179	-	-	179
418310008	8.2	-	TOD	GC/TOD	Vacant	-	147	-	-	147
418320007	5.5	-	TOD	GC/TOD	Vacant	-	99	-	-	99
418320008	6.6	-	TOD	GC/TOD	Vacant	-	120	-	-	120
418320011	4.5	C	TOD	GC/TOD	Vacant	-	81	-	-	81
418320012	1.0	C	TOD	GC/TOD	Vacant	-	18	-	-	18
418330017	2.3	-	TOD	GC/TOD	Vacant	-	41	-	-	41
418341009	4.8	-	TOD	GC/TOD	Vacant	-	87	-	-	87
418342002	7.1	-	TOD	GC/TOD	Vacant	-	127	-	-	127
418360003	6.3	-	TOD	GC/TOD	Vacant	-	114	-	-	114
418330020	0.2	D	TOD	GC/TOD	Vacant	-	4	-	-	4
418330008	0.3	D	TOD	GC/TOD	Vacant	-	6	-	-	6
418330021	0.6	D	TOD	GC/TOD	Non-vacant (single-family residence)	-	10	-	-	9
Total							1,847	3,889	5	5,741

Table B-9: Housing Sites Inventory

APN	Parcel Size (ac)	Site	Zone	General Plan	Vacant/Non-Vacant (use)	4 th & 5 th Cycle Site ¹	Income Category of Units Projected per Realistic Capacity			Total Net New Units
							Lower	Moderate	Above Moderate	
¹ All parcels previously identified as housing sites in the 5 th Cycle Housing Element are assumed to have also been included in the 4 th Cycle Housing Element. * <i>Potential parcels for rezoning to accommodate lower income units.</i>										
Source: City of Beaumont, LWC										

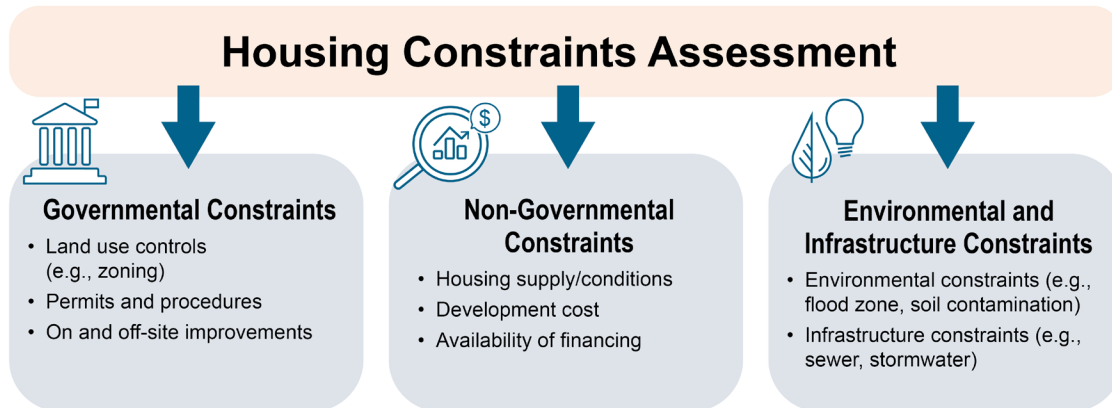
Appendix C: Housing Constraints

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Section C.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Beaumont.



Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the General Plan, the Zoning Code, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City’s land use controls and their relation to the City’s housing supply.

General Plan Land Use Designations

The City adopted the Elevate Beaumont 2040 General Plan in 2020. Chapter 3 of the General Plan is the Land Use and Community Design Element which directs the location and form of future development in the city.

The General Plan includes nine land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
Rural Residential 40 (RR40)	Single family detached homes on 40 acre lots in a rural mountainous setting
Rural Residential 10 (RR10)	Single family detached homes on 10 acre lots in a rural setting
Rural Residential 1 (RR1)	Single family detached homes on 1 acre lots in a hillside setting
Single Family Residential (SFR)	Single-family residential (attached or detached). Neighborhood commercial in specified locations.
Traditional Neighborhood (TN)	Single-family detached houses and small-scale multi-family housing. Neighborhood commercial in specified locations.
High-Density Residential (HDR)	Multi-family housing (townhomes, condominiums, apartments, etc.). Neighborhood commercial in specified locations.
Urban Village (UV)	Variety of specialized land uses, including a regional serving commercial, higher density residential development, educational uses and abundant open space and recreation amenities.
Transit-Oriented District Overlay (TOD Overlay)	Residential and supportive employment and commercial uses near the future transit station.
Downtown Mixed Use (DMX)	Mixed-use buildings with active ground floor retail uses, upper level professional office, service activities in conjunction with multi-family residential uses and live/work units.

Source: Beaumont General Plan, Table 3.3 (Land Use Designations)

Zoning Districts

The Zoning Code, Title 17 of the Beaumont Municipal Code, was amended in December 2020 to be consistent with the recently updated General Plan. The Zoning Code and Zoning Map are available on the City’s website consistent with Government Code §65940.1(a)(1)(B). There are eleven zones that allow residential development. Table C-2 lists the zones that allow residential uses.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Residential, Rural	The Residential, Rural Zone is intended to provide for and encourage the development of agriculturally oriented low density residential development to take advantage of the rural environment.
Residential, Single Family	The Residential, Single-Family Zone is intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional residential, single-family development. To increase access to shopping, services, and amenities, the R-SF Zone allows for limited, appropriately located neighborhood supporting uses in specific locations.
Residential, Traditional Neighborhood	The Residential, Traditional Neighborhood Zone is intended to provide a range of housing choices, including single-family and multi-family development and supporting neighborhood service uses within a walkable and well-connected setting.
Residential, Multiple-Family	The Residential, Multiple-Family Zone is intended to protect established medium density and high-density residential development in the City, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
Urban Village	The Urban Village Zone applies to a specific area situated between Interstate 10 and State Route 60 Freeway corridors. Within this area, a variety of specialized land uses that capitalize on the area's unique location are contemplated. These uses include a regional commercial center, higher density residential development, educational uses, and abundant open space and recreational amenities. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment.
Transit Oriented District Overlay Zone	The Transit Oriented District Overlay applies to the area around a future Metrolink transit station. The permitted uses and development standards are intended to be conducive to a transit-friendly environment, including a mix of residential and commercial uses within a walkable and transit accessible setting.
Downtown Mixed Use Zone	The Downtown Mixed Use Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development. Active and retail uses are required along the Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not permitted on the first floor along Sixth Street and Beaumont Avenue to ensure that the Downtown character is maintained).
Beaumont Mixed Use Zone	The Beaumont Mixed Use Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional office, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU zoning district in keeping with the scale of surrounding development.
Sixth Street Mixed Use Zone	The Sixth Street Mixed Use Zone is intended to provide for commercial and multi-family residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.
Sixth Street Mixed Use – Residential Zone	The Sixth Street Mixed Use – Residential Zone is intended to provide for multi-family residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. Multi-family residential uses are required, either as stand alone or in a mixed use setting. The permitted uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the Downtown retail environment west of Palm Avenue.

Table C-2: Zones Allowing Residential Uses

Zone	Description
Downtown Residential Multifamily Zone	The Downtown Residential Multifamily Zone is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities.
<i>Source: Beaumont Zoning Code, Chapter 17.03 (Zoning Map and Zone Districts) and Chapter 17.19 (Downtown Zone Districts)</i>	

Overlay Zone: The City’s sole overlay zone, the Transit-Oriented (TOD) Overlay Zone, applies to the majority of the Community Commercial Zone which does not allow residential uses, apart from Single Room Occupancy units. The TOD Overlay Zone allows many residential housing types that would not be permitted in the Community Commercial Zone, providing another area of the city with the potential for housing development. The City is being proactive in its approach to transit-oriented housing development by providing this mixed-use overlay zone in anticipation of a future Metrolink station.

Specific Plans: The City currently has 17 adopted specific plans, of which seven have been fully built-out. Table C-3 lists the specific plans that allow for residential development and are still in the process of being built out. The majority of the seven specific plans consist of single-family home developments, while two of the specific plans include some multi-family/higher density units.

Table C-3: Specific Plans – Residential, Not Built-Out

Specific Plan	Description
Fairway Canyon/ Tournament Hills	Single family residential community with a total buildout of 4,660 homes
Sunny Cal	Single family residential community with a total buildout of 560 homes
Heartland	Single family residential community with a total buildout of 1,224 homes
Noble Creek Vistas	Single family residential community with a total buildout of 648 homes
Kirkwood Ranch	Residential development including 470 single family homes and 60 multi-family units*
Sundance	Residential community with a mix of very low density to high density and a total buildout of 4,450 units
Potrero Creek Estates	Single family residential community with a total buildout of 1,028 homes
<i>Source: Beaumont General Plan, City of Beaumont</i> <i>* Tentative tract map for Kirkwood Ranch has expired.</i>	

Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. Table C-4 summarizes the basic standards for the City’s residential and mixed-use zones.

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Residential, Rural	RR	40 acres	N/A	N/A	25	10	20	26 ft. or 2 stories, whichever is less	N/A
Residential, Single Family	R-SF	7,000 sq.ft.	N/A	N/A	20	Single level, interior lots < 70 ft. wide: 5 Single level, interior lots > 70 ft. wide: 10 on one side, 5 on the other Two level, interior side: 10 Street side: 10	20	35 ft. or 2 stories, whichever is less	N/A
Residential, Traditional Neighborhood	R-TN	5,000 sq.ft. ¹	Max: 12 ²	N/A	15	Interior side: 5 Street side: 10	15	35 ft.	N/A
Residential, Multiple-Family	R-MF	6,000 sq.ft. ¹	Min: 12 Max: 30	N/A	20	Interior side: 5 Street side: 10	15	35 ft.	70%
Urban Village	UV	10,000 sq.ft.	Min: 12 Max: 24 ³	N/A	5	N/A	10	50 ft.	N/A
Transit Oriented District Overlay Zone	TOD	10,000 sq.ft. ⁴	Min: 18 Max: 30	N/A	N/A	N/A	N/A	50 ft. ⁴	50% ⁴

Table C-4: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/acre)	FAR	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage
					Front	Side	Rear		
Downtown Mixed Use Zone	DMU	N/A	Max: 15	N/A	N/A	15 when adjacent to single family residential use	20 when adjacent to single family residential use	45 ft. or 3 stories	N/A
Beaumont Mixed Use Zone	BMU	N/A	Max: 10	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	35 ft. or 2 stories ⁵	N/A
Sixth Street Mixed Use Zone	SSMU	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10, 20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Sixth Street Mixed Use - Residential Zone	SSMU-R	10,000 sq.ft.	Max: 22	N/A	5	5, 15 when adjacent to single family residential use	10,20 when adjacent to single family residential use	60 ft. or 4 stories	N/A
Downtown Residential Multifamily Zone	DMF	6,000 sq.ft.	Max: 22	N/A	10	Interior side: 5, 15 when adjacent to single family residential use Street side: 10 3-story building: 20	15, 20 when adjacent to single family residential use	35 ft.	N/A

¹ Smaller lots may be allowed consistent with 17.11.030.D (Small Lot Development) (see following page).

² With an average density of six units per acre across the property. A studio or one-bedroom unit of no more than 750 square feet, excluding a garage, shall count as 0.5 of a unit. Density below four units per acre may be allowed subject to conditional use permit approval, if the Planning Commission finds that the lower density does not jeopardize the City's ability to satisfy its Regional Housing Needs Allocation.

³ No more than 21 acres in the Urban Village Zone shall be developed at a density below 20 units per acre.

⁴ Standards are contained in the Community Commercial base zone, which would apply in the TOD Overlay.

⁵ No housing sites are identified in the BMU Zone (see Appendix B).

Source: Beaumont Zoning Code

The dimensional standards listed in Table C-4 generally do not constrain the development of housing in city. For example, FAR limitations do not apply to residential developments or residential portions of mixed-use developments, and most zones do not have lot coverage/area standards. While the R-MF Zone has a maximum lot area requirement of 70 percent, this amount of coverage does not pose an undue constraint on the development of housing in Beaumont.

Small Lot Development: The City allows for residential development on lots less than the minimum lot size established in the R-TN and R-MF zones but requires approval through a conditional use permit, and the development must comply with the following standards:

1. Maximum and minimum density shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).
2. The minimum lot size shall be 2,000 square feet.
3. The minimum lot width shall be 25 feet.
4. The minimum lot depth shall be 50 feet.
5. The maximum area of the lot occupied by structures shall be 75 percent.
6. Setbacks:
 - Side Yard Setbacks. The side yard setback shall be a minimum of three feet. For attached units, a minimum side yard setback of five feet shall be provided at the end of the row of attached units.
 - Rear Yard Setbacks. Rear yard setbacks shall be a minimum of 10 feet. A minimum rear yard setback of five feet is required for this parcels that have a garage abutting an alley.
 - Other Setbacks. Other setbacks shall be consistent with the zone, and as may be modified through a density bonus (Chapter 17.10).

The provision for small lot developments makes it feasible for residential development to occur on lots that would likely sit vacant under more restrictive standards. While a small lot development requires a conditional use permit, the findings for approval are objective and clear. These provisions make smaller single-family housing development more feasible, attainable for lower-income households, and promote more housing development overall.

Overall, the City's development standards are comparable to those in other local communities and do not pose undue constraints on the development of housing in Beaumont.

Parking Requirements

Table C-5 displays the parking rates for residential land uses, applicable to all zoning districts.

Table C-5: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 1 space, of which one shall be enclosed)
Attached Single Family and Duplex Units	2 enclosed spaces/unit
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)
Multiple-Family (2 or more bedrooms/unit)	2 spaces per unit (at least 1 space must be covered)
Motels/Boarding Houses	1 space for each sleeping unit. 1 space per guest room or unit; plus, other spaces as required for auxiliary uses such as banquet facilities, bars, and restaurants
<i>Source: Beaumont Zoning Code</i>	

Shared and Remote Parking: In addition to the standards in Table C-5, the City has parking reduction strategies in the Zoning Code. Section 17.05.080 (Shared and remote parking) provides procedures applicable for certain types of developments or combinations of land uses within a specific development that may be eligible for parking reductions, if it can be demonstrated that the development would benefit from shared parking. The procedures include providing a “Special Study” which constitutes a parking demand analysis for the uses proposed to share parking facilities. The study must demonstrate, to the satisfaction of the Director, that the uses have different peak parking requirements, but the parking requirement cannot be reduced below the highest peak parking requirement of the use demanding the most parking. Lastly, an applicant may apply for remote parking for multi-family uses, provided that the parking facilities are located no more than 300 feet from the multi-family use. Additionally, Section 17.02.120 (Modification of Standards) allows required parking amounts to be reduced by a maximum of 20 percent, with certain findings, similar to a variance; however, modifications to standards are approved by the Community Development Director.

The parking requirements for each housing type are consistent across all zoning districts and are consistent with other jurisdictions in the region. However, since the City recently updated its General Plan and Zoning Code to provide for more mixed-use zones intended for walkable and transit-oriented development, parking reduction strategies should be expanded to include more options such as unbundling parking costs, reductions for the inclusion of bicycle parking, or reductions for proximity to transit. These strategies would be appropriate in mixed-use, walkable zones, particularly in the Downtown, Urban Village, and Transit Oriented District Overlay. Additional parking reduction strategies could allow for more area to be used to build housing instead of parking. Program 18 (Mixed-Use Parking Incentives) will result in further revisions to parking requirements based on the City’s Parking Management Master Plan effort, expected to lower parking rates for mixed-use projects.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Code that facilitate a range of residential development types. Table C-6 provides a list of housing types and the zones in which they are permitted, require a conditional use permit, or are not permitted.

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
Accessory Guest Houses	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P
Boarding or Rooming Houses	C	C	C	C	P	N	C	N	C	C	C
Caretaker's Unit	P	N	P	P	P	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C	N	N	C	C	C
Duplexes	N	N	P	P	P	P	P	P	P	P	P
Group or Community Care Facilities—6 or fewer persons)	P	P	P	P	P	P	P ²	P	P	P	P
Group or Community Care Facilities—7 or more persons)	C	C	C	C	C	C	C ²	C	C	C	C
Mobile Home Parks	N	N	C	C	N	N	N	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	P	P	P	P	P	P	N	P	N	N	P
Multiple-Family, Apartment & Condominiums	N	N	P	P	P	P	P ^{2,3}	N	P ³	P ³	P ³
Planned Residential Developments	P	P	P	P	P	P	P	P	P	P	P
Senior Housing Developments	P	P	P	P	P	P	P	P	P	P	P
Single-Family Dwellings	P	P	P	P	P	P	N	P ³	N	N	P ³
Farmworker Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Emergency Shelters ⁴	N	N	N	N	N	C	N	N	C	C	N
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	C	P ²	C	P	P	N
Transitional Housing	N	N	C	C	N	C	P ²	C	P	P	N
Unlicensed Group Home	N	S	S	S	N	N	N	N	N	N	N
P = Permitted C = Conditionally Permitted N = Not Permitted N/A = Not Specified											

Table C-6: Housing Types Permitted by Zone

Housing Type	Citywide Zones						Downtown Zones				
	RR	RSF	RTN	RMF	UV	TOD	DMU	BMU	SSMU	SSMU-R	DMF
S = Special Use Permit											
¹ Only allowed for properties on Sixth Street.											
² Use is allowed only on upper floor locations on parcels fronting Sixth Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.											
³ A live/work unit is only permitted in the primary structure.											
⁴ Both the Community Commercial (CC) and Local Commercial (LC) zones allow emergency shelters by right with ministerial approval consistent with State law.											
Source: <i>Beaumont Zoning Code</i>											

Supplemental Use Standards

Accessory Dwelling Units (ADUs): Multiple sections in the Zoning Code (e.g., Section 17.03.060.D, 17.03.070.G, etc.) contain supplemental standards for detached ADUs, attached ADUs, and Junior ADUs, all of which are limited to one per single-family residence. Zones where ADUs are allowed have been updated, but the standards for ADUs do not reflect current State law and should be brought into compliance accordingly. Examples of conflict with current State law arise include the 15-foot setback required from the rear property line and a parking requirement of one space per ADU (see Table C-5). Current State ADU law lessens the regulatory burden of many development standards applied to ADUs such as setbacks and parking.

Multi-Family: Section 17.03.065.J (Supplemental Multiple Family Development Standards) contain supplemental standards that only apply to multi-family residential developments. The standards include provisions for building entrances, building facades, building roofs, pedestrian access, and private storage spaces. All standards in this Section are objective and do not pose a constraint to the development of multi-family housing.

Single Room Occupancy (SROs): A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. Chapter 17.16 (Single Room Occupancy Facilities) provides supplemental standards for single room occupancy (SRO facilities as well as standards for SRO units. Notably, SROs are not limited to the density standards dictated in the General Plan, giving this housing type more flexibility within its respective zoning districts. In addition to the zones listed in Table C-6, SROs are allowed with a conditional use permit in the Commercial, Neighborhood (CN) and Community Commercial (CC) zones. Chapter 17.16 contains facility standards for common areas, laundry facilities, cleaning supply rooms, as well as standards for individual units including unit size, occupancy thresholds, bathrooms, kitchens, closets, and Code compliance. The facility and unit standards are objective and do not present a constraint to the development of SROs.

Manufactured Homes: Section 17.11.120 (Manufactured homes on foundations) prescribes seven specific conditions for manufactured homes that may be installed on a foundation in any zone that allows single-family dwellings. The conditions are listed below:

1. The manufactured home shall be certified under the national Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and shall bear a California insignia or Federal label as required by Section 18550(b) of the Health and Safety Code.
2. The foundation system shall meet the requirements of Section 18551 of the Health and Safety Code.
3. The manufactured home shall contain a minimum of 1,100 square feet of living area within a minimum width of 20 feet. On all lots less than 60 feet in width the manufactured home shall contain a minimum of 950 square feet of living area with a minimum width of 20 feet. Porches, garages, patios and similar features, whether attached or detached, shall not be included when calculating the floor living area.
4. The manufactured home shall have a roof overhang of not less than 16 inches with a minimum 12-inch gable overhang, unless it is determined that it is not compatible to the neighborhood in which the manufactured home is being located.
5. The manufactured home shall have non-reflecting roofing material and siding material that is compatible with the neighborhood in which the manufactured home is to be located.
6. A garage compatible to the neighborhood in which the manufactured home is being installed shall be constructed.
7. The manufactured home shall be used only as a single-family residential use and shall comply with all the setback and height requirements of the zone in which it is located.

While State law does allow for supplemental standards such as condition #4, condition #3 only applies to manufactured homes and is not applied to single-family homes citywide. Condition #3 should be removed because it treats manufactured homes on a foundation differently than non-manufactured single-family homes which is inconsistent with the intent of State law and could present a constraint to the development of manufactured homes (see Program 20 (Manufactured Housing)).

Mobile Homes: Section 17.11.130 (Mobilehome parks) provides supplemental standards for the establishment, maintenance, and operation of mobile home parks in Beaumont. Mobile home parks are subject to the following development standards:

1. Minimum Gross Area: 10 acres
2. Maximum Density: Seven units per gross acre
3. Minimum Access Frontage: 250 feet continuous frontage on a dedicated public street
4. Minimum Park Perimeter Yards: Five feet adjacent to a public street

5. Maximum Height: 35 feet

This Section also contains specific classifications of mobile home parks: pre-existing mobile home parks, planned residential mobile home parks, and integrated mobile home parks. A pre-existing mobile home park shall not be deemed nonconforming if it does not comply with standards in the Zoning Code, allowing existing mobile home parks to make improvements and continue operations without triggering additional requirements that may be financially burdensome.

Additionally, multiple interior site standards apply to mobile home parks, including those relating to access drives, sidewalks, landscaping, community recreation areas, and electrical and television service. These standards would not apply to pre-existing mobile home parks and do not pose a constraint to the development of mobile homes in Beaumont.

Emergency Shelters: Emergency shelters¹ are allowed as a permitted by-right use without discretionary review in the CC and Local Commercial (LC) zones pursuant to Sections 17.03.150 and 17.19.120, respectively, of the Beaumont Municipal Code. The CC Zone is located along Oak Valley Parkway (near its intersection with Interstate 10), as well as south of Interstate 10 between California Avenue and the eastern city limits of Beaumont, north of Potrero Boulevard. The LC Zone is located at the eastern edge of Beaumont, between 8th Street and Interstate 10, west of Highland Springs Avenue. The above-described areas are serviced by the City's transit priority network, operated by the Beaumont Pass Transit System bus service². Specifically, the bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Gorgonio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino.³

According to the 2019 Point-in-Time (PIT) count, there were an estimated 15 persons experiencing homelessness in Beaumont (see Appendix A, Figure A-14). Many parcels in the CC Zone are vacant and therefore could be built upon to construct an emergency shelter (to serve homeless persons) by right. This is true of both the Oak Valley Parkway area zoned CC and the area south of Interstate 10, east of California Avenue zoned CC. Although said areas are not within walking distance of retail and supportive services such as schools, churches, groceries, hospital, or library, both areas have bus access to these amenities.

¹ While the Beaumont Zoning Code does not define "emergency shelters", California Health and Safety Code §50801(e) states that an emergency shelter is "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

² City of Beaumont General Plan, December 1, 2020.

³ See particularly Routes 3, 4, 7, and 9 at the following website: <https://www.beaumontca.gov/160/Fixed-Route-System>.

In addition, an emergency shelter could be constructed on any number of vacant parcels zoned LC that have walking access to retail, hospitals, schools, churches, and grocery stores, as well as bus access to all of the above-described amenities within Beaumont. A transitional housing project located in the LC Zone (APN 419-150-050) is currently in building permit plan check, demonstrating the desirability of extremely low-income housing in this area. The minimum parcel size for both the CC and LC zones is 10,000 square feet, and many parcels in these zones meet or exceed this minimum threshold. The floor area ratio limits are 0.75 in the CC Zone and 0.70 in the LC Zone. Below is a list of vacant parcels in the LC Zone, which is most desirable for near-term emergency shelters due to surrounding existing uses:

- APN 419-150-026 (695 Highland Springs Ave.) – 0.79 acres
- APN 419-150-027 (675 Highland Springs Ave.) – 0.79 acres
- APN 419-150-034 (no situs address) – 2.08 acres
- APN 419-150-022 (790 Allegheny Ave.) – 0.34 acres

Therefore, considering existing vacant parcels, both the CC and LC zones provide opportunities for by-right emergency shelters that could accommodate the estimated homeless population in Beaumont with access to transit and services.

While the Beaumont Zoning Code does not specifically regulate parking requirements for emergency shelters, Beaumont Municipal Code Section 17.05.040(B) states that if parking for a land use (such as emergency shelters) is not specifically listed, the Community Development Director shall decide which standard most closely reflects the demand for parking that will be generated by the proposed project. Program 10 includes that the City revise parking standards to ensure they do not impose more parking than is required for other residential or commercial uses within the same zone, and also require sufficient parking for emergency shelter staff (e.g., require one parking space per employee and agency vehicle).

Low Barrier Navigation Centers: Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all areas zoned for mixed-uses and nonresidential zones permitting multi-family uses. Program 11 (Low Barrier Navigation Centers) is included to amend the Zoning Code to allow Low Barrier Navigation Centers consistent with State law (AB 101, Government Code §65660).

Transitional Housing and Supportive Housing: Supportive and transitional housing should be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. The Zoning Code permits transitional housing in the DMU, SSMU, and SSMU-R zones; however, a conditional use permit is required for transitional housing in the RTN, RMF, and TOD zones, and transitional housing is

not allowed in other zones that allow residential (e.g., RR, RSF, UV zones). Also, the Zoning Code does not define transitional or supportive housing and does not include supportive housing in the use tables. The City will amend the Zoning Code to fully address transitional and supportive housing consistent with State law, including AB 2162 as appropriate (Program 9). AB 2162 requires deed restricted supportive housing that meets certain criteria to be a permitted use in all zones where multi-family and mixed-use are permitted (Government Code 65651).

Employee/Farmworker Housing: The Zoning Code does not explicitly allow farmworker housing in any zone. The Zoning Code has not been amended to comply with Health and Safety Code §17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, there are 64 full-time year-round farming, fishing, and forestry occupations in Beaumont, which presents a low demand for this residential housing type. However, a program has been included for the City to amend the Zoning Code to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6 (Program 14).

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Beaumont ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

As displayed in Table C-6, Group or Community Care Facilities (6 or fewer persons and 7 or more persons) are permitted uses. Consistent with State law, facilities with six or fewer persons are permitted by-right in zones that allow residential uses, and facilities with seven or more are subject to conditional use permit approval.

Additionally, the Code includes provisions for Unlicensed Group Homes in Chapter 17.13. The intent of the Chapter is to provide standards for this residential use to further housing anti-discrimination laws while also preserving the residential character of single-family neighborhoods in which these group homes would be located. As shown in Table C-6, Unlicensed Group Homes are permitted by special use permit in three residential zones. The approval of the special use permit is at the discretion of the Community Development Director. Section 17.13.020 (Special use permit required) provides multiple standards in which an unlicensed group home must abide by, including the requirement for a house manager, that the home has six or fewer occupants (excluding the house manager, if the house manager resides on-site), that the group home is not located within 300 feet from any other State-licensed group home or group home issued a special use permit, prohibition of alcohol and non-prescription drugs, visitation policy, and on-site parking restrictions. The requirements associated with unlicensed group homes are typical of the residential use-type and do not present a constraint to their development in Beaumont.

In 2020, 17 people with developmental disabilities lived in community care facilities in Beaumont (Appendix A, Table A-8). All zones shown in Table C-6 allow community care facilities for seven or more persons with a conditional use permit, typically processed in two to four months (see Table C-8). However, to facilitate housing for persons with disabilities, Program 22 (Group or Community Care Facilities) would result in allowing community care facilities for seven or more persons as a permitted use where multi-family is permitted (i.e., RTN, RMF, UV, TOD, DMU, SSMU, SSMU-R, and DMF zones), instead of requiring a conditional use permit. Furthermore, Program 19 requires findings for approval of housing developments, including both licensed and unlicensed group homes and community care facilities to be amended to be objective, so that these uses are allowed without discretionary review regardless of whether they are permitted by right or require a conditional use permit (also see Program 22).

Lastly, the Zoning Code defines a “family” as “[o]ne or more persons living together as a single housekeeping unit in a dwelling unit. A family includes the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.” This definition does not require relation by blood or by marriage, and therefore does not present a constraint to housing for persons with disabilities.

Reasonable Accommodation

Municipal Code Chapter 15.26 (Reasonable Accommodations) establishes a formal procedure for individuals with disabilities seeking equal access to housing to request a reasonable accommodation and establishes criteria to be used when considering such requests. Section 15.26.030 (Procedures) states, “A written request for reasonable accommodations shall be made by any individual with a disability, or his or her representative, or a developer or provider of housing for individuals with disabilities when the application of a land use or zoning regulation or policy acts as a barrier to fair housing opportunities.” The Community Development Director must make a determination on a reasonable accommodation request within 45 days, and the

Community Development Director's determination may be appealed to the City Council. Over the last few years, the City received one reasonable accommodation request to widen a doorway and ramp, which the City approved. The City is not aware of any reasonable accommodation requests that were denied.

Incentives for Affordable Housing

Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) provides incentives for very low income, low income, moderate income, and senior housing. These provisions for affordable housing bonuses and concessions were adopted in 2010, and there have been substantial changes to State density bonus laws since 2010, including recent amendments that allow up to 50 percent density bonus (AB 2345). Chapter 17.10 (Affordable Housing Incentives/Density Bonus Provisions) will be updated to reflect current State law (Program 12).

Other Local Ordinances

The City does not have other ordinances, such as an inclusionary housing ordinance, short-term rental ordinance, or growth control ordinance or other growth control measures, that directly impact the cost and supply of residential development.

C.2.3 Building and Housing Codes and Enforcement

New construction in Beaumont, including additions, must comply with the 2019 California Building Code (CBC), which amends the International Building Code. The City adopted the California Building Code, Title 24, California Code of Regulations, Part 2, Volumes 1 and 2, including Chapter 1, Division II - Scope and Administration, and Appendix J - Grading with minor revisions.

Existing residences may be remodeled or expanded provided there are no obvious sanitary or safety hazards, all building code requirements have been met, and the necessary permits have been issued. Additions to existing buildings must comply with current building codes. Building code requirements are enforced through plan check review and inspections; while these requirements may add material and labor costs, they are required across the state and are necessary minimums to ensure the health and safety of Beaumont residents.

The City's Community Enhancement Department is responsible for code enforcement. The Department ensures that properties within the city comply with all municipal, zoning, and building codes as well as assist with health and safety issues. Per Program 26 (Housing Code Enforcement), the City follows the State's Abatement of Dangerous Buildings manual in evaluating substandard housing and uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses various methods for addressing substandard housing: complaints; code enforcement; referral system; and mandated inspections (e.g., Fire Department). Most code complaints are regarding unmaintained yards, green pools, abandoned vehicles, and unpermitted structures. In addition, pursuant to Program 27, the City

will promote and advertise County of Riverside programs that provide financial assistance (grants and loans) for homeowners to repair or improve their homes.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-7 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body. It should be noted that each project would not have to obtain each permit/approval (e.g., small scale projects consistent with General Plan and zoning standards do not require General Plan Amendments, Zone Changes, or Variances).

Table C-7: Permit Approval Authority

Permit/Approval	Approval Authority
Architectural Review	City Staff
Modification of Standards	City Staff
Plot Plan	Planning Commission
Conditional Use Permit	Planning Commission
Variance	Planning Commission
Tentative Parcel Map	City Council
Tentative Tract Map	City Council
Final Map	City Council
Zone Change	City Council
Specific Plan	City Council
General Plan Amendment	City Council
Negative Declaration	Planning Commission or City Council
EIR	Planning Commission or City Council

Source: Beaumont Zoning Code, City of Beaumont

Table C-8 identifies estimated permit processing times for the most relevant application/permit types.

Table C-8: Permit Estimated Processing Time

Permit/Approval Type	Typical Processing Time
Architectural Review	1 Month
Plot Plan	2-4 Months
Conditional Use Permit	2-4 Months
Variance	2 Months
Tentative and Final Parcel Map	3-5 Months
Tentative and Final Tract Map	4-6 Months
Zone Change	4-6 months
General Plan Amendment	4-6 Months
Negative Declaration	2-4 Months
EIR	Varies
<i>Source: City of Beaumont</i>	

Additionally, the lapse between approval and building permit submittal is quite short. Typically, the City experiences a period of no more than two months before building permits are submitted. Building permits are reviewed within 10 businesses days and resubmittals are reviewed within five business days.

Plot Plan: Plot Plans are required for any new land use or new development assuming an existing use, in conformance with the zoning district. The Plot Plan permit is intended to implement the provisions of the Zoning Ordinance and to “protect the character and integrity of resident, commercial, and industrial areas in the City.” Administrative Plot Plans are processed by the Community Development Director, and residential projects of up to four units on one lot are subject to Administrative Plot Plan approval. Administrative Plot Plans are typically approved within two months. Any larger residential project requires Plot Plan approval by the Planning Commission with a public hearing and are typically approved within three to four months. Only one public hearing is required, and projects are typically approved with one hearing.

The approval authority may impose conditions as deemed necessary to “ensure that the public health, safety, and general welfare are protected and the proposed use is not a detriment to the community.” The required findings are that the project is consistent with the General Plan and Zoning Code; the City does not have any design guidelines. One finding is subjective (17.02.070.G.4: *The location, size, design and operating characteristics of the proposed use is compatible with existing land uses within the general area in which the proposed use is located*). While this finding may be applied to non-housing developments, the City is limiting the application of subjective findings to housing developments consistent with State law (e.g., Housing Accountability Act). The City is underway with the development of objective design standards to

further streamline residential and mixed-use approvals, which will also include amendments to subjective findings (Program 19).

While the potential for conditions at the discretion of the approval authority does present some uncertainty into the Plot Plan approval process, there are clear thresholds between Plot Plans that are administrative and those that require Planning Commission public hearings. Furthermore, a two to four-month processing time does not pose a constraint to the development of housing.

Conditional Use Permits (CUP): A CUP is required for certain uses that necessitate special review due to the nature of the use, intensity, or size to ensure the use is compatible with the surrounding uses or will be through the imposition of development and use conditions. The Planning Commission is the review authority for CUPs, and may approve and/or modify the development proposal with or without additional conditions provided that the following findings are made:

1. The proposed use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of the Zoning Ordinance;
2. The proposed use would not impair the integrity and character of the zone in which it is located;
3. The subject site is physically suitable for the type of land use being proposed;
4. The proposed use is compatible with the land uses presently on the subject property;
5. The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety;
7. There would be adequate provisions for public access to serve the subject proposal;
8. The proposed use is consistent with the objectives, policies, general land uses, and programs of the City of Beaumont General Plan;
9. The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare;
10. The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood; and
11. The proposed use does not have a disproportionately high and adverse human health or environmental effect on minority and low-income populations.

The Zoning Code provides clear direction on which uses require a CUP to be approved. However, the potential subjectivity in certain required findings (e.g., “the proposed design and elevations preserve and maximize the image, character, and visually quality of the neighborhood”) could result in uncertainty and lead to a protracted approval process. However, CUPs are only required for certain residential uses and are not required for multi-family housing (see Table C-6).

Modification of Standards: The Modification of Standards procedure is intended to grant minor relief from development standards when such relief will provide for better design and function of the proposed development or addition. The procedure allows for the following deviations:

1. A decrease of not more than 20 percent of the minimum required setback area.
2. An increase of not more than 10 percent of the maximum permitted building height.
3. Any deviation in the permitted maximum height or location of a fence or wall.
4. An increase of not more than 10 percent of the maximum permitted lot coverage.
5. A decrease of not more than 20 percent of the minimum usable open space requirement.
6. Any deviation in the applicable development standards of not more than 20 percent to allow for improved productivity of solar energy systems.
7. A decrease of not more than 20 percent of the minimum number of required parking spaces.

Modification of Standards are approved by the Community Development Director. The Modification of Standards procedure provides valuable flexibility for applicants that could need it to make the development feasible, and therefore does not constrain the development of housing.

Permit Streamlining: Chapter 15.40 (Permit Streamlining), outside of the Zoning Ordinance, is intended to implement the Permit Streamlining Act (Chapter 4.5, commencing with Section 65920 of Division 1 of Title 7 of the Government Code, as added by Assembly Bill 884 Chapter 1220, Statutes of 1977, and as subsequently amended). This ordinance was adopted in 1983 and is inconsistent with current State law. Chapter 15.40 (Permit Streamlining) should be deleted to avoid confusion for applicants (see Program 21 (Permit Streamlining)).

SB 35 Processing: The City does not have a process specific to SB 35 but would process such requests in compliance with State law and HCD guidelines. A program has been included for the City to prepare an SB 35 eligibility checklist and form identifying submittal requirements consistent with State law (Program 23 (SB 35 Processing)).

Permit and Development Fees

The City's permit and development fees are available on the City's website consistent with Government Code §65940.1(a)(1)(A).

Planning Fees

Table C-9 details the Community Development Department's processing fees relevant to residential applications.

Table C-9: Planning Fees

Service/Permit Type	Fee Amount
Appeals to the Planning Commission	\$642.46
Appeals to the City Council	\$1,945.98
Conditional Use Permit (CUP), Stand Alone	\$2,038.94
CUP Time Extension	\$829.42
CUP Large Family Daycare/Group Home	\$1,117.60
Condominium Conversion	\$10,548 (Deposit)
Density Bonus Application Agreement	\$2,994.38
Development Agreement	\$42,426 (Deposit)
Development Agreement Annual Review	\$3,027.43
Development Agreement Amendment	\$41,231 (Deposit)
Environmental Assessment/Notice of Exemption	City Cost + Admin 20%
Negative Declaration/EIR/Addendum	City Cost + Admin 20%
General Plan Amendments (Under 50 Acres)	\$3,368 (Deposit)
General Plan Amendments (51 Acres and Over)	\$5,563 (Deposit)
Ordinance Text Change	\$4,324 (Deposit)
Plot Plans	\$3,778 (Deposit)
Plot Plan Amendments	\$2,148 (Deposit)
Plot Plan Time Extension	\$565
Administrative Plot Plan	\$516.45
Minor Plot Plan	\$1,219.85
Pre-Application Meeting	\$907.92
Pick-A-Lot Site Plan Review	\$103.29
Planning Commission Hearing Required by Any Action	\$786.04
Specific Plan	\$11,081 (Deposit)
Specific Plan Amendment	\$2,686 (Deposit)
Tentative Parcel Map	\$1,723 (Deposit)
Tentative Parcel Map/Tentative Tract Map Time Extension	\$846.98
Tentative Tract Map	\$4,390 (Deposit)
Variance	\$1,530.76
Minor Variance/Modification of Standards	\$154.94
Zone Change/Pre-zoning	\$4,324 (Deposit)
<i>Source: City of Beaumont Development Related Fee Schedule (7/01/2020)</i>	

Impact Fees

Tables C-10, C-11, and C-12 detail the Impact and Pass Through fees that apply on a per-unit basis. The City does not establish the fee amounts for Pass Through fees.

Table C-10: Impact Fees ¹

Impact Fee	Single-Family	Multi-Family	Mobile Home
Fire Protection	\$584.74	\$187.12	\$280.68
Police Facilities	\$504.90	\$424.76	\$469.63
Recreation Facilities	\$735.70	\$618.93	\$684.32
Community Park (In-Lieu and Impact)	\$2,384.48	\$2,005.99	\$2,217.94
Neighborhood Park (In-Lieu and Impact)	\$2,885.62	\$2,427.58	\$2,684.08
Public Facilities	\$430.45	\$362.12	\$400.38
Streets and Bridges	\$2,496.20	\$1,677.08	\$1,455.11
Traffic Signal	\$274.17	\$184.21	\$159.82
Railroad Crossing	\$294.64	\$197.96	\$171.75
General Plan Fee	\$50	\$50	\$35
Emergency Preparedness	\$729.63	\$729.63	\$729.63
Recycled Water Facility (Sewer EDU)	\$786.64	\$786.64	\$786.64
Sewer Connection Fee	\$5,468.58	\$5,468.58	\$5,468.58
1. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-11: Pass Through Fees (Multiple Species Habitat Conservation Plan) ¹

Multiple Species Habitat Conservation Plan	Residential (Less than 8 DU per acre)	Residential (8-14 DU per acre)	Residential (>14 DU per acre)
Fee Amount	\$2,234	\$1,430	\$1,161
1. Fees Subject to change per RCA. All fees are per dwelling unit.			
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)			

Table C-12: Pass Through Fees (Transportation Uniform Mitigation Fee) ¹

Transportation Uniform Mitigation Fee	Single-Family	Multi-Family
Fee Amount	\$9,478	\$6,389
1. Fees subject to change per WRCOG. All fees are per dwelling unit.		
Source: City of Beaumont Development Related Fee Schedule (7/01/2020)		

Table C-13: Total Fee Amount Per Residential Type¹

	Single-Family	Multi-Family	Mobile Home
Total Fee Amount	\$17,625.75	\$15,120.60	\$15,543.56
1. All fees are per dwelling unit. Excludes Pass Through Fees.			

When assessing the total City fee amounts in Table C-13, multi-family units are the least costly to develop on per unit basis while single-family units are the highest cost per unit. Since affordable housing is more likely to be in multi-family developments, the City’s fees do not present a constraint to the development of housing units in Beaumont.

C.2.5 On and Off-site Improvements

Section 17.11.050 (Off-site Improvements) dictates specific requirements regarding off-site improvements that must be completed prior to the issuance of a building permit for erecting a new structure, an enlargement or addition in excess of 300 square feet or more than 25 percent of the original area of an existing residential structure, or movement of a structure on any lot abutting a public street. This Section contains specific requirements regarding street dedication and other off-site improvements:

1. No building shall be erected, enlarged by more than 25 percent or moved to any lot or parcel of lots, which abuts or adjoining a street unless the one-half portion of such street adjoining or abutting the developed area has been dedicated and improved in accordance with the current standards and specifications on file in the Office of the City Engineer.
2. Curb and gutter in front of the lot upon which the building or structure is to be erected shall be provided as required by the City Engineer in compliance with the Standard Specifications of the City.
3. If sidewalks exist on 25 percent or more of the total frontage of the lots in the block on that side of the street adjoining the lot upon which the building or structure is to be erected or constructed, then a sidewalk shall be provided in front of said lot provided that the City Council may waive the provisions for sidewalks in front of single-family residences, if appealed by property owner.
4. The City Council may extend the time for improvements for a period of one year with a signed agreement.

The off-site improvements required for new development are typical improvements and similar in other jurisdictions. The required off-site improvements do not present a constraint to the development of housing.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Beaumont to drop 51 percent from 2007 to 2011. Beaumont home values have since rebounded close to their pre-Recession levels. As of 2018, the median sales value for a single-family home in Beaumont was \$344,250 compared to \$270,000 in 2008 (28% increase). While Beaumont median home sales price is about 60% of the sales price in the SCAG region, the City and region price trends remain consistent over time.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Beaumont above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Beaumont rents are slightly lower than rents in Riverside County. The median rent paid in Beaumont in 2019 was \$1,320. Over the past 10 years, rents in Beaumont have increased 45 percent while rents in Riverside County have increased 23 percent.

Per the Needs Assessment (Appendix A, Figure A-27), the most common rent category across all Beaumont renters is \$500 to \$1,000 per month, which represents 31.6 percent of renters. Rent categories range from less than \$500 per month (8.9 percent of Beaumont renters) to more than \$2,000 per month (21 percent of Beaumont renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2020 and 2021). Land in Beaumont is estimated to cost an average of \$2.80 per square foot (PSF), or about \$122,000 per acre. Individual lots ranged from \$1.25 to \$5.50 PSF, or about \$53,650 to \$239,130 per acre. These lots ranged in sizes from 10,000 to 200,000 square feet. The cost differential is due to the level of site improvement required to develop the property. For new developments on unimproved land, Community Facilities Districts (CFDs) are often used to finance and maintain infrastructure investment. This use of CFDs, or Mello-Ross bonds, can add to the annual occupancy cost of housing.

Land is not considered a constraint to development, as there is availability of vacant land for future housing construction.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Riverside area ranged between \$132 to \$151 per square foot in 2021. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

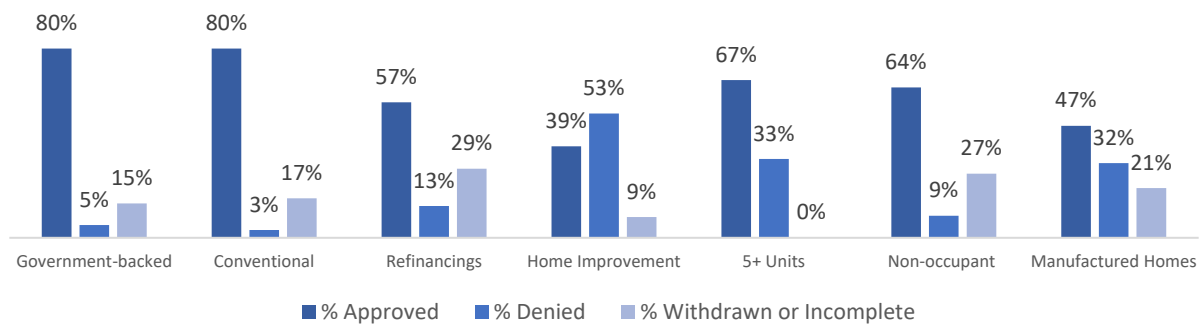
There was a total of about 1,200 loan applications for either government-backed or conventional loans in Beaumont in 2019. The approval rate for both types of loans was 80 percent. However, driven by continued low mortgage interest rates, there were over 1,800 applications for refinancing. These applications had a lower rate of approval at 57 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 137 home improvement applications in 2019. The approval rate for these types of applications was only 39 percent.

Table C-14: Total Home Loan Applications

Type	Total Applications
Government-backed	461
Conventional	701
Refinancing	1,862
Home Improvement	137
5+ Units	3
Non-occupant	129
<i>Source: HMDA, 2019</i>	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Despite lower for-sale prices and comparable market rents to the region, other economic conditions, particularly low land costs, are favorable for attracting new single-family and multi-family housing development in Beaumont. Most of the new construction, however, is expected to be for above-moderate income households while affordable housing projects are less common. This tendency may be due to lower housing costs in Beaumont that result in fewer housing cost-burdened residents and therefore a greater proportion of residents who own their own home rather than need to rent.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Beaumont is located in the San Gorgonio Pass with an elevation of approximately 2,500 to 3,000 feet above mean sea level. The City certified an Environmental Impact Report (EIR) for a General Plan Update (“Elevate Beaumont”) in December 2020 (EIR SCH No. 2018031022). The General Plan EIR also analyzed the impacts of revisions to the Zoning Ordinance and Zoning Map, which were adopted in 2020. There are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities identified in the sites inventory and analysis. Much of Beaumont is included in Multiple Specific Habitat Conservation Plan (MSHCP) areas; MSHCPs streamline the biological-related authorization process on a project basis, and therefore, would not be a constraint to housing development. None of the identified housing sites are designated as Prime Farmland or Unique Farmland⁴.

C.4.2 Infrastructure Constraints

Drainage

Riverside County Flood Control and Water Conservation District (RCFCWCD) provides flood control facility planning, design, operation, and maintenance within the City limits. Beaumont and surrounding area have experienced occasional flooding. Consistent with the RCFCWCD’s Master Drainage Plan for the Beaumont Area (MDP, July 1983), drainage and flood control facilities constructed by the City and the District aim to reduce nuisance flooding problems in much of Beaumont. Due to the age of the MDP, the alignment, location, and sizing of MDP facilities are general and are subject to more detailed analysis at the design stage. This will be evaluated on

⁴ General Plan Update Draft Program Environmental Impact Report Figure 5.2-1 (2020).

during the permitted process, but no drainage mitigation measures were required or included in the General Plan Update EIR.

Water

The Beaumont-Cherry Valley Water District (BCVWD) is the water supplier to Beaumont. BCVWD provides an updated Urban Water Management Plan (UWMP) every five years that details the current and future projected potable water supplies and customer demands. BCVWD also has a Potable Water System Master Plan Update (2015 WMP Update), which details water supplies and demands.

At present, water supplies available to support development within the City consist primarily of groundwater extracted from the Beaumont Basin and Edgar Canyon. BCVWD's total well capacity as of 2015 is about 27.5 million gallons per day (mgd) and current maximum customer demand for water is estimated at 15.3 mgd.

The population served by BCVWD is expected to nearly double by 2040-2045. BCVWD is considering a "very aggressive" growth rate for Beaumont, which is appropriate for water supply planning purposes. No mitigation measures were required or included for water supply in the General Plan Update EIR.

Sewer

All sewage generated within the City, as well as some unincorporated areas in Cherry Valley, are treated at the City-owned Beaumont Wastewater Treatment Plant No. 1 (WWTP). Built in 1929, the WWTP has a permitted capacity of 4.0 mgd and is receiving an average daily flow of approximately 3.1 mgd. The City is obligated to discharge a minimum of 1.8 mgd of treated effluent from the WWTP to Cooper's Creek, located adjacent to the WWTP. The purpose of this discharge is to maintain the established riparian habitat.

Wastewater collection within the City is realized through a system of service lines connecting to trunk sewer lines implemented consistent with the approved City of Beaumont Master Sanitary Sewer Plan (1996). New development proposed will require trunk sewer system lines and service lines to be extended consistent with the Sewer Master Plan. The City also charges sewer impact fees to mitigate development's impact on the City's sewer infrastructure (see Table C-10).

The City is currently upgrading and expanding WWTP capacity in accordance with its Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Permit Renewal pending before the Santa Ana Regional Water Quality Control Board (RWQCB), and with Regional Board Order No. R8-2014-0005. Completion of the upgrade is expected in 2021. With the WWTP upgrade/expansion project, the City will increase permitted capacity to 6.0 mgd, which will handle the anticipated flows generated over the next 20 years, and upgrade various system components so that the effluent is of such quality to be distributed as recycled water and used for recharging the groundwater basins (Beaumont Basin and San Timoteo Subbasin).

Dry Utilities

Southern California Edison (SCE) provides electricity services and additional dry utilities include telephone, cable TV, and internet (Frontier Communications and Spectrum (Charter Communications), mobile telecommunication (AT&T, Sprint, and T-Mobile), gas (Southern California Gas Company), and solid waste (Waste Management, Inc.). Future projects that require new connections would have to coordinate with responsible dry utility providers, and none have identified deficiencies or inability to provide utilities throughout Beaumont for any future development.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Many of the City's current Housing Element programs were successfully completed or include effective ongoing City efforts. These programs have facilitated the development of housing during the planning period, such as the City's General Plan Update and Zoning Code amendments that have increased allowed densities and expanded allowed uses, including allowing residential development by-right in many zones and residential mixed use. During the last planning period, the City also approved a 48-unit low-income transitional housing project with a density bonus. Lastly, the City continues to support and promote available programs through the Housing Authority of Riverside County and the County Economic Development Agency, and highlights services on its website such as housing for the developmentally disabled as well as fair housing resources. The 2021-2029 Housing Element will enhance the effectiveness of existing programs and include new programs to address all housing needs, including special needs populations. Please see Table D-1 for the analysis of existing programs.

Table D-1: Existing Housing Element Programs Review

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
PROGRAM CATEGORY #1: Describe Actions to Make Sites Available to Accommodate the City's Share of the Regional Housing Need and Encourage the Development of a Variety of Housing Types						
1. RHNA Housing Sites Implementation	<p>The City has sufficient sites to accommodate its share of the regional housing. During the 2013-2021 planning period, this program will continue to implement the following four components:</p> <ul style="list-style-type: none"> • Community Development Element Implementation • Urban Village Specific Plan Implementation • 8th Street Multi-Family Residential Implementation • 6th Street Mixed Use Implementation <p>In March 2007, the City Council adopted the City of Beaumont General Plan. The Community Development Element indicates the location and extent of land uses, the type of development permitted throughout the City, and identifies those areas where existing land uses and development will be maintained, as well as those areas where new development or recycling will be encouraged.</p> <p>The Urban Village Specific Plan Overlay applies to a specific area situated between the I-10 and SR-60 Freeway corridors. This Overlay permits the development of 1,800 units at a minimum density of 20 dwelling units per acre and 336 units in the density range of 12-16 dwelling units per acre. The City plans to increase the number of acres designated in the density range of 12- 16 dwellings per acre from 21 to</p>	Maintain sites to accommodate RHNA.	Planning Department	Ongoing 2013-2021	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards, including increased densities for certain zones (e.g., RMF Zone now allows 30 units per acre, new TOD Overlay allows 30 units per acre).	Modify – Update program language to be consistent with 6 th Cycle sites inventory and updated programs (e.g., #2, 3, 4, etc.) (see below).

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>25. Housing capacity will be increased by 64 housing units.</p> <p>Under the Multiple-Family Residential land use designation, development densities of up to 22 housing units per acre are permitted. The majority of the parcels included in this land use designation are located in the area bounded by 6th Street, 8th Street, California Avenue and Highland Springs Avenue. The housing capacity of this area is 450 housing units.</p> <p>The 6th Street Mixed Use area permits housing at a density of 24 dwellings per acre. The housing capacity of this area is 391 housing units.</p>					
<p>2. Large Sites for Housing for Lower Income Households</p>	<p>To facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., Low Income Housing Tax Credits, HOME funds, and other funding programs to be enacted during the eight-year planning period).</p> <p>The City will offer the following incentives for the development of affordable housing including but not limited to priority processing of subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, Urban</p>	<p>Facilitate the development of housing for lower income households (i.e., 2,160 units), in the Urban Village Overlay.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City removed the specific plan requirement and established an Urban Village base zone that allows multi-family housing by-right in the 2020 Zoning Code amendments.</p>	<p>Modify – “Housing Facilitation in the Urban Village”. Facilitate housing of both moderate and low-income households in the Urban Village Zone through City incentives (e.g., expedited processing, reduced parking, etc.).</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	Village Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds) and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.					
3. 6 th Street Lot Consolidation Program	<p>The City will play an active role in facilitating lot consolidation, particularly as it relates to the mixed-use parcels along 6th Street between California Avenue to Highland Springs Avenue. The parcels are listed in Table A-25 (page A-36) and shown on Exhibit A-4 (page A-35). For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure also will be posted on the City's website and discussed with developers during the preliminary review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation could include:</p> <ul style="list-style-type: none"> • Waiving of the application fee for parcel mergers • Development of conceptual plans on consolidated lots • Allowing higher densities for larger parcels to encourage consolidation. 	Program established and implemented on an ongoing basis.	Planning Department	July 1, 2014	The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6 th Street focused on facilitating infill development.	Delete

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
4. 6 th Street Mixed Use Incentives Program	<p>A Mixed-Use Incentives Program specific to the 6th Street area will be implemented during the 2013-2021 planning period. Incentives to encourage and facilitate mixed-use development could include:</p> <ul style="list-style-type: none"> • Workshops with property owners • Public infrastructure improvements • Reduced and/or shared parking • Expedited processing • Fee deferrals, reductions or waivers 	Program established and implemented on an ongoing basis.	Planning Department	July 1, 2014	<p>The City offers expedited processing for these parcels. The City adopted an updated General Plan and Zoning Code in 2020 that includes revised development standards for 6th Street focused on mixed-use development.</p>	<p>Modify – Analyze parking requirements in mixed use zones to determine if lower parking rates or additional parking reduction strategies should be considered.</p>
5. No Net Loss Program	<p>This is a model program developed by HCD and that Department recommends inclusion of this program in the Housing Element Update. The program implements Government Code Section 65863. The “no net loss” program is described as follows:</p> <p><i>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will annually update an inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.</i></p> <p><i>The City will also report on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites; the City will rezone sufficient sites to accommodate the City’s RHNA.</i></p>	Procedure established and implemented on an ongoing basis.	Planning Department	Procedure established by July 1, 2014; ongoing	Ongoing	Continue

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<i>To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.</i>					
6. Zoning Ordinance Amendments to Encourage a Variety of Housing Types	In order to remove identified governmental constraints, Zoning Ordinance amendments will be adopted to provide for the following housing types: <ul style="list-style-type: none"> • Transitional Housing • Supportive Housing • Employee Housing 	Amended zoning requirements.	Planning Department	July 1, 2014	Transitional housing is partially addressed in the Zoning Code, but supportive housing is not explicitly addressed.	Continue/Modify – Define and allow supportive and transitional housing and employee housing consistent with State law.
Program Category #2: Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low-, and Moderate-Income Households						
7. Section 8 Rental Assistance Program	The Section 8 Housing Choice Voucher Program assists very low and extremely low-income elderly, disabled, and families in renting privately owned existing housing. Rental units are inspected for Housing Quality Standards (HQS) and participants pay 30% to 40% of their monthly, adjusted income towards rent. The landlord or property owner is responsible for tenant selection, rent collection, and	82 lower income households assisted with 62 of those being ELI	Housing Authority of Riverside County	Ongoing 2013-2021	Ongoing. In 2020, 95 households assisted with Housing Choice Vouchers	Modify – City to promote participation of eligible residents in the Housing Choice Voucher program.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>maintenance of the unit. The Housing Authority must certify the amount of rent charged by the owner as reasonable in the rental market. Rental assistance pays the difference between what the tenant pays and the market rents for these units. HUD annually sets rent ceilings by bedroom size; the FY 2013 rent ceilings are:</p> <p>Bedrooms - Rent 0 - \$763 1 - \$879 2 - \$1,116 3 - \$1,5,77 4 - \$1,924</p> <p>The Housing Authority assists 82 lower income families, seniors and disabled householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program.</p> <p>The City will provide input to the Housing Authority by transmitting the results of the apartment housing survey completed in 2013. The apartment survey has information on the complexes with monthly rents below the Section 8 Fair Market Rents. The City also will review and comment on the Authority's 5-Year and 1-year Action Plans. The City will encourage the Housing Authority to ensure that 75% of the families, elderly, and disabled assisted in Beaumont be extremely low income households. Currently, 62 extremely low income resident households are receiving Section 8 rental assistance.</p>					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
8. First Time Home Buyer Program (FTHB)	<p>This program provides HOME funds for down-payment assistance to lower income (<80% area median income) households that have not owned homes within a three-year period. The FTHB Program provides up 20% of the purchase price with a 15-year affordability period as a “silent second” loan. No payments are required until the home is sold, transferred, or ceases to be the buyer’s principal residence.</p> <p>The Economic Development Agency of the County is responsible for implementation. In order to contribute to program implementation during the planning period, the City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City’s newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising of the FTHB Program. 	<p>Because the program may be utilized to purchase a home in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>	County Economic Development Agency	Ongoing 2013-2021	Ongoing. Three lower income households assisted during the planning period.	Continue
9. Mortgage Credit Certificates Program	<p>First time homebuyers in Beaumont can obtain financial assistance through the Mortgage Credit Certificate Program (MCC). The MCC offers qualified applicants with incomes up to 115% of the State median income to take an annual tax credit against their federal income taxes of up to 15% of the annual interest paid on the applicant’s mortgage. An MCC, therefore, reduces the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the</p>	<p>Because the MCC program may be utilized in Riverside County’s unincorporated area and 13 participating cities, only a few households can be assisted in</p>	County Economic Development Agency	Ongoing 2013-2021	Ongoing. 12 households assisted during the planning period.	Continue

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>mortgage.</p> <p>Through the tax credit, the homeowner's disposable income is increased thereby allowing the household to afford higher housing costs given their income. When using the MCC tax credit, the borrower is still eligible to deduct the remaining 85% of the annual mortgage interest payment not claimed as a credit. Each year, the County of Riverside submits an application to the California Debt Limit Allocation Committee (CDLAC) for tax exempt private activity bonds for conversion to MCC's.</p> <p>The City will continue to take the following actions:</p> <ul style="list-style-type: none"> • Advertise the program in the City's newsletter • Provide at City Hall and other public buildings, handouts and brochures describing and advertising the MCC Program. 	<p>any one city. The quantified objective is 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.</p>				
<p>10. Affordable Housing Density Bonus Program</p>	<p>The City has enacted an ordinance describing its procedures for implementing the revised density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law – Government Code Section 65915-65918. The law requires all cities to adopt procedures that describe how compliance with Section 65915- 65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities. The City's Density Bonus Ordinance (DBO) facilitates the production of affordable housing units.</p>	<p>Construction of 30 density bonus units during the planning period. The City will target that a minimum of 5 of the 30 density bonus units serve extremely low income households.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>During the planning period one low-income housing project was approved with a density bonus (APN 419-150-050). That project consists of 48 low-income units.</p>	<p>Modify – Update density bonus provisions to be consistent with State law. Continue to promote density bonus provisions through a brochure and supplemental workshops.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>In order to promote this program, the Planning Department will:</p> <ol style="list-style-type: none"> 1. Prepare a user-friendly brochure explaining the DBO 2. Hold annual workshops for land owners and developers 					
<p>11. Affordable Housing Developer Partnership Program</p>	<p>The Planning Department will implement an Affordable Housing Developer Partnership Program in order to promote housing for low- and moderate-income households. The Planning Department has already:</p> <ul style="list-style-type: none"> • Compiled a list of affordable housing developers who have developed projects in Beaumont and other cities located within Riverside County • Identified the type of affordable housing developed (large family, senior, special needs) • Type of financing (HOME, Low Income Housing Tax Credits) • Developer contact information (addresses, lead person(s)) <p>The City will transmit a survey to the affordable housing developers to:</p> <ul style="list-style-type: none"> • Determine the kinds of affordable housing communities they believe could/should be developed Beaumont. • Identify the funding sources they intend to apply for • Identify the types of assistance that could/should be provided by the City to facilitate affordable housing development 	<p>Survey affordable housing developers to encourage developers to address Beaumont's housing needs.</p>	<p>Planning Department</p>	<p>October 15, 2014</p>	<p>Ongoing; however, no formal outreach to affordable housing developers has been conducted</p>	<p>Modify - Compile a current list of regional affordable housing developers and conduct targeted annual outreach to inform developers of City incentives for affordable housing and potential available sites.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>(e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)</p> <ul style="list-style-type: none"> Annually conduct outreach by informing developers of City initiatives to encourage and facilitate affordable housing development. Invite affordable housing developers to workshops that would be held in 2015, 2017 and 2019. <p>The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.</p>					
12. Developmentally Disabled Outreach Program	<p>Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.</p> <p>HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.</p>	Coordinated City and Inland Regional Center developmentally disabled outreach program.	Planning Department; Inland Regional Center (IRC)	October 15, 2015	The City's website includes a link to the IRC resources.	Modify – Improve efforts to support and promote the IRC's programs and outreach.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>Through this program, the City will work with the Inland Regional Center to implement an outreach program that informs families within Beaumont on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the Inland Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.</p>					
<p>13. Extremely Low Income (ELI) Program</p>	<p>The needs of extremely low-income households are addressed within the framework of the programs administered by the City and Housing Authority of the County of Riverside. Each of these entities addresses the needs of low- and moderate-income households, including extremely low-income households. The quantified objectives for extremely low-income households are based on individual programs that address the existing and future needs of extremely low-income households, as follows:</p> <ul style="list-style-type: none"> • Program #6 – Section 8 Rental Assistance - 62 ELI households • Program #9 - Affordable Housing Density Bonus Program - 5 ELI households • Program #14– Housing Improvement Program – 5 ELI households • Beaumont Commons - 20 ELI households <p>Beaumont Commons is an approved affordable housing development. The City will work with the developer to help ensure that at least 20</p>	<p>Provide for needs of extremely low-income households.</p> <p>92 ELI households</p>	<p>Housing Authority of the County of Riverside; County Economic Development Agency; Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; see specific programs listed</p>	<p>Delete – ELI assistance is addressed in other programs listed (i.e., this program is redundant). Reframe as policy. Other/new ELI programs added.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	housing units serve extremely low income households.					
PROGRAM CATEGORY #3: Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing						
14. Parking Mitigation Program for Special Needs Populations	<p>The 2008-2014 Housing Element included an action program to accomplish:</p> <ul style="list-style-type: none"> • Reductions in the number of parking spaces required for disabled persons such as the physically and developmentally disabled provided that the owners demonstrate that there will be reduced or no parking requirements. (The developmentally disabled usually do not possess driver's licenses.) • Reductions in the parking spaces for Single Room Occupancy housing units which is typically housing designed for occupancy by one person. <p>As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.</p>	The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.	Planning Department	July 1, 2014	The Zoning Code includes lower parking rates for efficiency/1-bedroom units and reasonable accommodations for individuals with disabilities.	Delete
PROGRAM CATEGORY #4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing						
15. Housing Code Enforcement Program	<p>The City also follows that State's Abatement of Dangerous Buildings manual in evaluating substandard housing. The City uses the State Health and Safety Code as a guideline for correcting substandard housing conditions. The City uses three methods for addressing substandard housing: complaints; code enforcement; and referral system.</p> <p>Upon notification of a potential code violation, or</p>	Investigate 800 housing units for potential code violations. (100 per year) - 100 corrected code violations per year	Police Department; Quality-of-Life Team; Code Compliance	Ongoing 2013-2021	Ongoing; Code enforcement efforts have addressed 136 life safety violations since 2013; additional mandated inspections are	Continue

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	suspected substandard housing conditions, the Quality-of-Life Team completes a thorough investigation using the guidelines discussed above. Owners are required to correct the code violations. The Quality-of-Life Team informs owners of the available housing improvement programs.				conducted by the Fire Department	
16. Housing Improvement Program	<p>This program involves the rehabilitation of housing with substandard conditions. The program is coordinated with the City's code enforcement efforts. Grants and loans provide financial assistance for owner housing through four County of Riverside programs.</p> <p>Home Rehabilitation Program (HRP): The HRP provides one-time grants of up to \$20,000 to qualified low-income homeowners to repair or improve the quality of their homes. The grant allows homeowners to address both interior and exterior health and safety issues, housing quality standards (HQS) and enhance the exterior appearance of their properties.</p> <p>Home Improvement Program (HIP) Loan: The Home Improvement Program (HIP) is an auxiliary program to the HRP. The primary purpose of HIP is to improve the living conditions of low income homeowners. HIP provides low interest loans for essential repairs to low-income owner occupants of single-family homes whose scope of work goes beyond the HRP. The owner occupant must first apply to the HRP grant. If the grant cannot address all the substandard conditions of the dwelling, the project may be considered for additional HIP assistance. Assistance is provided in the form</p>	<p>The quantified objective is 25 rehabilitated housing units during the planning period. The City will target assistance so that a minimum of 5 extremely low-income households obtain financial assistance to improve their homes.</p>	<p>County Economic Development Agency; Building and Safety Department; Planning Department; Finance Department</p>	<p>Ongoing 2013-2021</p>	<p>Ongoing; funds for the County EDA home repair programs have currently been exhausted</p>	<p>Modify – City to promote and communicate relevant and available home improvement programs to the community.</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>of a loan, secured by a Note and Deed of Trust against the property, for the amount necessary to meet minimum Housing Quality Standards (HQS). Properties are considered on a case-by-case basis.</p> <p>Senior Home Repair (SHR) Program: The SHR Program provides one-time grants of up to \$6,000 to qualified low-income senior homeowners (62 years or older) or low-income handicapped persons of any age to repair or improve their homes. The grant requires that the repairs and or enhancements address health and safety issues exclusively. The Riverside County Office on Aging, in a Memorandum of Understanding (MOU), has agreed to undertake and assist with community development activities utilizing CDBG funds for the purpose of SHR.</p> <p>Enhanced Home Repair (EHR) Program: The EHR Program provides grants to very low-income households, up to \$6,000, for home repair or enhancement to address health and safety issues. The program is available to all homeowners regardless of age and it does not require a specific disability.</p>					
PROGRAM CATEGORY #5: Promote Housing Opportunities for All Persons						
17. Fair Housing Services Program	<p>The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. Beaumont participates in the County's CDBG Program. The City of Beaumont, when funds become available, will contract with the Fair Housing Council to conduct:</p> <ul style="list-style-type: none"> Fair housing training to City staff 	Because the City has no fair housing provider, quantified objectives cannot be estimated.	Planning Department; Fair Housing Council of Riverside County, Inc.	Ongoing 2013-2021	Ongoing; the City has not contracted with the Fair Housing Council to provide identified	Modify – Support and promote the Fair Housing Council of Riverside County, Inc.'s resources and

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<ul style="list-style-type: none"> Fair housing workshop for the benefit of tenants Fair housing workshop for the benefit of apartment managers Fair housing workshop for the benefit of the real estate industry 				training and outreach	informational workshops and events.
18. Fair Housing Information Program	<p>The City will provide residents with fair housing information primarily by posting links to a variety of fair housing resources including, but not limited, to:</p> <ul style="list-style-type: none"> California Department of Fair Employment and Housing U. S. Department of Housing and Urban Development (HUD) Fair Housing/Equal Opportunity (HUD) Fair Housing Council of Riverside County, Inc. National Fair Housing Advocate A Guide to Residential Tenants' and Landlord Rights and Responsibilities <p>The largest number of housing discrimination complaints are filed by disabled persons often due to a lack of understanding by resident apartment managers of the rules for granting reasonable accommodations and reasonable modifications. To continue its efforts at disseminating fair housing information, the City or Fair Housing Council will transmit to on-site resident apartment managers the important documents listed below:</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing 	Because the City has no fair housing provider, quantified objectives cannot be estimated.	Planning Department	March 2014	Fair housing links are provided on the City's website.	Continue – Continue to provide updated fair housing links on the City's website.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Act, May 17, 2004</p> <ul style="list-style-type: none"> U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Act, March 5, 2008 <p>The City also will post links to these documents on the Planning Department webpage and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p> <p>The accessibility requirements of the Fair Housing Act are often misunderstood by developers and builders. To increase a better understanding of these requirements, the City will post on its website the following document:</p> <ul style="list-style-type: none"> U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity and U.S. Department of Justice, Civil Rights Division, Joint Statement on Accessibility (Design and Construction) Requirements for Covered Multifamily Dwellings Under the Fair Housing Act, April 30, 2013 					

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>The City also will post links to these documents on the Planning Department webpage, Building and Safety Department webpage, and makes copies available at the Senior Services Department, Beaumont Library and Community Access Center (official County of Riverside Independent Living Center).</p>					
PROGRAM CATEGORY #6: Preserve Lower Income Assisted Housing Developments						
<p>19. At-Risk Housing Preservation Program</p>	<p>The program consists of the following actions:</p> <p>Monitor Units at Risk: Maintain contact with providers and owners to monitor the status of the two existing at-risk developments (129 housing Units) since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.</p> <p>Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p>Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Within 60 days of a notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/).</p> <p>Should a property owner pursue conversion of the units to market rate, the City will ensure that</p>	<p>Preserve 129 affordable housing units at risk of conversion to market rate housing.</p>	<p>Planning Department</p>	<p>Ongoing 2013-2021</p>	<p>The City has no at-risk units (i.e., no units at risk of conversions to market rate in the next 10 years). The soonest an affordable unit in Beaumont could convert to market rate is 2038.</p>	<p>Delete</p>

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.</p> <p>Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers from the Housing Authority of the County of Riverside.</p>					
PROGRAM CATEGORY #7: Encourage Energy Conservation						
20. Energy Conservation Program	<p>Local energy efficiency programs are often provided by local utility purveyors to offer incentives for energy conservation and efficiency. The Gas Company offers rebates for energy efficiency improvements involving clothes washers, low-flow showerheads, furnaces, insulation, water heaters, and tankless water heaters. The following describes the policies and implementation actions of the Energy Conservation Program:</p> <p>Policy: Educate residents regarding the need for energy conservation, techniques that can be employed, and systems and resources available.</p> <p>Implementation:</p> <ul style="list-style-type: none"> Develop an educational outreach program that provides the community 	Reduce energy consumption.	Planning Department; Building and Safety Department	Ongoing 2013-2021	The City adopted a Climate Action Plan, called Sustainable Beaumont, in 2015. The City updated the Zoning Code in 2020, which included provisions for solar energy generation facilities to deviate from standards to increase productivity.	Modify – Update program to reflect Sustainable Beaumont and Zoning Code update. Continue to promote available energy conservation programs.

Program Name/#	Program Description	Objectives	Responsible Party	Timeline	Evaluation	Modify/Delete/Continue
	<p>with useful information regarding energy efficiency and conservation.</p> <ul style="list-style-type: none"> Consider expanding the residential rehabilitation program to include improvements that promote energy conservation. <p>Policy: Encourage the use of passive solar design for new projects, to optimize sun exposure and reduce energy consumption.</p> <p>Implementation: Revise the Zoning Ordinance to include guidelines to support energy efficient residential and nonresidential design.</p> <p>Policy: Encourage the use of green building techniques and sustainable building practices in new residential and nonresidential development.</p> <p>Implementation: Revise the Zoning Ordinance to include green building guidelines for new residential and nonresidential development.</p>					

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Appendix E: Public Participation Summaries

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Section E.1 Introduction

The City of Beaumont is currently in the process of updating its Housing Element, which will guide the City in planning to meet its housing needs through the planning period of 2021-2029. The Housing Element is one component of the City's General Plan that provides the City with a roadmap for accommodating the projected number of housing units needed to safely and affordably house existing and future residents.



A key component of the Housing Element update process is robust public engagement to solicit information and feedback that will inform the City's housing context and strategies. Due to the COVID-19 pandemic and resulting shelter-in-place orders, the community engagement for the Housing Element Update was held virtually to allow the public to attend meetings and workshops from the safety of their homes.

This Appendix summarizes both the outreach efforts and comments received. It includes four main sections:

- **Outreach Strategy:** Provides an overview of the outreach strategy throughout Housing Element Update process.
- **Outreach Process:** Provides information on notification methods, materials developed, and summary of outreach methods conducted.
- **Summary of Outreach Meetings and Events:** Provides an overview of the participants and public comments received.
- **Documentation:** Provides copies of the City's noticing materials, presentations, and other documents produced to support the outreach efforts.

Section E.2 Outreach Strategy

Since March 2021, the City conducted outreach through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public outreach meetings, as well as hosted public Planning Commission and City Council meetings to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, directly contacted representatives from all economic segments of the community, and provided broad notifications through various communication outlets (e.g., email, social media, news releases, etc.). The City was available to provide translation and interpretation services during all outreach and reasonable accommodation as needed.

Beaumont held a series of public meetings focused on the Housing Element Update. The goal of the first community workshop was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The meeting was also intended to gather input on housing goals to inform policies and programs, and to provide a forum for community concerns. The community workshop offered a different meeting structure than Planning Commission or City Council meetings, to encourage those who may not typically attend formal Commission or Council meetings to participate.

Public meetings with City Council and Planning Commission were held to discuss the draft Housing Element. Prior to the meetings, the City prepared staff reports summarizing the draft Housing Element to facilitate review and understanding of key aspects in the draft Housing Element. These meetings provided an opportunity for elected and appoint officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input.

Interpretation services were available at each event upon request. The City has multiple staff that are bilingual (e.g., Code Enforcement Officer, Building Department staff, customer service staff, etc.).

A list of events are included in Section I.E (Summary of Public Participation). Throughout this engagement effort, the City gathered feedback about housing needs, opportunities, constraints, and priorities from community members. The City also solicited general comments regarding the Housing Element Update process, the current housing crisis, feedback on proposed goals, and related City policies and programs to successfully guide the draft Housing Element.

This summary documents the outreach activities completed to support the draft Housing Element. Outreach materials, including notifications and presentations, for the community meetings are included for reference at the end of this Appendix.

Section E.3 Outreach Process

As part of the outreach process, the City developed a project webpage and determined objectives for each outreach event (see Outreach Strategy above). The City then prepared presentation materials and notifications to engage the public and provide opportunities for community involvement and feedback.

E.3.1 Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed outreach efforts, the City conducted targeted outreach to solicit input on the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City distributed 1,135 letters in both English and Spanish, contacting the following for input and feedback to inform the development of the Housing Element:

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center
- State Independent Living Center
- Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and market rate apartment managers
- Housing Authority of the County of Riverside
- Riverside County Economic Development Agency
- Residents in the El Barrio Neighborhood
- Residents in the Town Center
- Churches
- Beaumont Unified School District

While some of these contacts were also directly notified of the public outreach meetings, this more expansive list was necessary to broaden the public engagement effort and reach all communities and populations within city. These contacts are located, or represent households that are located, across the city. Specific attention was given to contacting households in areas with lower access to opportunity (e.g., El Barrio and Town Center neighborhoods) (see Affirmatively Furthering Fair Housing Analysis, Appendix F).

These groups were directly contacted via mail with follow up emails and/or telephone calls based on the contact information the City had on file. Letters communicated that feedback could be submitted via email, mail, phone, in person, or through an online comment form with the QR code provided. Letters were distributed in both English and Spanish. Comments received during this effort are summarized in Section I.E.

Figure E-1: Outreach Letter Excerpt



Input Sought for Beaumont’s Housing Element Update

Se buscan opiniones de grupos comunitarios y sin fines de lucro para la actualización del Elemento de Vivienda de Beaumont

Since January 2021, the City of Beaumont (including City staff, Planning Commission, City Council, and members of the community) have been working to prepare the **2021-2029 Housing Element Update**.

The Housing Element addresses how Beaumont can meet its projected housing need for the next eight years and includes programs to preserve, improve, and develop housing for all income levels.

Public input and participation are crucial to the success of the Housing Element Update process. This letter is being sent to a wide variety of residents and groups which serve residents of Beaumont to ensure the unique challenges and concerns faced by residents and the groups you represent are considered.

The 2021-2029 Housing Element Public Review Draft and information on past meetings and workshops are available on the City’s website at <https://www.beaumontca.gov/1089/Housing-Element-Update>

Translation services are available upon request.

Los servicios de traducción están disponibles a pedido.

E.3.2 Presentations

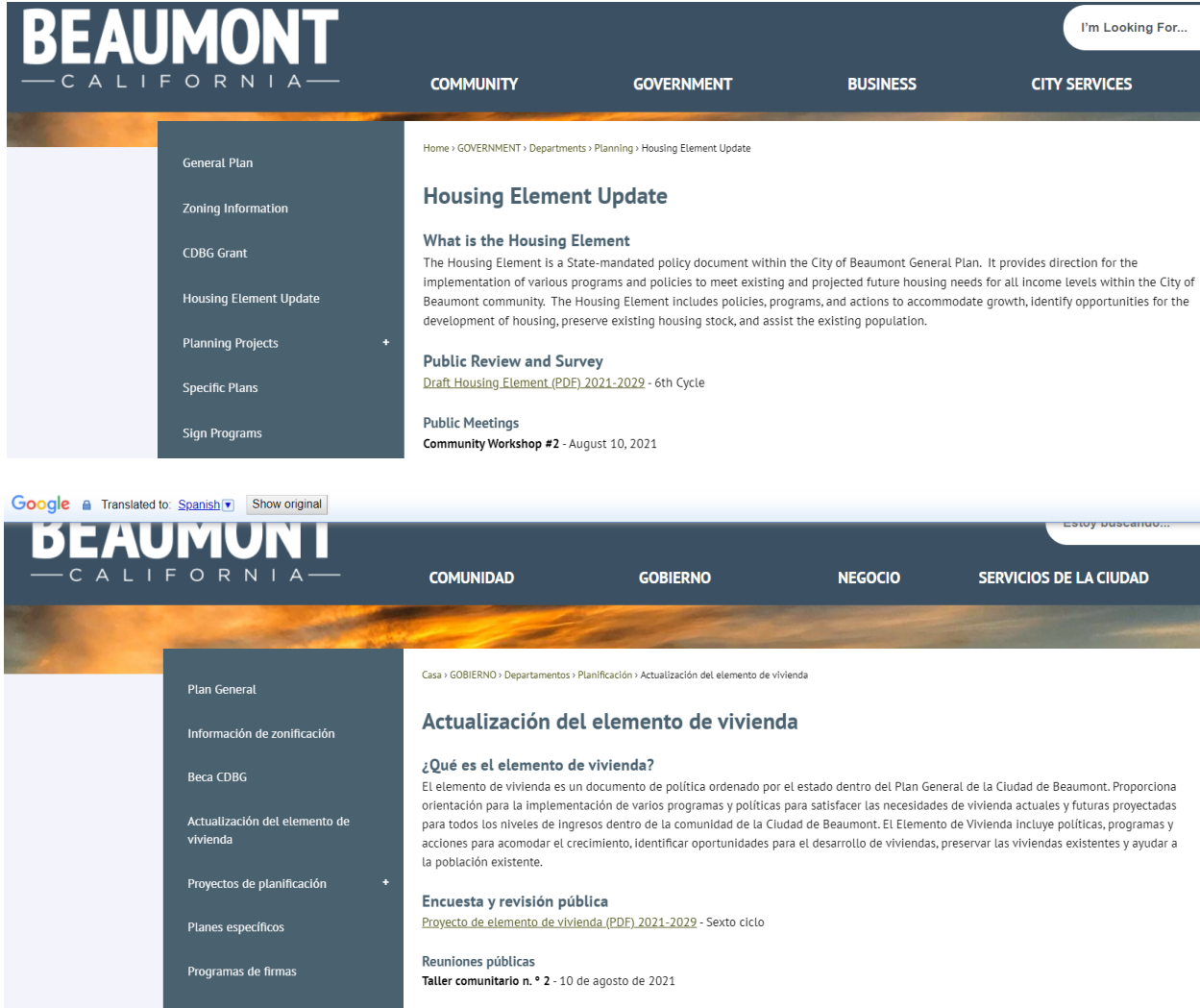
The City prepared a PowerPoint presentation for the public events and public hearings. Each presentation included background information on the Housing Element, new legislation impacting the 6th cycle, housing needs and assessment, and an overview of the Regional Housing Needs Allocation (RHNA). Copies of the presentations are included at the end of this Appendix.

E.3.3 Housing Element Update Webpage

The Housing Element Update webpage (<https://www.beaumontca.gov/1089/Housing-Element-Update>) was used to provide a resource for Housing Element information (e.g., meeting presentations, notices, and summaries, etc.) and additional information, such as links to local housing programs and fair housing information. The webpage is shown in Figure E-1. The project website was updated throughout the duration of the Housing Element Update to post new information about key milestones, presentation materials, and additional resources, among other Housing Element-related items. The City offered a QR code with an online feedback form to submit comments via the webpage during the Housing Element Update process. The City website,

including the Housing Element Update webpage, is available in multiple languages, including Spanish.

Figure E-1: Housing Element Update Webpage



E.3.4 Notifications

Utilizing the project database, email notifications reached approximately 1,020 stakeholder contacts with known or functional email addresses. The notifications provided a link to the public meeting and City contact information.

The City also posted notifications about the Housing Element Update on the City’s Housing Element Update webpage, as well as on its Facebook page. These materials are available at the end of the Appendix.

Section E.4 Summary of Outreach Meetings

E.4.1 Community Meeting

Thursday, March 18, 2021 at 6:00 pm
Zoom Webinar

Introduction

On March 18, 2021, the City of Beaumont hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Christina Taylor, Community Development Director, who welcomed attendees, gave an introduction, and informed attendees about the City's Housing Element Update webpage. Ms. Taylor introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- What is Affordable Housing?
- Housing in Beaumont
- Regional Housing Needs Allocation (RHNA)

The presentation included the purpose of the Housing Element, components of a Housing Element, additional State requirements during the 6th Cycle, and the project timeline. The presentation also provided an overview of socio-economic data of Beaumont that will provide context for future housing goals and programs.

The meeting then provided an opportunity for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The meeting was attended by approximately **6 members** of the Beaumont community.

Format

The public meeting was facilitated by City staff, with assistance from LWC in responding to questions. Due to COVID-19 conditions, the meeting was held virtually via Zoom and streamed on the City's YouTube channel, with the option to participate over the phone. Participants were encouraged to respond to the questions verbally and through the chat function.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

The meeting was recorded and posted on the City's webpage so it may be viewed at any time. Also, the presentation was posted on the City's Housing Element Update webpage prior to the

meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

The following is a summary of questions and comments received during the public meeting.

- Participants were curious about how accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA) and whether the City has rules and regulations regarding ADUs. LWC responded that ADUs can be used to meet the City's RHNA. Though the City is experiencing an increase in ADU applications, annual ADU activity is still low (in the single digits), excluding newly built single-family homes with Junior ADUs (e.g., certain D.R. Horton homes). The City described that ADU standards in the Code are not up to date, but the City will prepare an ADU ordinance that is consistent with State regulations immediately following the Housing Element update process. Since the City's ADU regulations are not consistent with State law, the City reviews ADUs against State regulations, which are more lenient than the City's Code.
- One participant asked if potential future units on underdeveloped property can be used to meet RHNA. These parcels will be considered and, if appropriate, be included in the City's site inventory to meet RHNA.
- The City provided an overview of recent zoning changes alongside the 6th Street Corridor.
- The City discussed the differences between residential mixed-use and non-residential mixed-use development.
- LWC discussed how applying units within the City's Sphere of Influence to the City's RHNA requirement may increase the City's overall RHNA obligation, and that it would likely be a complicated and protracted process, including negotiations with Riverside Local Agency Formation Commission (LAFCO) and Riverside County.

Comments provided will be incorporated in the updated Housing Element and support the development of policies and programs for the City.

Screenshots

Screenshots from the Community Meeting are included below:

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Carole Kendri...

Karen Huynh, L...

Christina Taylor

Jen Murillo, L...

Unmute | Start Video | Participants (11) | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

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 will meet demand for housing at all income levels

Land Use

Mobility

Conservation

Open Space

Safety

Noise

Beaumont, Housing Element Update | 5

Carole Kendri...

Karen Huynh, L...

Christina Tayl...

Jen Murillo, LWC

Unmute | Start Video | Participants (12) | Chat | Share Screen | Record | Reactions | Leave

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Update Process

November 2020
Project Kick-off and Data Collection

December
Start of Technical Assessment

WE ARE HERE → **March 2021**
Community Meeting

June - July
Community Meetings

June - July
Public Review Draft Housing Element

August
Final Deliverables

September
Planning Commission Hearing

October
Final Housing Element Adoption

LWC | Beaumont, Housing Element Update | 12

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

Zoom Meeting | You are viewing Jen Murillo, LWC's screen | View Options

Regional Housing Needs Allocation (RHNA)

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

- Number of new housing units needed on a regional basis
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by State law

Income Level	6th Cycle RHNA (2021 - 2029)	5th Cycle RHNA (2013 - 2021)
Above moderate income (>120% of AMI)	1,537	2,160
Moderate income (80-120% of AMI)	723	969
Low income (50-80% of AMI)	721	854
Very-low income (<50% of AMI)	1,229	1,267
Total	4,210	5,250

LWC | Beaumont, Housing Element Update | 27

Unmute | Start Video | Participants (13) | Chat | Share Screen | Record | Reactions | Leave

Participants: Carole Kendri..., Karen Huynh, L..., Christina Tayl..., Jen Murillo, LWC

E.4.2 City Council Study Session

Tuesday, July 20, 2021 at 6:00 pm
Hybrid In-Person/Virtual City Council Meeting

Introduction

On July 20, 2021, the City of Beaumont hosted a hybrid in-person/virtual City Council meeting, which included a study session on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and City Council questions and comments.

Format

The public meeting was a regularly scheduled City Council meeting and facilitated by the Mayor and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.

- One member of the public was supportive of transit-oriented development (TOD) and was encouraged to hear the TOD Overlay housing sites discussed in the presentation. He was also interested in the City taking steps toward supporting a regional transit hub in Beaumont.
- Some participants voiced concern about accessory dwelling units (ADUs) and the State's approach (i.e., one-size-fits-all). However, one participant expressed support for ADUs.
- One Council Member voiced support for the rezone program and the program to facilitate housing in the Urban Village.
- There was discussion regarding the density bonus programs. It was clarified that updating the City's density bonus provisions to comply with state law is required, but the enhanced density bonus program is a policy decision for the City.
- The high demand for rental apartments was raised (i.e., 75 applications for one rental unit).
- It was discussed that the sites inventory is identifying housing sites that are available to accommodate the City's RHNA, and that the City will have to maintain capacity for the remaining RHNA throughout the eight-year Housing Element period.

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.

E.4.3 Planning Commission Workshop

Tuesday, August 10, 2021 at 6:00 pm

Hybrid In-Person/Virtual Planning Commission Meeting

Introduction

On August 10, 2021, the City of Beaumont hosted a hybrid in-person/virtual Planning Commission meeting, which included a discussion item on the draft 6th Cycle Housing Element Update. The Housing Element Update item was opened by Christina Taylor, Community Development Director, who provided initial remarks and introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Overview
- Process and Public Outreach
- Housing Needs and Conditions in Beaumont
- Draft Housing Element
- Next Steps
- Discussion

The presentation included the purpose of the Housing Element, the project timeline, an overview of socio-economic data, and the Regional Housing Needs Allocation (RHNA). The presentation also introduced the draft updated Housing Element with focus on the sites inventory and key programs. The period for public review and methods of submitting comments were presented.

The meeting then provided an opportunity for public and Planning Commission questions and comments.

Format

The public meeting was a regularly scheduled Planning Commission meeting and facilitated by the Planning Commission Chair and City staff, with assistance from LWC in responding to questions. The meeting was held in hybrid format, offering both in-person and virtual attendance, with the option to participate over the phone. The meeting was also live streamed on the City's YouTube channel and recorded and posted on the City's website to allow viewing at any time.

The presentation was posted on the City's Housing Element Update webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Invitations to the public meeting were distributed by the City via email to 1,020 individuals who consist of residents, elected and appointed officials, and other stakeholders in Beaumont.

Summary of Comments

The following is a summary of comments received during the public meeting.

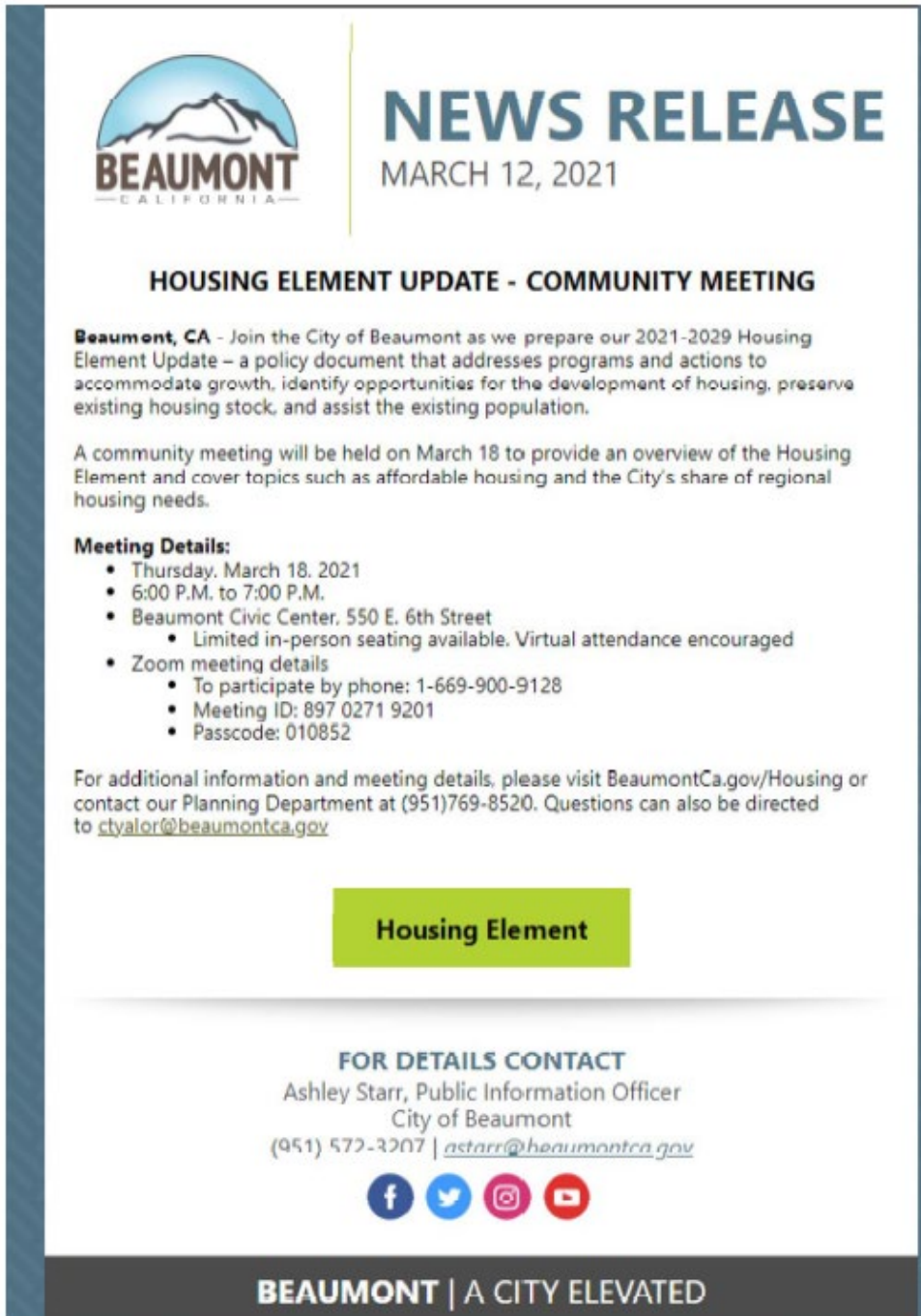
- One member of the public complimented the user-friendliness of the draft Housing Element and that it was easy to understand. The participant was an owner of residential property in Beaumont.
- Rezoning for accommodating the small shortfall in lower income capacity was discussed. It was noted that the potential sites for rezoning are identified in Appendix B, Table B-8, and that those are in high resources areas along transportation corridors where higher densities are already allowed (i.e., 22 units per acre). While underutilized (nonvacant) sites may be considered for the housing sites inventory, those sites are subject to more exacting requirements and scrutiny by the State Department of Housing and Community Development (HCD). With such a small shortfall in the lower income category and such a large surplus in the moderate income category, the rezoning of available vacant sites was a reasonable approach. It was discussed that the City is beginning the environmental review (CEQA analysis) and that may inform the sites to rezone.
- It was noted that affordable units are not limited by configuration or type (i.e., not restricted to apartments or mixed-use development or age-restricted covenants), but rather the threshold is the housing cost (i.e., home sales price or rent).

Comments will be incorporated in the revised draft Housing Element as appropriate and considered by Planning Commission and City Council for adoption.


Section E.5 Documentation

E.5.1 E-Blast Notifications

The following News Releases were distributed community-wide ahead of public events for the Housing Element.



The graphic is a news release for the City of Beaumont, California. It features the city logo on the left, which includes a mountain range under a blue sky and the text 'BEAUMONT CALIFORNIA'. To the right of the logo, the words 'NEWS RELEASE' are written in large, bold, blue capital letters, with the date 'MARCH 12, 2021' below it. The main title of the release is 'HOUSING ELEMENT UPDATE - COMMUNITY MEETING'. The body text describes the update and the meeting details. At the bottom, there is a green button with the text 'Housing Element', contact information for Ashley Starr, and social media icons for Facebook, Twitter, Instagram, and YouTube. The footer of the graphic reads 'BEAUMONT | A CITY ELEVATED'.

 **NEWS RELEASE**
MARCH 12, 2021

HOUSING ELEMENT UPDATE - COMMUNITY MEETING

Beaumont, CA - Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document that addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meeting will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City’s share of regional housing needs.





Meeting Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Beaumont Civic Center, 550 E. 6th Street
 - Limited in-person seating available. Virtual attendance encouraged
- Zoom meeting details
 - To participate by phone: 1-669-900-9128
 - Meeting ID: 897 0271 9201
 - Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctyalor@beaumontca.gov

Housing Element

FOR DETAILS CONTACT
Ashley Starr, Public Information Officer
City of Beaumont
(951) 572-3207 | astarr@beaumontca.gov

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 12, 2021

City of Beaumont Housing Element Update

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

What is the Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

[View the DRAFT Housing Element](#)

Community Presentation

On Tuesday, July 20, a presentation on the draft Housing Element will be made to the Beaumont City Council. Meeting details will be available at BeaumontCa.gov/Housing.

To provide your comments and feedback on the draft document listed above, click [here](#) OR scan the QR Code listed below:



Comments may also be given in-person at the July 20, 2021, City Council meeting. For more information, please contact (951) 769-8520.

BEAUMONT | A CITY ELEVATED



NEWS RELEASE

JULY 27, 2021



Housing Element Community Workshop *6th Cycle Draft Housing Element Update*

The City of Beaumont is in the process of updating the 2021-2029 Housing Element and is looking for your input on the draft document!

The Housing Element is a state-mandated and city-initiated policy document included in the City of Beaumont General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs across all income levels in Beaumont. The 2021-2029 Housing Element identifies specific actions to be taken over the planning period to address local housing needs.

COMMUNITY WORKSHOP

The public is invited to attend our second community workshop to learn about the Draft Housing Element, discuss draft policies and provide input!

WHEN: Tuesday, August 10 at 6:00 p.m.

WHERE: In-person at the Beaumont Civic Center, located at 550 E. 6th Street OR live on Beaumont's Youtube channel.

[View the DRAFT Housing Element](#)

For more information on the Draft Housing Element, please visit BeaumontCa.gov/Housing or contact the Planning Department at (951)769-8520.

E.5.2 Webpage Notification

Housing Element Update Kick-off



Thursday, March 18, 2021

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update – a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meetings will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing need.

Details:

- Thursday, March 18, 2021
- 6:00 P.M. to 7:00 P.M.
- Meeting hosted via Zoom
- To participate by phone: 1-669-900-9128
- Meeting ID: 897 0271 9201
- Passcode: 010852

For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctylor@beaumontca.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/89702719201?pwd=WU1EQ3NDWUlrVWNIYnBnMEFmMEQ1Zz09>

Date: March 18, 2021

Time: 6:00 PM - 7:00 PM


Time Details: Meeting begins at 6 PM via Zoom. Council Chambers open for limited in-person participation.


Location: Beaumont Civic Center

Address: 550 E. 6th Street
Beaumont, CA 92223



E.5.3 Social Media Notifications






HOUSING ELEMENT

COMMUNITY MEETING

Photos from City of Beaumont, CA - City Hall's post in Timeline Photos



City of Beaumont, CA - City Hall
Like This Page · March 10 · 🌐

Join the City of Beaumont as we prepare our 2021-2029 Housing Element Update 🏠 a policy document which addresses programs and actions to accommodate growth, identify opportunities for the development of housing, preserve existing housing stock, and assist the existing population.

A community meetings will be held on March 18 to provide an overview of the Housing Element and cover topics such as affordable housing and the City's share of regional housing need.

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For additional information and meeting details, please visit BeaumontCa.gov/Housing or contact our Planning Department at (951)769-8520. Questions can also be directed to ctylor@beaumontca.gov



UPCOMING EVENT



COMMUNITY WORKSHOP **HOUSING ELEMENT UPDATE**

Tuesday, August 10 | 6 pm
550 E. 6th Street OR **LIVE** on YouTube

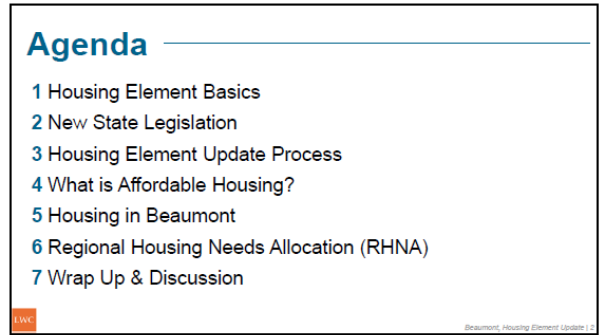
VIRTUAL

IN-PERSON

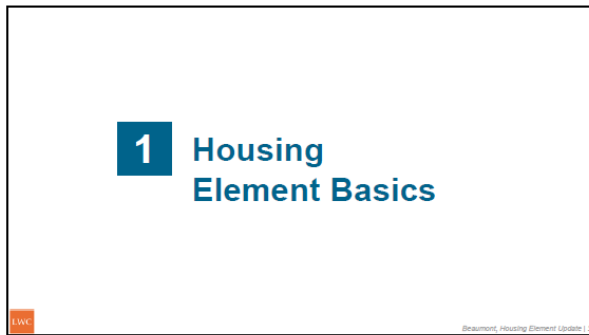
E.5.4 Presentations



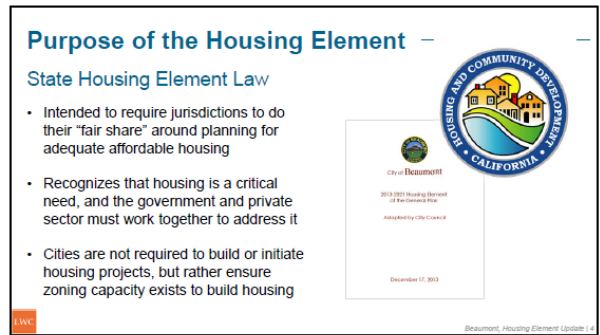
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3



4

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 will meet demand for housing at all income levels

Other General Plan Elements



LWC

Beaumont, Housing Element Update | 5

5

Housing Element Components

1. **Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
3. **Adequate Sites Inventory:** List of land suitable suitably zoned to accommodate the City's share of regional housing need
4. **Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing
5. **Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
6. **Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

LWC

Beaumont, Housing Element Update | 6

6

2 New State Legislation

LWC

Beaumont, Housing Element Update | 7

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New Legislation

The State continues to pass new housing legislation, including:

- AB 1397: Adequate Housing Element Sites
- SB 166: No Net Loss
- AB 686: Affirmatively Furthering Fair Housing
- AB 72: Housing Element Enforcement
- AB 671: ADU plan
- AB 879: Reporting Requirements
- AB 1763: Enhanced Density Bonus
- AB 2162: Supportive Housing Streamlined Approval
- SB 6: Design and Development of the Site Inventory
- AB 1851: Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

The following slides provide a high-level overview of a select few.

LWC

Beaumont, Housing Element Update | 8

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AB 1397 & SB 166

AB 1397 Adequate Housing Element Sites (2017): Strengthens local governments' obligation to identify a supply of adequate sites available to meet their share of regional housing needs at all income levels.

- Non-vacant sites must have a realistic development potential.
- Currently identified (5th Cycle) sites must be re-zoned by-right and include 20% affordable units.
- Requires history of affordable housing development on < ½ acre and >10-acre sites.

SB 166 No Net Loss (2017): Requires jurisdictions to maintain adequate sites to always accommodate its remaining regional housing needs allocation throughout the housing element planning period.

LWC

Beaumont, Housing Element Update | 9

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AB 686 & AB 72

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2018): Requires housing elements to demonstrate the local jurisdiction is affirmatively furthering fair housing. Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues;
- Identifying fair housing goals;
- Developing strategies to implement these goals; and
- Ensuring sites in the inventory are identified in such a way that promotes AFFH.

AB 72 Housing Element Enforcement (2017): Allows HCD to review any action or lack of action by a jurisdiction that is inconsistent with its housing element. HCD can revoke housing element compliance and notify the Attorney General.

AFFH is the taking of meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

LWC

Beaumont, Housing Element Update | 10

10

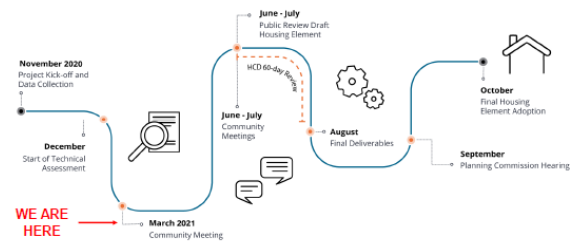
3 Housing Element Update Process

LWC

Beaumont, Housing Element Update | 11

11

Update Process



LWC

Beaumont, Housing Element Update | 12

12

4 What is Affordable Housing?

Beaumont, Housing Element Update | 13

13

What is Affordable Housing?

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Riverside County
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs

* Moderate Income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

Beaumont, Housing Element Update | 14

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Types of Affordable Housing

Affordable Housing is provided in a variety of ways, by both the public and private sector.

- Deed Restricted:** Units that are legally set aside for people of certain incomes.
- Supportive Housing:** Can be built publicly or privately with supportive services.
- Public Housing:** Owned and operated publicly. Residents pay no more than 30% of their income for rent. (least common)
- Rent Stabilized:** Units with some level of price control that is guaranteed to the tenant.
- Rent Subsidies:** A voucher that allows a qualified tenant to rent a market rate unit by covering the difference.

Beaumont, Housing Element Update | 15

15

5 Housing in Beaumont

Beaumont, Housing Element Update | 16

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Population

Beaumont's population has been growing at a significantly faster rate than the region

Population Trend, 2000 - 2020

Year	Beaumont	SOG
2000	11,284	14,814,703
2005	20,090	17,541,493
2010	36,877	18,056,254
2015	43,108	18,731,461
2020	54,475	18,924,787

Source: SCAG 2020 Pre-Certified Local Housing Data (CA DCF 6.8 Population and Housing Unit Estimates)

Beaumont, Housing Element Update | 17

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Household Size

Most common household size is 2 people (33.3%) followed by 4 people (17.6%)

Households by Household Size

Number of People per Household	Beaumont (%)	SOG (%)
1	18.0%	18.0%
2	33.3%	27.0%
3	13.0%	13.0%
4	17.6%	17.6%
5	13.4%	13.4%
6	6.2%	6.2%
7+	3.7%	3.7%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner estimates)

Beaumont, Housing Element Update | 18

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Housing Tenure

Beaumont has a higher rate of homeownership compared to the region

Housing Tenure

Category	Beaumont (%)	SOG (%)
Homeownership	76.7%	62.6%
Rental	23.3%	37.4%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner estimates)

Beaumont, Housing Element Update | 19

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Overcrowding

Renter-occupied units are more likely to be overcrowded than owner-occupied units

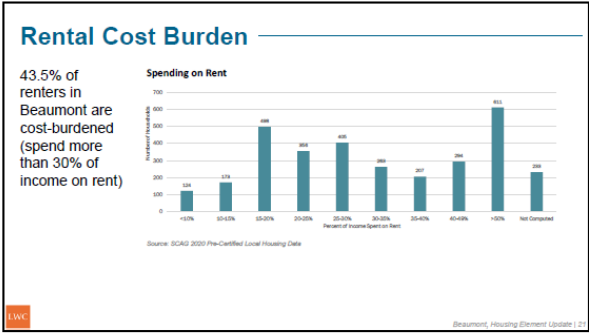
Overcrowding by Extent and Tenure

Category	Beaumont (%)	SOG (%)
Owner-occupied (1 or more)	3.2%	4.9%
Renter-occupied (1 or more)	15.6%	15.6%
Owner-occupied (2 or more)	0.2%	0.2%
Renter-occupied (2 or more)	6.7%	10.0%
Owner-occupied (3 or more)	0.2%	0.2%
Renter-occupied (3 or more)	4.4%	4.4%

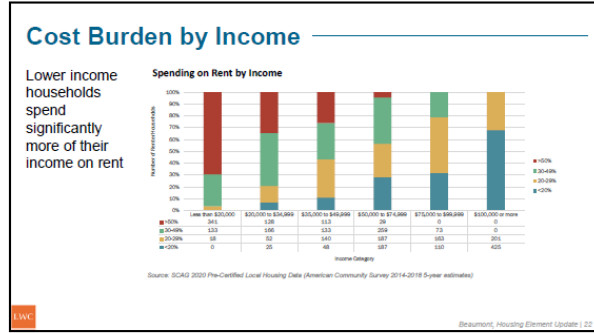
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, Syner)

Beaumont, Housing Element Update | 20

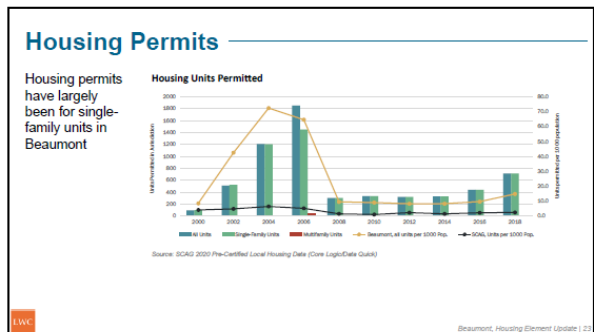
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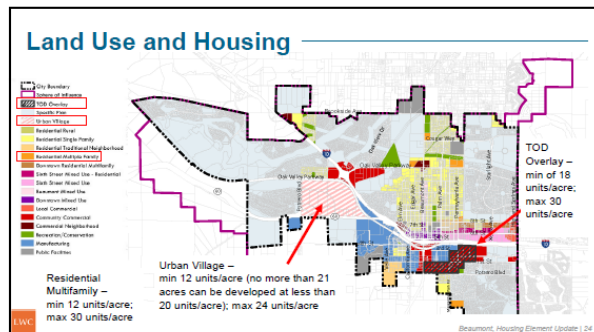
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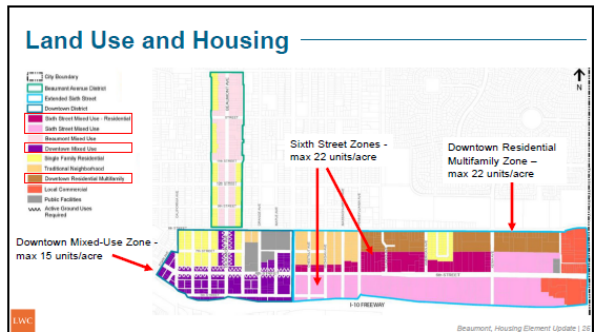
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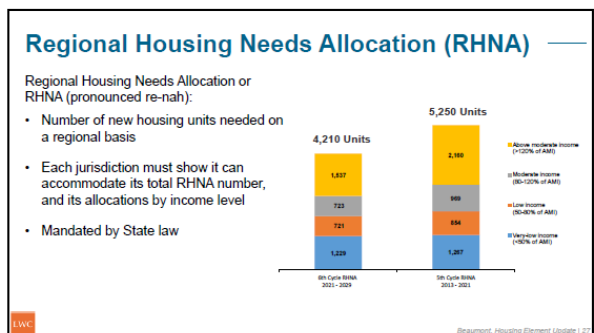
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6 Regional Housing Needs Allocation (RHNA)

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RHNA & the Housing Element Update

How Does the Housing Element Update Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet Beaumont's RHNA allocation
- Establish additional policies and programs to incentivize both market-rate and affordable housing development and expand housing production

Source: Beaumont, Housing Element Update | 28

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7 Wrap Up & Discussion

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Beaumont, Housing Element Update | 29

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Stay Informed and Involved!

Beaumont Housing Element Webpage:

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

Beaumont Project Contact:

Christina Taylor
Community Development Director
(951) 572-3212
ctaylor@beaumontca.gov

Future Items:

- Draft Housing Element available for public review – June (anticipated)
- Next Community Meeting – June (anticipated)

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Beaumont, Housing Element Update | 30

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Thank you!

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City of Beaumont

Housing Element Update Study Session

July 20, 2021

1

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

LWC

Beaumont, Housing Element Update | 2

2

1 Housing Element Overview

LWC

Beaumont, Housing Element Update | 3

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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

Other General Plan Elements

- Land Use
- Mobility
- Conservation
- Open Space
- Safety
- Noise

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

LWC

Beaumont, Housing Element Update | 4

4

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

LWC

Beaumont, Housing Element Update | 5

5

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

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Beaumont, Housing Element Update | 6

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2 Process and Public Outreach

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Beaumont, Housing Element Update | 7

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Update Process

WE ARE HERE → July Council Study Session

Timeline:

- November 2020: Project Kick-off and Data Collection
- December: Start of Technical Assessment
- March 2021: Community Meeting
- July: Public Review Draft Housing Element
- July: HCD-56 due
- August: Community Meeting
- October: Final Draft Housing Element
- November: Planning Commission Hearing
- December: Final Housing Element Adoption

LWC

Beaumont, Housing Element Update | 8

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Public Outreach

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



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Beaumont, Housing Element Update 1.9

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3 Housing Needs and Conditions in Beaumont

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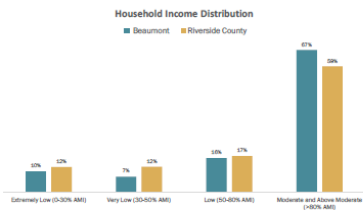
Beaumont, Housing Element Update 1.10

10

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, 2013-2018

AMI = Area Median Income
AMI for a 4-person household is \$77,500

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Beaumont, Housing Element Update 1.11

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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

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, 2013-2018)

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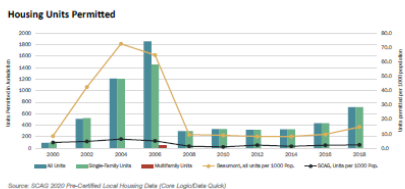
Beaumont, Housing Element Update 1.12

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Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units



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

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Beaumont, Housing Element Update 1.13

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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 (0-35% AMI)	351,796		1,229
Low (35-50% AMI)	208,807		721
Moderate (50-80% AMI)	223,957		723
Above Moderate (>80% AMI)	559,267		1,537
Total	1,341,827		4,210

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

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Beaumont, Housing Element Update 1.14

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4 Draft Housing Element

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Beaumont, Housing Element Update 1.15

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- Section I Introduction
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- 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

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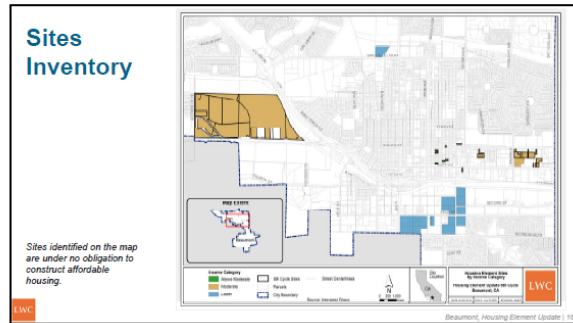
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Sites Inventory

	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	1,647	669	4,048	5	5,115
Surplus / (Shortfall)	See Very Low/Low	(49)	669	3,329	1,726	N/A

¹ Considers net new units only.
Source: City of Beaumont, LWC

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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.

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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).

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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.

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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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5 Next Steps

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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

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Stay Informed and Involved!

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

Beaumont Project Contact:
Christina Taylor
Community Development Director
(951) 572-3212
ctaylor@beaumontca.gov

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6 Discussion

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Thank you!

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Beaumont, Housing Element Update 2021

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Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E and in Housing Element Section I.E (Summary of Public Participation).

F.1.1 Notes on Figures and Analysis

This appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey (ACS) and HCD's pre-certified data, where appropriate.

For clarity purposes, the maps produced in this appendix show the northern half of the city of Beaumont. The southern end has is zoned for Recreation use and does not allow residential development.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Beaumont. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency dedicated to eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

Locally, the City partners with the Fair Housing Council of Riverside County (FHCRC) to investigate fair housing complaints. FHCRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. FHCRC provides a number of services to Riverside County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops. Comments during the Housing Element Update process identified residents lack information, resources, and opportunity for affordable housing as a concern. Housing Element programs are included to promote awareness of available resources, information, and services related to fair housing and affordable housing generally.

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws.

The City complies with State and federal housing laws as follows:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision-making, mandatory trainings for City staff, and legal counsel and advisement.

- **Government Code Section 65008** – the City ensures that the City’s actions are not discriminatory through training programs conducted by the City’s Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding community care facilities and emergency shelters).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City must update its density bonus provisions in compliance with the Density Bonus Law as described in Appendix C (Housing Constraints) and Program 12.
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints) and Program 19.
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Programs 1 and 3).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.
- **Excessive subdivision standards (Government Code Section 65913.2)** – the City has typical subdivision standards in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

The City provides residents with fair housing information primarily by posting links to a variety of fair housing resources on the City’s website including California Department of Fair Employment and Housing, U.S. Department of Housing and Urban Development (HUD), Fair Housing/Equal Opportunity (HUD), and Fair Housing Council of Riverside County, Inc. The City also make copies of resource information available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center) (see Programs 29 and 30). Finally, the City advertises the Inland Regional Center’s services for

developmentally disabled persons through number of channels, including handouts and brochures at public buildings and through the City's communication channels (e.g., newsletters and social media).

F.2.2 Integration and Segregation

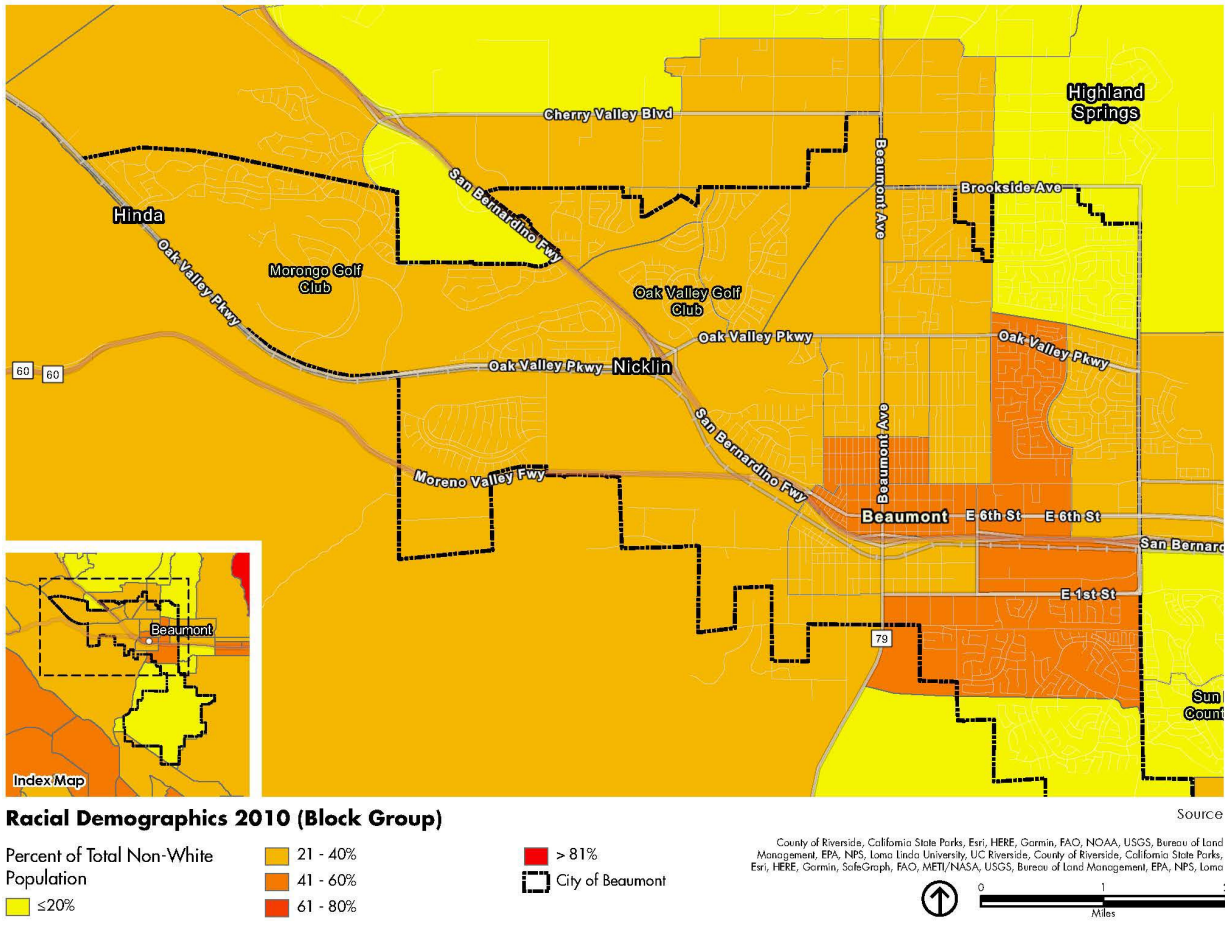
This section of the assessment analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Race and Ethnicity

According to the ACS, approximately 35 percent of the Beaumont population belongs to a racial minority group (non-white) in 2019, an increase from 29 percent in 2010. Beaumont has a slightly lower proportion of racial minority groups compared Riverside County overall; 40 percent of Riverside County's population belongs to a racial minority group. Similarly, 43 percent of the population of Beaumont is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

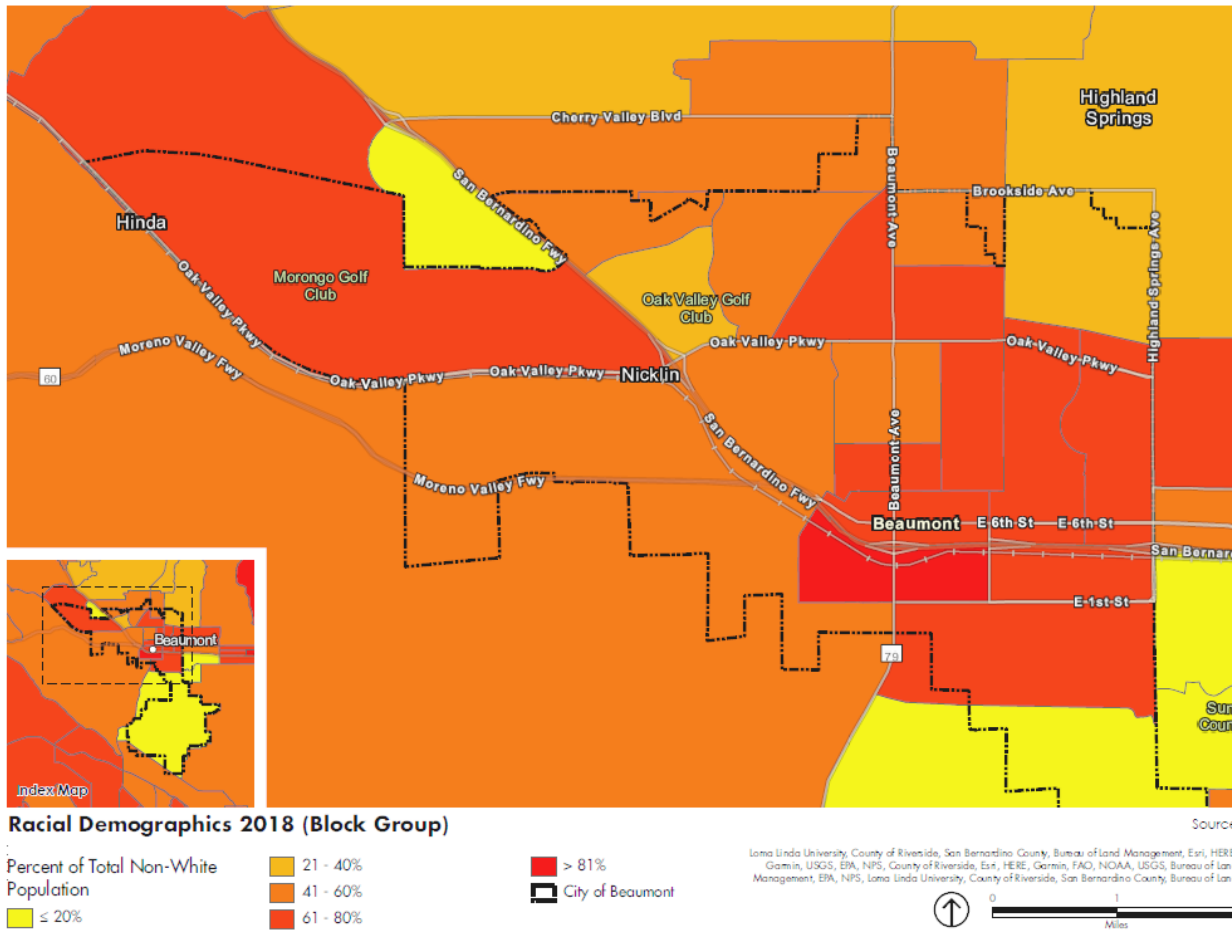
As with many urban areas, the concentration of minority groups is not evenly distributed across the city. Figure F-1 provides historical non-white population percentages by block group from 2010 ACS data. At this time, the southeast portion of the city had the highest non-white percentages. Figure F-2 shows the non-white population percentage by census block group for 2018, which increased in various areas of the city since 2010. The population in the northwest and eastern portions of the city consist of 61 percent or more racial/ethnic minorities. The central portion of the city has a slightly lower concentration of non-white residents. From a regional perspective, Beaumont has a lower proportion of non-white population than Riverside County, but the community generally has a more diverse racial composition to the block groups adjacent to the city.

Figure F-1: Non-White Population (2010)



Source: HCD AFFH Data Viewer

Figure F-2: Non-White Population (2018)



Source: HCD AFFH Data Viewer

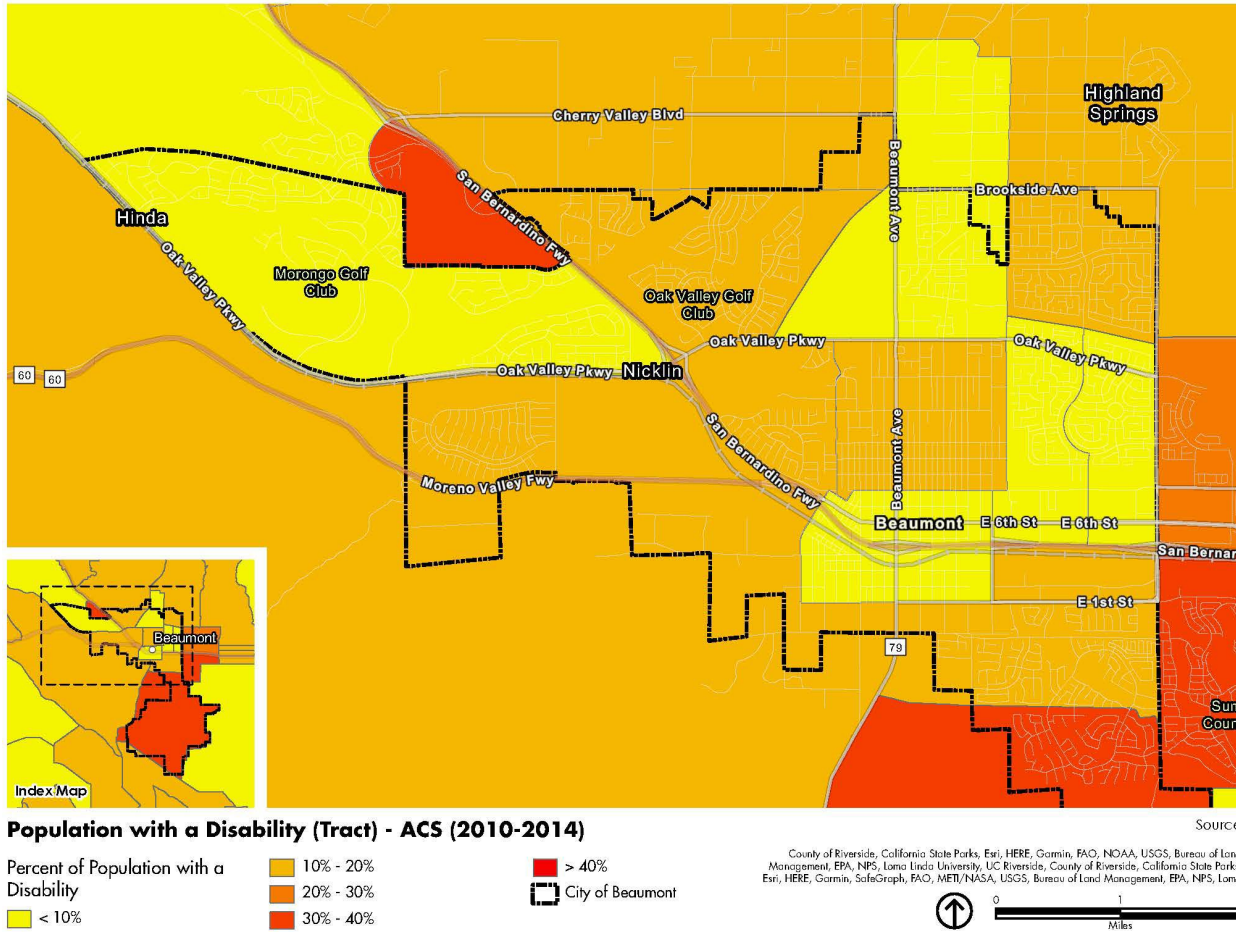
Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Figure F-3 presents the ACS 2010 to 2014 data for percentage of population with a disability, and Figure F-4 shows the ACS 2015 to 2019 data for percentage of population with a disability. According to the 2015 to 2019 ACS, approximately 9.7 percent of Beaumont residents experience a disability, compared to 11.6 percent countywide. Since the 2008 to 2012 ACS, both Beaumont and the county have a slightly greater portion of residents experiencing a disability (from 7.5 percent and 10.5 percent, respectively). However, since the 2010 to 2014 ACS, tracts in the central and southwest areas of Beaumont are showing a decrease in percentage of population with a disability.

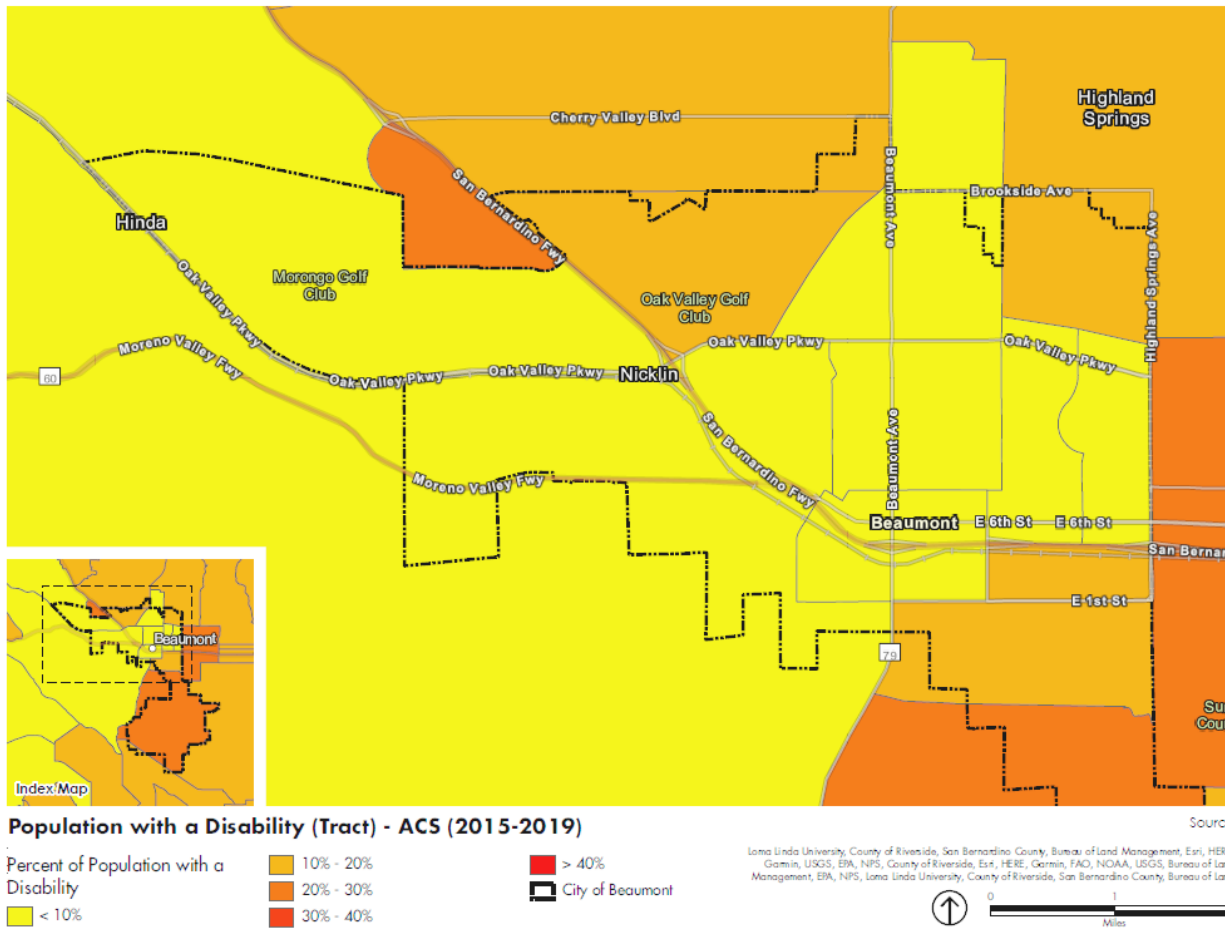
Most census tracts in Beaumont consist of less than 10 percent residents experiencing disability. This distribution is generally consistent with the county, in which most tracts consist of less than 20 percent of residents experiencing disability. The majority of tracts in which 10 to 20 percent of the population has a disability is located on the eastern portion of Riverside County as shown in Figure F-5.

Figure F-3: Percent of Population with a Disability – City (2010 - 2014)



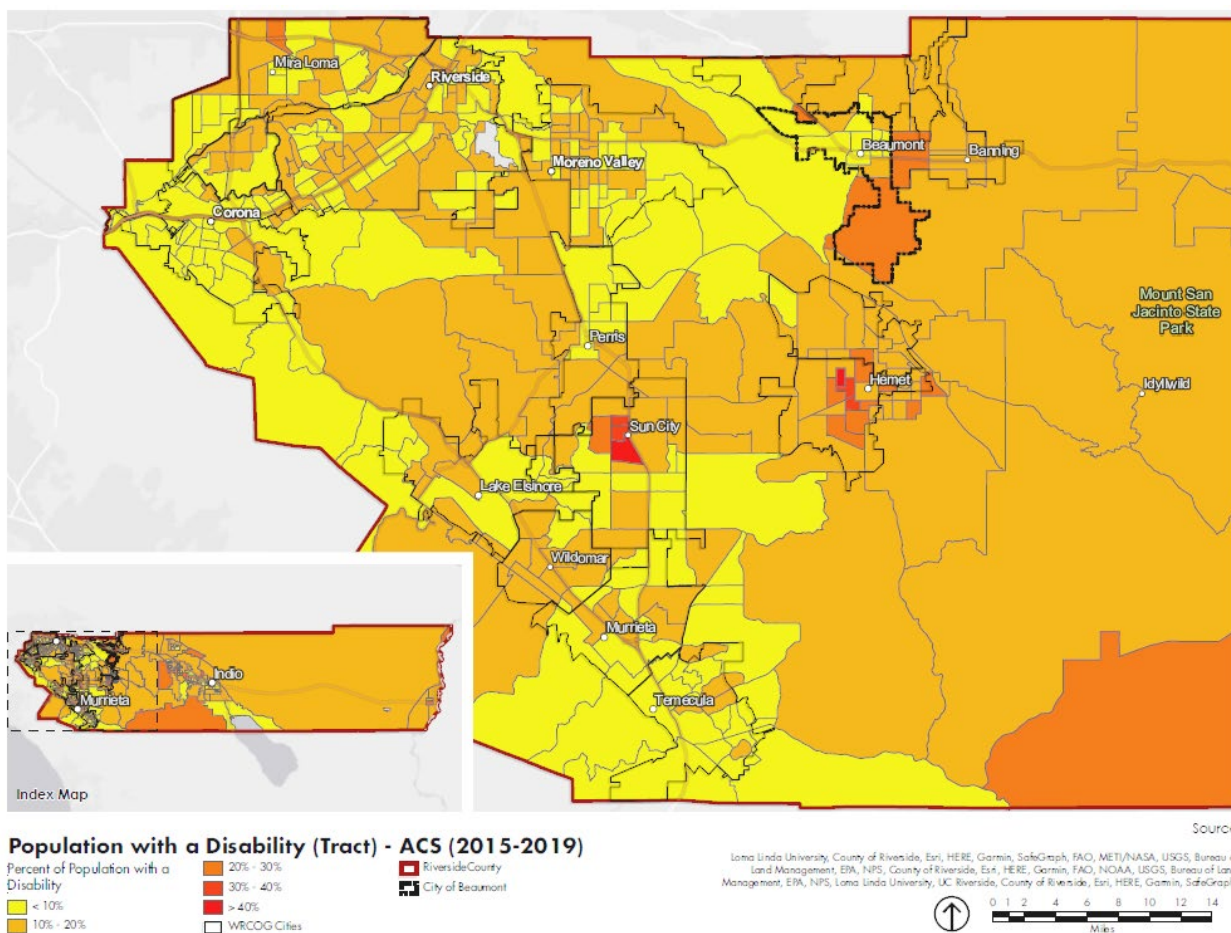
Source: HCD AFFH Data Viewer

Figure F-4: Percent of Population with a Disability – City (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-5: Percent of Population with a Disability – County (2015 - 2019)



Source: HCD AFFH Data Viewer

Familial Status

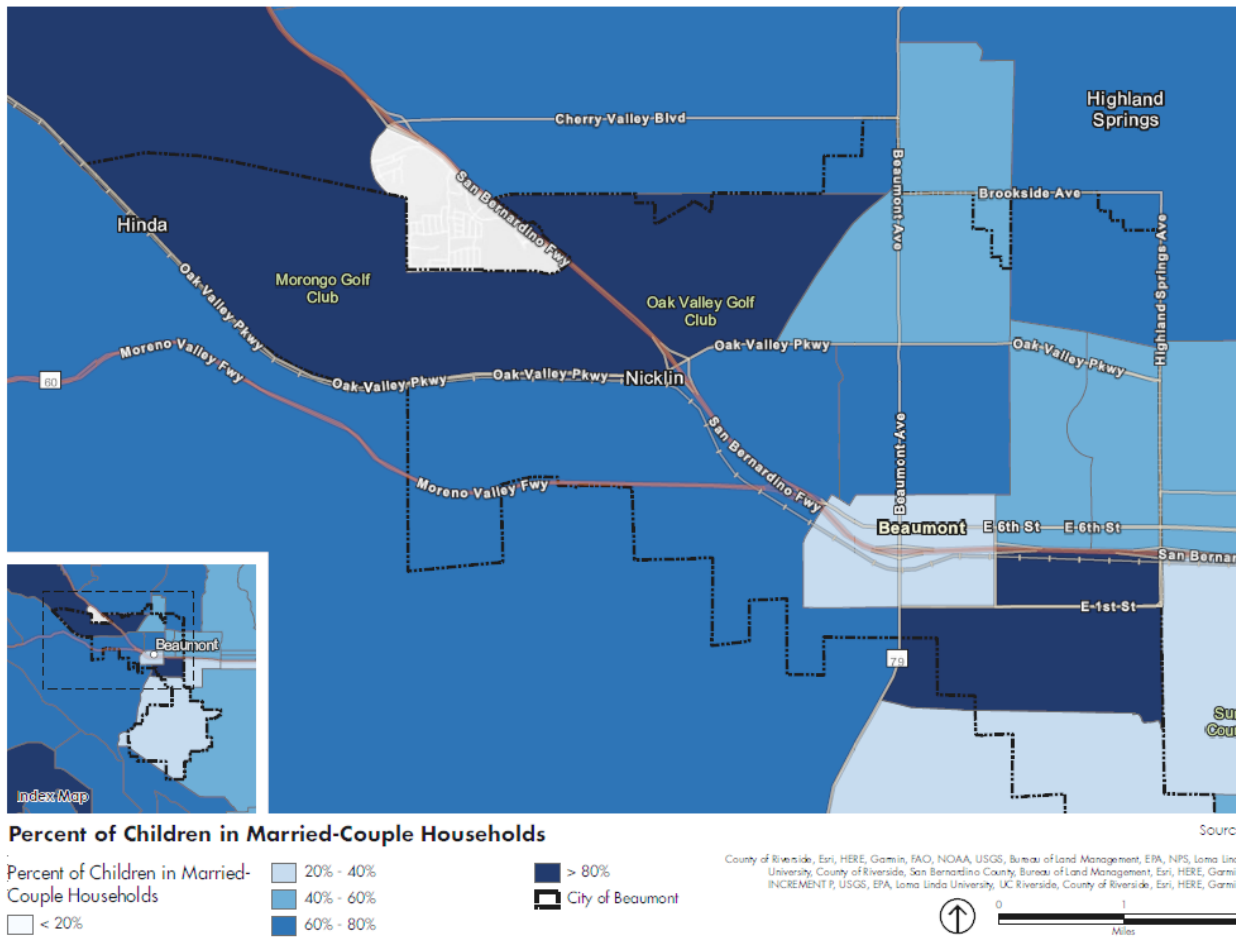
Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children’s use of common areas.

Beaumont is a family-oriented city. As of the 2015 to 2019 ACS, 43.9 percent of households in Beaumont have one or more children under the age of 18. The city’s share of households is higher than that of the county (37.6 percent), and neighboring jurisdictions, such as Riverside (39.6 percent), Redlands (32.3 percent), and Hemet (33.0 percent).

Single parent households are also a protected class. 7.3 percent of households in Beaumont consist of single-parent households. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes for these households compared to two-parent households. 5.9 percent of households in

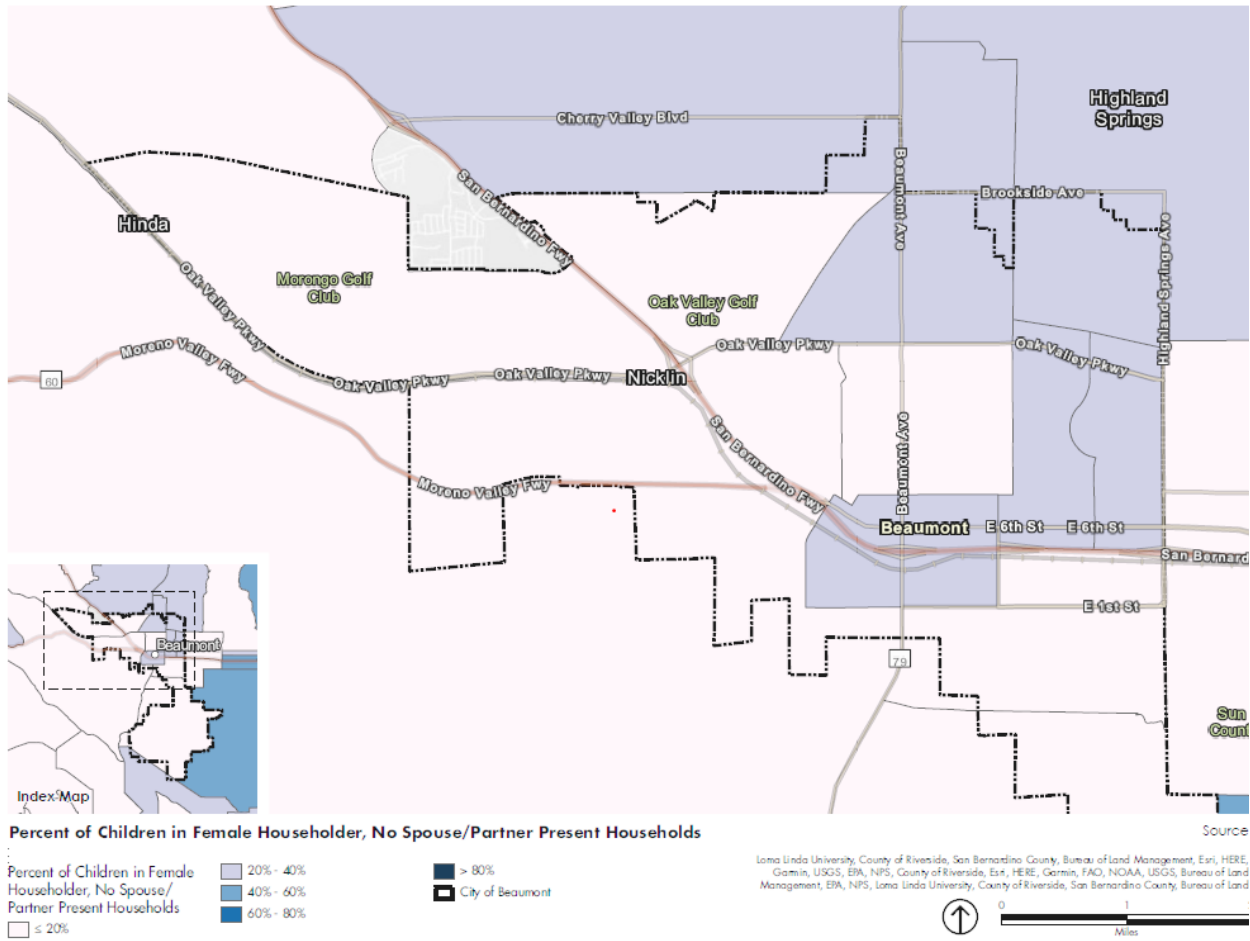
Beaumont are single female-headed households with children. As shown in Figure F-6 and Figure F-7, the western portion of Beaumont has a higher concentration of children in married-couple families, while the eastern portion of Beaumont has a higher concentration of single female-headed households with children. Beaumont has a lower proportion of female-headed households with children compared to the SCAG region, 6.1 percent compared to 6.6 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.5).

Figure F-6: Children in Married-Couple Households



Source: HCD AFFH Data Viewer

Figure F-7: Children in Female-Headed Households with No Partner Present

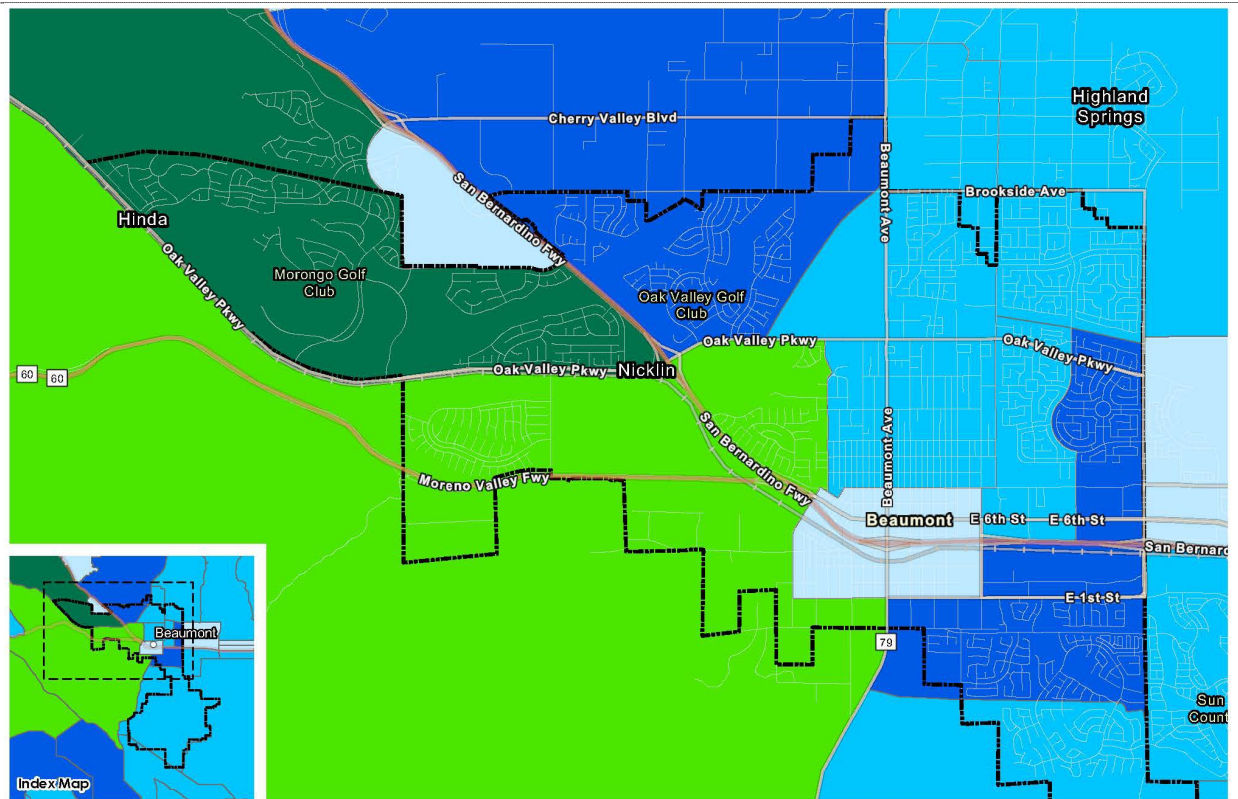


Source: HCD AFFH Data Viewer

Income

According to the 2015 to 2019 ACS, Beaumont’s median household income is \$84,105, which is greater than Riverside County (\$67,005). Figure F-8 displays the distribution of median household income by census tract in Beaumont for 2010 to 2014. Since 2010, Beaumont’s median income grew 27 percent (from \$66,121), a higher rate than the county, which only grew by 16 percent (from \$57,768). Figure F-9 displays the distribution of median household income by census tract in Beaumont for 2015 to 2019, which shows increasing incomes in central area of the city. Also as shown in Figure F-9, households with the highest incomes are generally located west of San Bernardino Freeway (I-10), with lower income households on the eastern portion of the city. Tracts surrounding the city have similar incomes to those tracts within the city.

Figure F-8: Median Household Income (2010 - 2014)



Median Income (Tract) - ACS (2010-2014)

Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

- < \$60,000
- < \$80,000
- < \$100,000
- < \$40,000

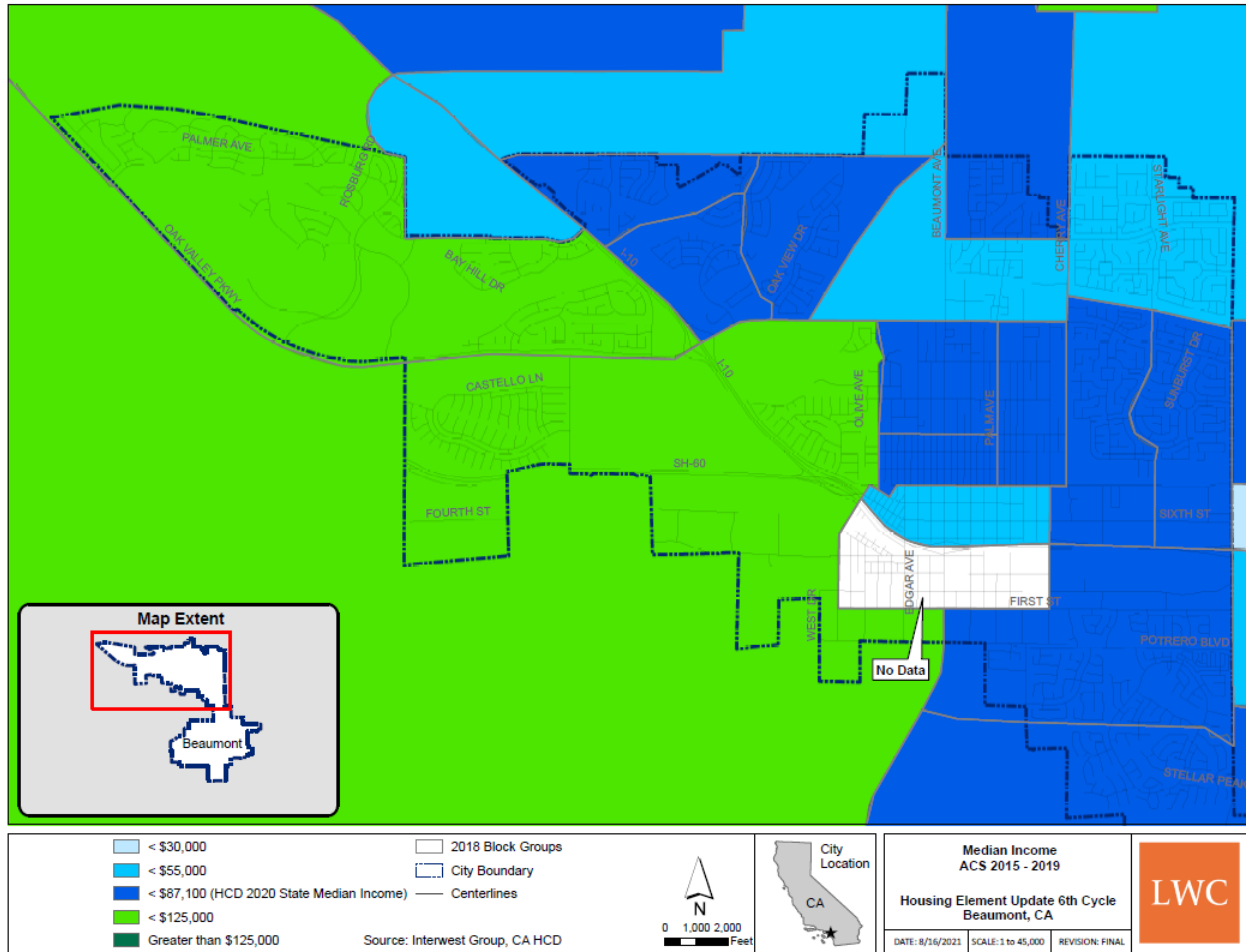
- Greater than \$100,000
- City of Beaumont

Source: County of Riverside, California State Parks, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Loma



Source: HCD AFFH Data Viewer

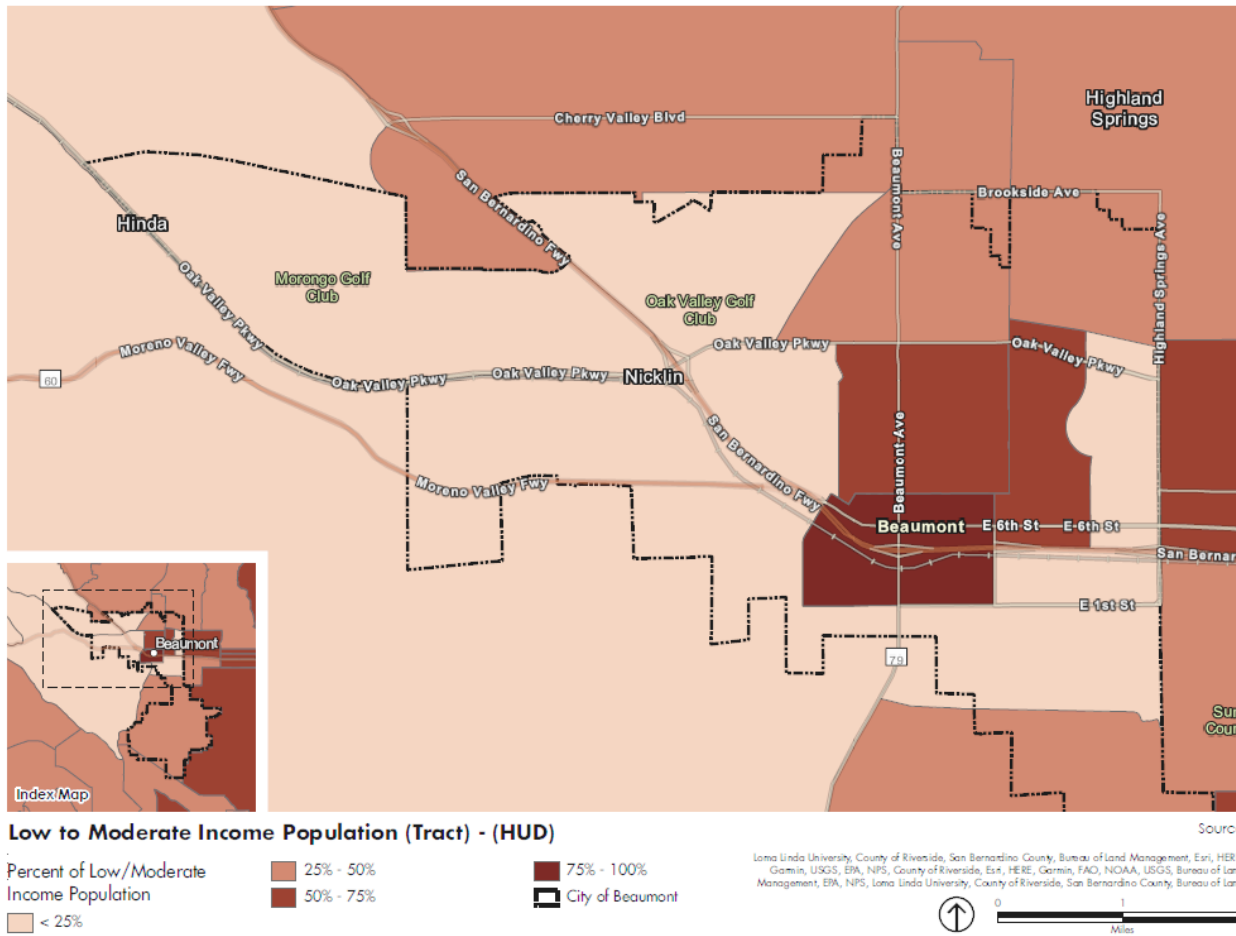
Figure F-9: Median Household Income (2015 - 2019)



Source: HCD AFFH Data Viewer

Figure F-10 also displays income distribution across Beaumont by showing the percentage of low to moderate (LMI) income households by census tracts. Many tracts in the eastern parts of the city have a majority of their population living in low and moderate-income households. The area in which San Bernardino Freeway (I-10) intersects with Beaumont Avenue (SR-79) has the highest concentration of low and moderate-income households in the entire city. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the tracts west of Beaumont Avenue. Overall, the city has lower proportion of lower income households than the county at 33 to 41 percent, respectively (see Appendix A, Housing Needs Assessment, Section A.3.4).

Figure F-10: Low to Moderate Income Population - City



Source: HCD AFFH Data Viewer

Income should also be disaggregated by race and ethnicity to further understand local patterns of segregation and integration. Although the citywide poverty rate was 10.5 percent in 2019, not all racial and ethnic groups in Beaumont have the same likelihood of experiencing poverty¹. As shown in Table F-1, about one in four Black or African American residents experience poverty, which is significantly higher than other racial or ethnic groups. Additionally, residents who identified as Black or African American, American Indian and Alaska Native, or two or more races were disproportionately represented in the share of the total population experiencing poverty in comparison to their actual proportion of the city’s population.

¹ In Beaumont, 6.0 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region (see Appendix A, Housing Needs Assessment, Section A.3.5).

Table F-1: Poverty by Race/Ethnicity (2019)

Beaumont	Poverty Rate	% Of Population
Total Population	10.5%	-
White alone	9.8%	65%
Black or African American alone	23.1%	9%
American Indian and Alaska Native alone	7.0%	1%
Asian alone	8.0%	9%
Native Hawaiian/Other Pacific Islander alone	0.0%	0%
Some other race alone	6.1%	12%
Two or more races	12.9%	4%
Hispanic or Latino origin (of any race)	10.2%	46%
<i>Source: ACS 5-Year Estimates, Table S1701</i>		

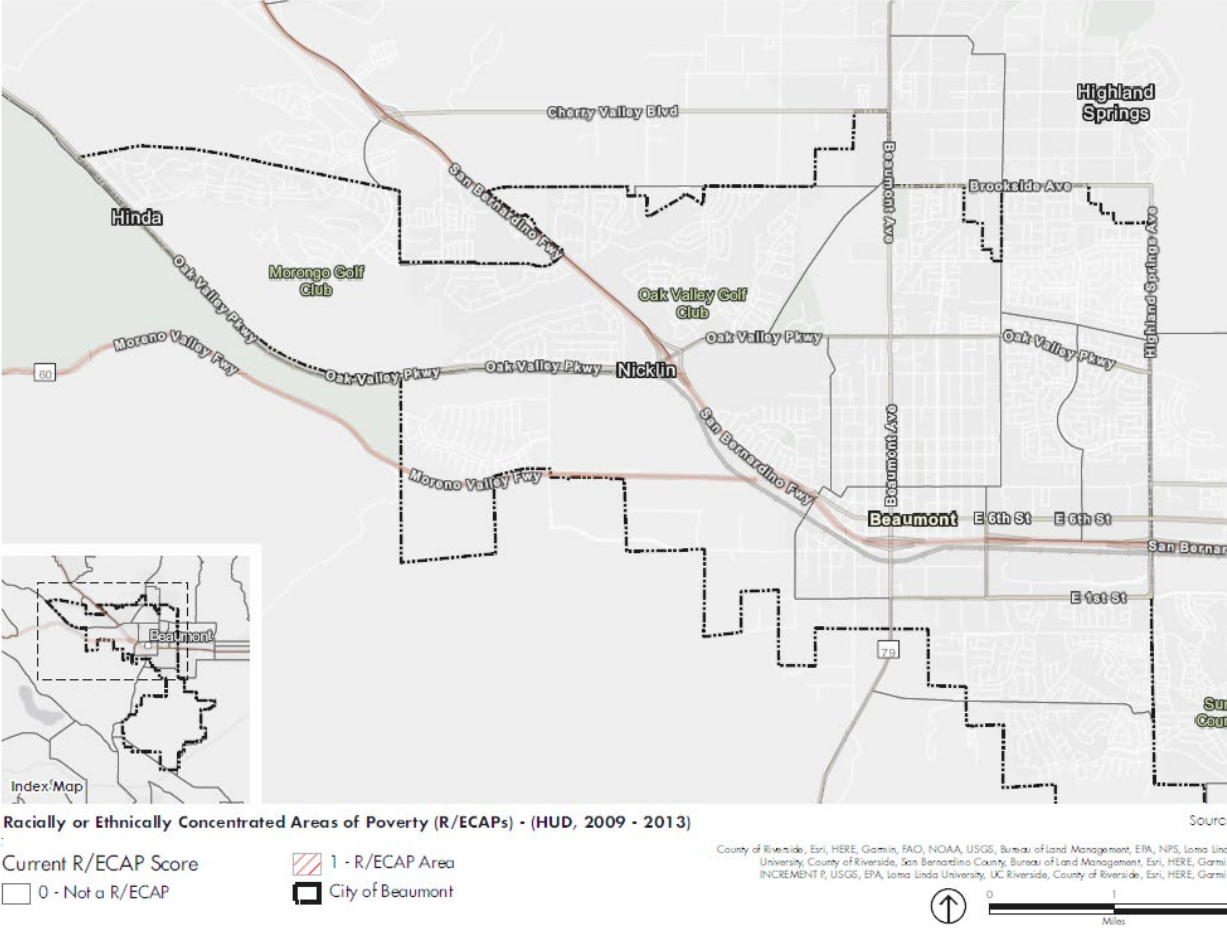
F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

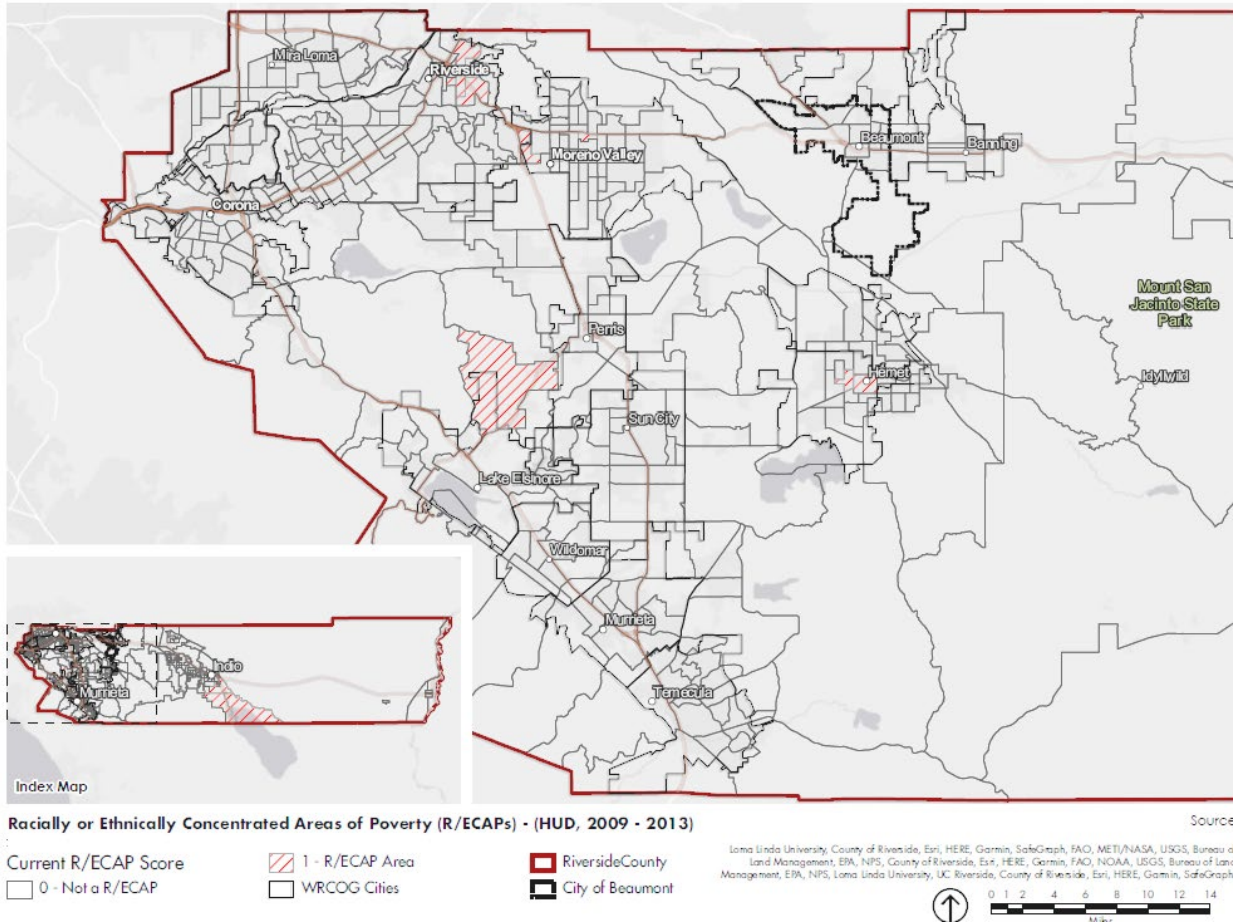
R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figures F-11 and F-12, there are no R/ECAPs in Beaumont or in the surrounding area.

Figure F-11: Racially/Ethnically Concentrated Areas of Poverty - Citywide



Source: HCD AFFH Data Viewer

Figure F-12: Racially/Ethnically Concentrated Areas of Poverty - Regional



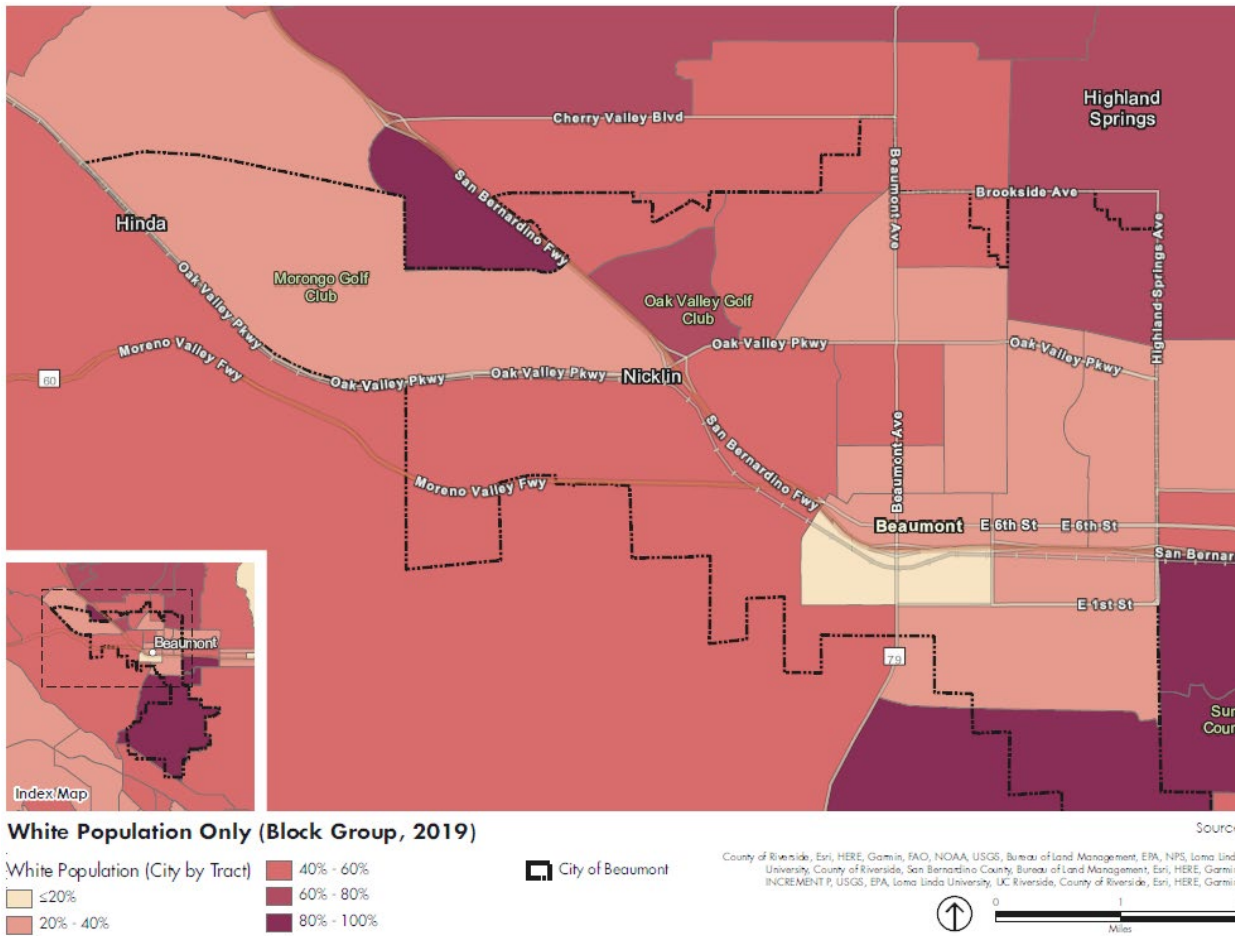
Source: HCD AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

However, HCD has adjusted the RCAA methodology to more appropriately consider California's higher levels of diversity. According to Figures F-9 above and F-13 below, while there are areas of Beaumont that have a higher proportion of white residents and higher median incomes, they do not meet the thresholds to be considered RCAAs.

Figure F-13: Percent of White Population



Source: HCD AFFH Data Viewer

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood’s access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD’s fair housing goals of (1) avoiding further segregation and concentration of poverty and (2)

encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

Low resource areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to more equitably distribute funding for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource areas overall. As shown in Figure F-14, the majority of Beaumont consists of high or highest resource areas, which includes the western portion of the city (west of Elm Avenue), the census tracts north of Oak Valley Parkway, and the eastern census tract north of the I-10 and east of Starlight Avenue.

Several census tracts in the city are categorized as moderate resource areas, including the area bound by Elm Avenue, Oak Valley Parkway, Starlight Avenue, and 8th Street, as well as the southern part of the city east of Beaumont Avenue and south of the I-10.

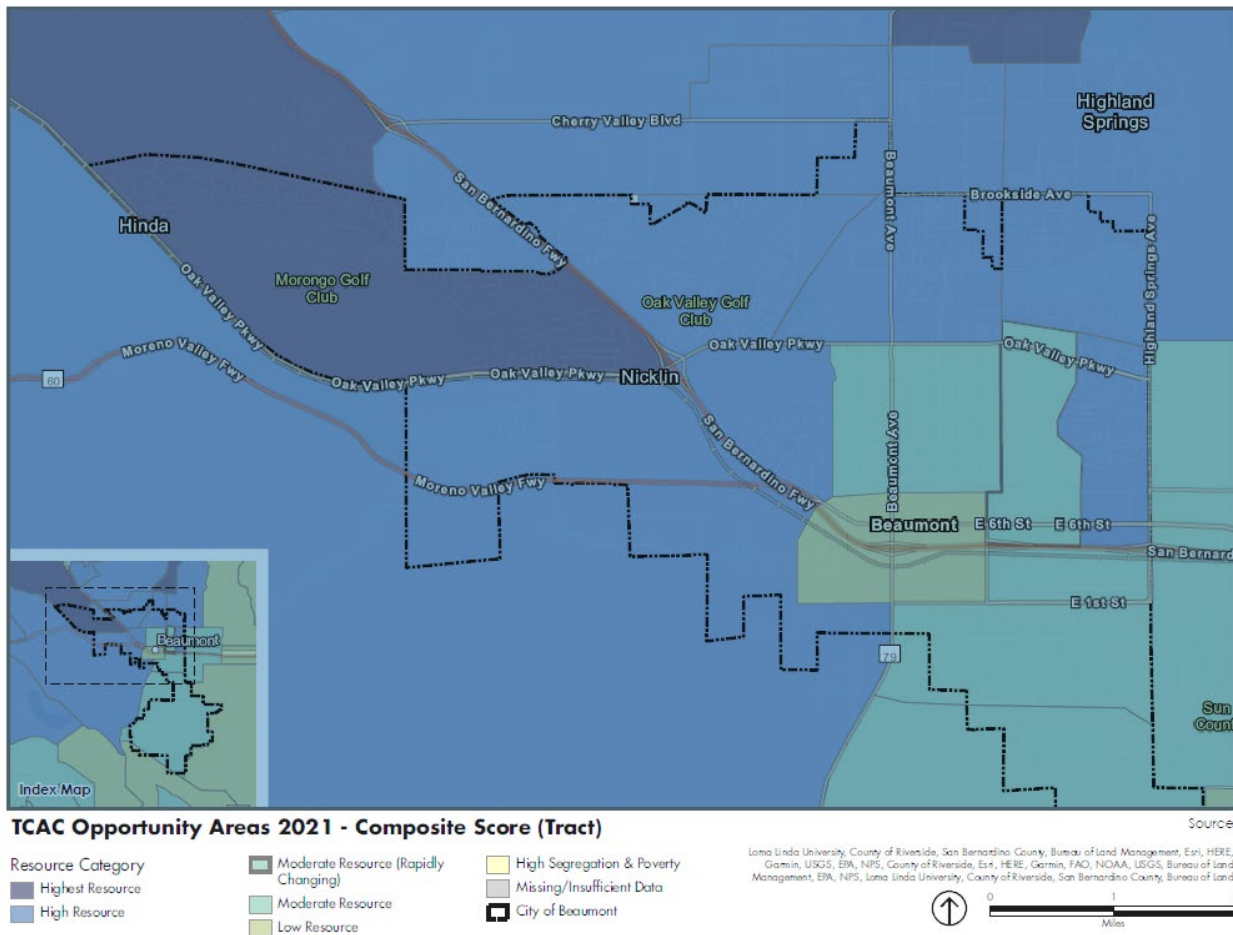
The census tract at the intersection of SR-79 and I-10 is considered low resource. This low resource designation is due to lower median incomes, median home values, and the environmental pollutants caused by the intersection of two major freeways.

Census tracts surrounding Beaumont exhibit a similar level of opportunity. The one exception is Banning to the east and north of I-10, which is moderate resource compared to high resource in adjacent Beaumont. The lower resource area in Banning is currently under construction for a new

residential subdivision as part of a larger specific plan area (Butterfield Specific Plan) that includes neighborhood parks, community parks, a public golf course, schools, and retail and commercial areas. Furthermore, after construction is completed, those residents will have access to the hospital and medical facilities along Highland Springs Avenue and retail and services along 6th Street.

After this analysis was prepared, the 2022 TCAC Opportunity Map was released. The 2022 opportunity areas continue to show the same tract at the intersection of SR-79 and I-10 as the only low resource area. Tracts to the northwest declined from highest and high resource to moderate resource, but the moderate resource tracts to the east and southeast of the low resource area improved to high resource. This is further discussed in the sites inventory analysis (Section F.3.2).

Figure F-14 TCAC Opportunity Areas (2021) - Composite Score - Tract



Source: HCD AFFH Data Viewer

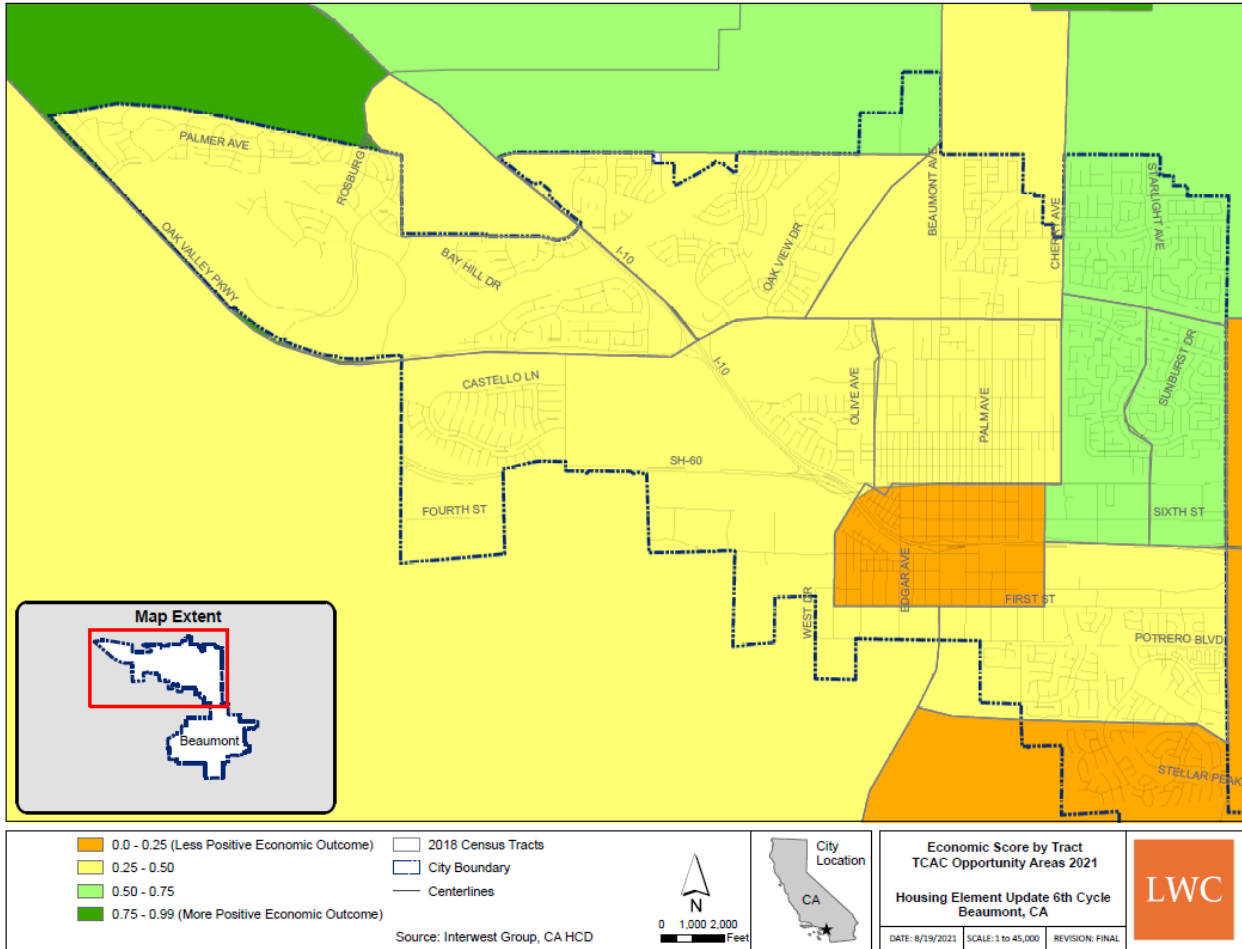
Economic Score

The TCAC Opportunity Areas Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes.

Figure F-15 shows the majority of the city consists of tracts with a 0.25 to 0.50 economic score, which is on the lower outcome range. According to Beaumont's Economic Development Strategic Plan (Table A-2), a greater portion of residents working in Beaumont earn less than \$3,333 per month compared to residents commuting outside of the city to San Bernardino or Riverside. One census tract in the city, located at the intersection of SR-79 and I-10, is categorized as having the least positive economic outcomes. This area also has the highest concentration of non-white residents and low to moderate income households, suggesting that lower-income residents of color in Beaumont exhibit a greater negative localized impact on economic outcome compared to other residents.

Beaumont's most recent General Plan (Elevate Beaumont 2040) outlines several programs to spur economic growth and development in the city, including Program EDF5 (Business Recruitment), which will implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District and Program EDF13 (Local Business Internships), which will create a program to provide incentives for local businesses to offer internship and mentoring programs to high school and college students in partnership with educational institutions and major employers.

Figure F-15: TCAC Opportunity Areas (2021) - Economic Score - Tract



Source: HCD AFFH Data Viewer

Education Score

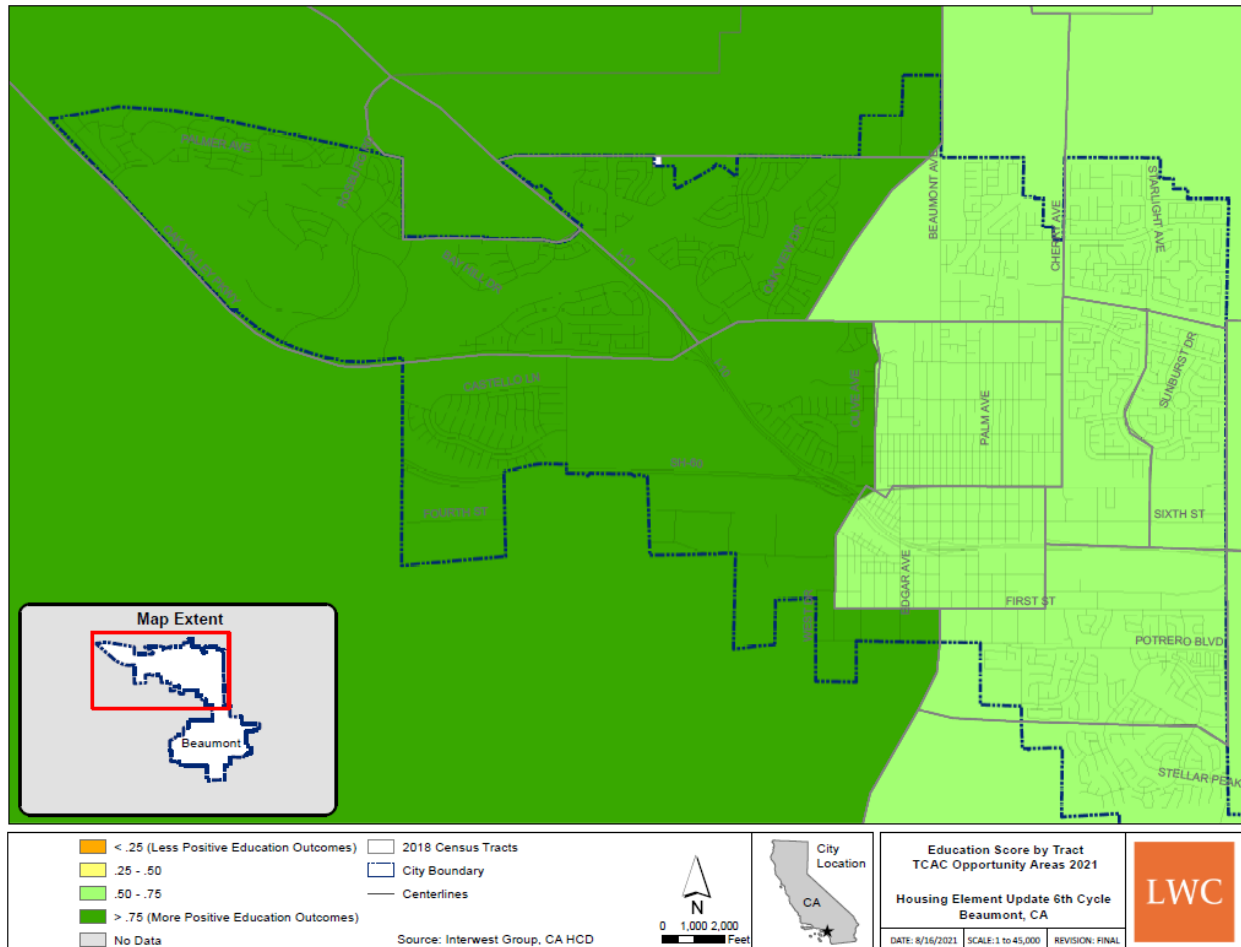
The TCAC Opportunity Areas Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying less positive outcomes.

As shown in Figure F-16, census tracts across the city have education scores of 0.5 or greater, with half of the city having the highest education score of greater than 0.75 (more positive education outcomes). Beaumont schools are generally neighborhood serving, and the city has eight elementary schools. The portion of the city with the highest education score is located in the western section of Beaumont (west of Elm Avenue). This half of the city also has a higher rate of white residents and lower rate of low to moderate income households than the eastern portion of the city, indicating that higher quality educational opportunities are more available to white

residents in wealthier neighborhoods. Palm Innovation Academy, near the intersection of SR-79 and I-10, serves the more disadvantaged core of the city and yielded lower test scores than schools in other parts of town.

The Economic Development and Fiscal Element in Elevate Beaumont 2040 contains several policies to improve educational opportunities and foster more inclusive and equitable communities, such as Policy 5.3.1, which directs the City to partner with the Beaumont Library District to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and provide homework support; Policy 5.3.3, which directs the City to promote free or low-cost child and family enrichment programs and afterschool supplemental education programs; and Policy 5.3.4, which directs the City to support a high-quality, universal system of early childhood education, especially in low income communities. In addition, the Beaumont Unified School District allows for transfers from one school to another based on availability of space.

Figure F-16: TCAC Opportunity Areas (2021) - Education Score - Tract



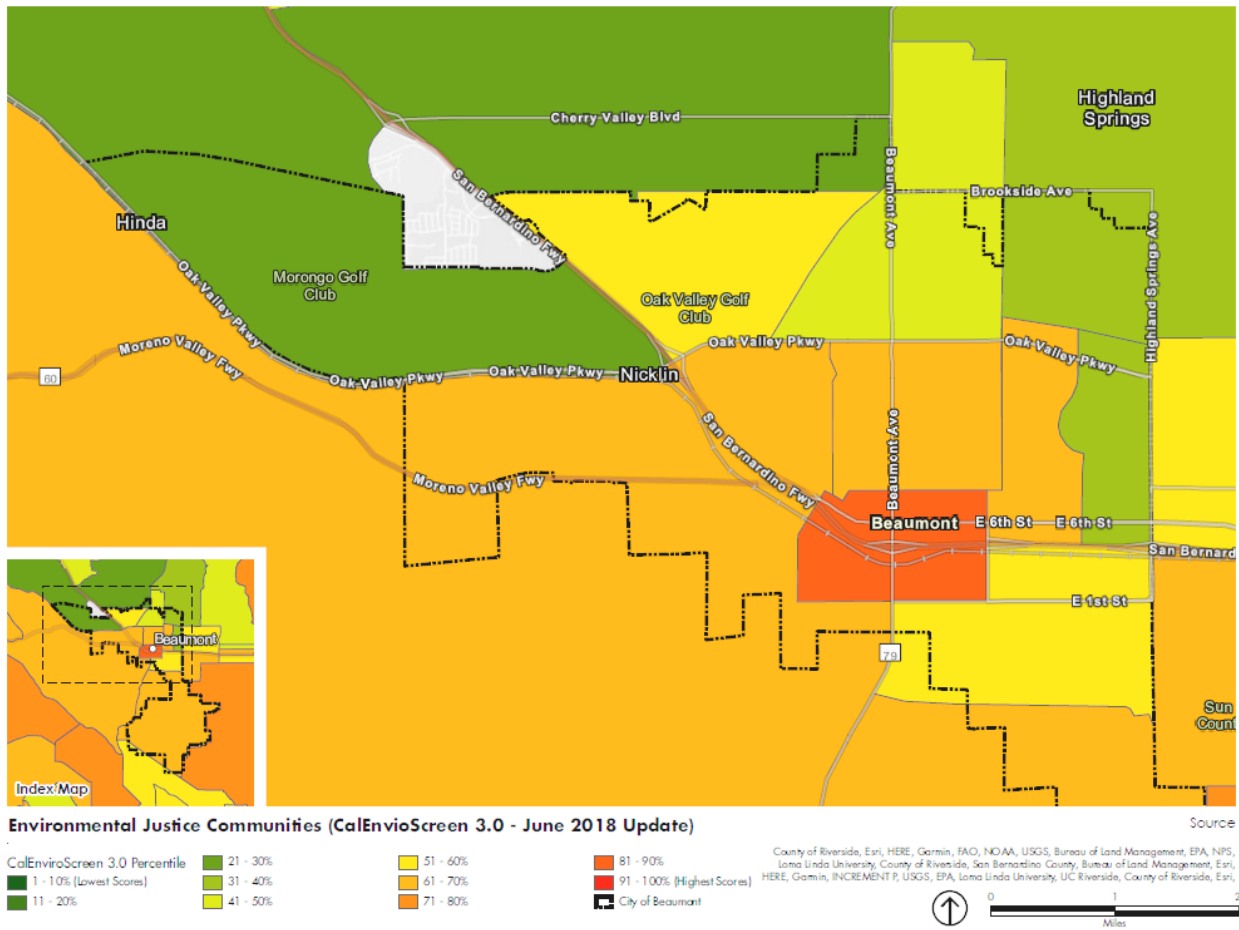
Source: HCD AFFH Data Viewer

Environmental Score

The environmental score for a census tract is based on CalEnviroScreen 3.0 pollution indicators and values. The CalEnviroScreen is a mapping tool that helps identify areas in the state that are most impacted by various sources of pollution. The score considers four major indicators: exposure (e.g., air quality, lead risk, and drinking water quality, etc.), environmental effects (e.g., hazardous waste generators, solid waste sites, etc.), sensitive population (e.g., asthma, cardiovascular disease, etc.), and socioeconomic factor (e.g., poverty, unemployment, etc.). The score on the map is broken up by deciles, with the lowest decile (1 to 10 percent) indicating the most positive environmental conditions. As shown in Figure F-17, census tracts on the southern end of the city (south of Oak Valley Parkway) have higher CalEnviroScreen scores, indicating lower environmental health conditions. This area of Beaumont is impacted by the clustering of several major freeways (the I-10, SR-79, and SR-60) and various industrial operations that reduce overall air quality from increased pollution emitted from a greater concentration of vehicles. Additionally, higher concentrations of older buildings in this area result in potential lead exposure risk.

Elevate Beaumont 2040 summarizes several programs the City plans to undertake to address local environmental concerns. As outlined in the Environmental Justice Element, the City will adopt mitigation measures to limit vehicular and construction-related particulate emissions (Program HEJ20 – Particulate Mitigation) and adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes and thus the highest likelihood for lead paint (Program HEJ17 – Lead Abatement Program). The El Barrio neighborhood is within the tract containing the intersection of I-10 and SR-79.

Figure F-17: CalEnviroScreen Score - Tract



Source: HCD AFFH Data Viewer

Jobs Proximity Index

HUD’s Jobs Proximity Index for a census tract measures the area’s distance from employment. This index can be used as a proxy to indicate relative transportation need in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers.

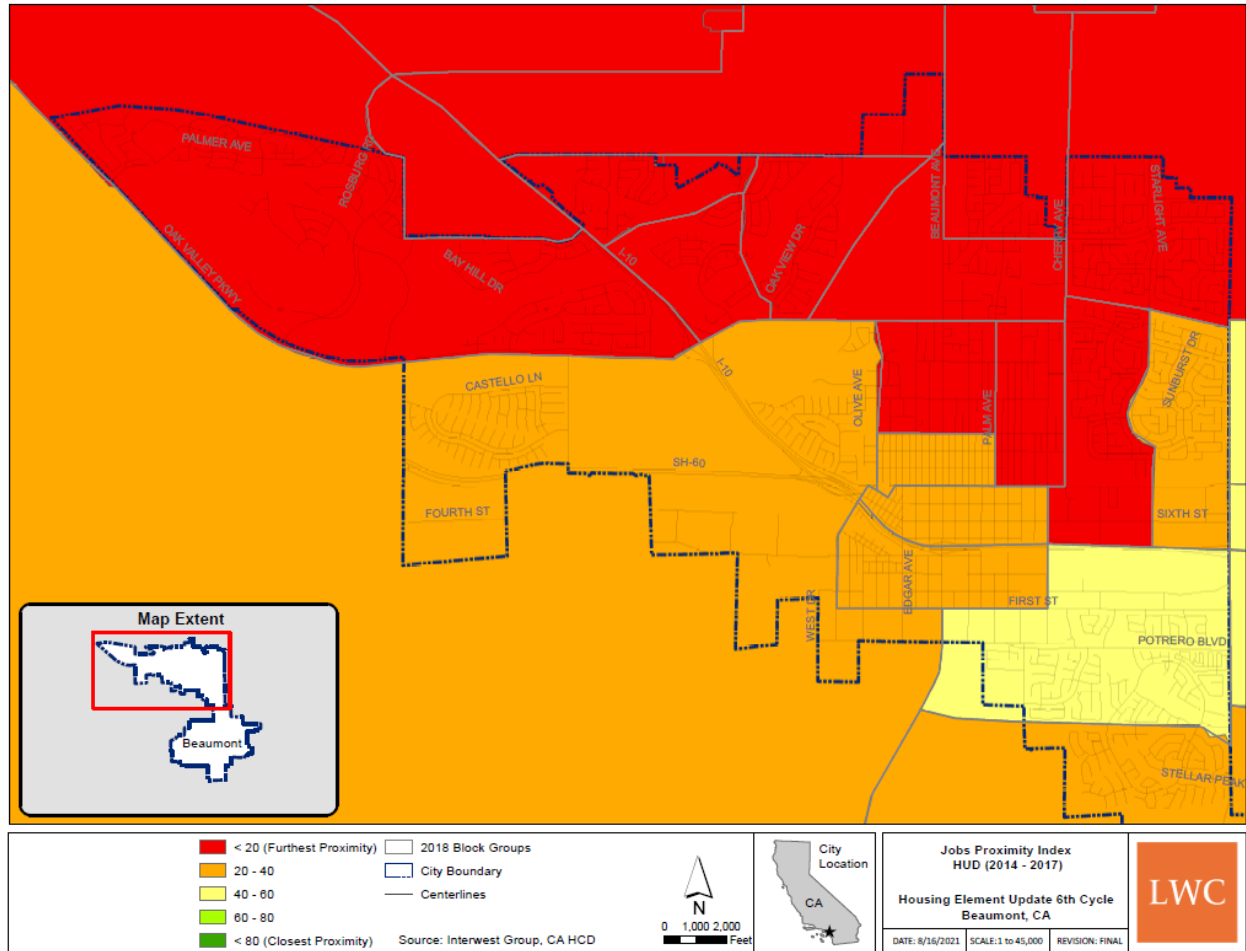
The Jobs Proximity Index score is relatively low across Beaumont. Approximately 751 people both work and live in Beaumont, which is 5.9 percent of employed Beaumont residents². The largest proportion of employed Beaumont residents (6.3 percent) work in the City of Redlands, followed by the City of San Bernardino (6.1 percent), the City of Beaumont (5.9 percent), and the City of Riverside (5.8 percent). As shown in Figure F-18, census tract groups in the southern

² Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2019.

areas of Beaumont, particularly the southeastern portion, have greater access to employment opportunities than tracts in the northern part of the city.

Beaumont operates its own bus system throughout the city, with routes running to employment areas on the south portion of town, to the High School, and to connect with regional bussing with Riverside Transit Authority and Omnitrans. The City, however, does not have any rail service nor high quality transit as identified by HCD.

Figure F-18: Jobs Proximity Index (HUD, 2014-2017) – Block Group



Source: HCD AFFH Data Viewer

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figures A-11 and A-12), the most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive

disabilities. Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities³.

Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households. Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area.

Figure F-19 displays the Transportation Cost Index ranges in Beaumont. The city contains lower levels for the index, indicating that Beaumont generally has higher transportation costs. However,

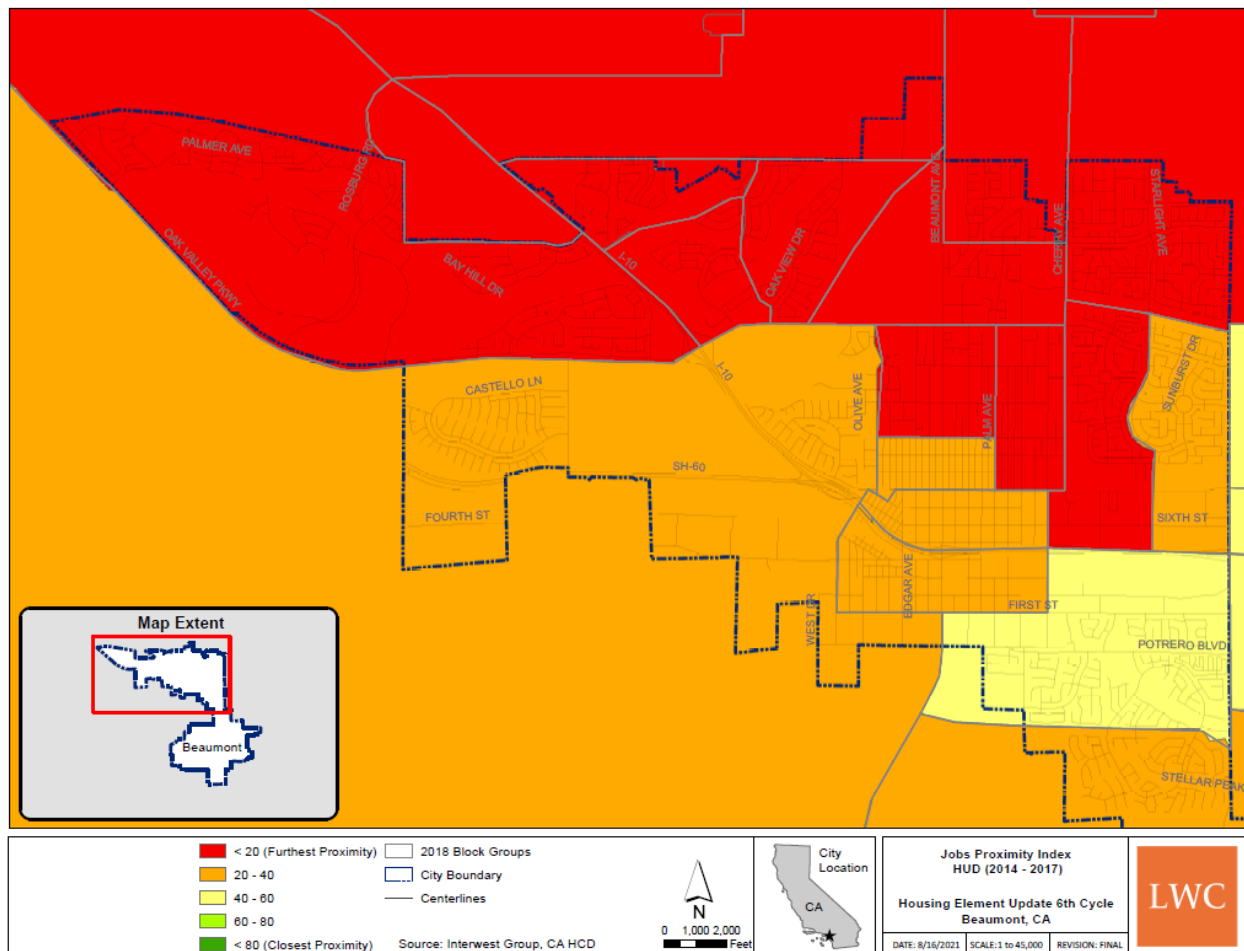
³ <https://www.inlandrc.org/about-irc/>

better access to transportation opportunities is available in the central area of the city and along and extending from Beaumont Avenue.

The Beaumont fixed route bus system provides access on weekdays and weekends from many residential areas to amenities including schools, parks, churches, retail, groceries, a recreation center, the local hospital (San Geronio Memorial Hospital), and the local library (Beaumont Library), and provides transfers to commuter transit and Morongo Casino (in Cabazon). Dial-a-ride is also available, which is a door-to-door ride program for certified individuals with disabilities that prevent them from using other public transportation options and low cost on-call transportation for residents with disabilities and those 62 years or older (Senior Dial-a-Ride).

Beaumont’s General Plan Mobility Element describes plans to expand its active transportation network including pedestrian (e.g., sidewalks, crosswalks, trails), bicycle, and golf cart transportation infrastructure.

Figure F-19: HUD Low Transportation Cost Index



Source: HCD AFFH Data Viewer

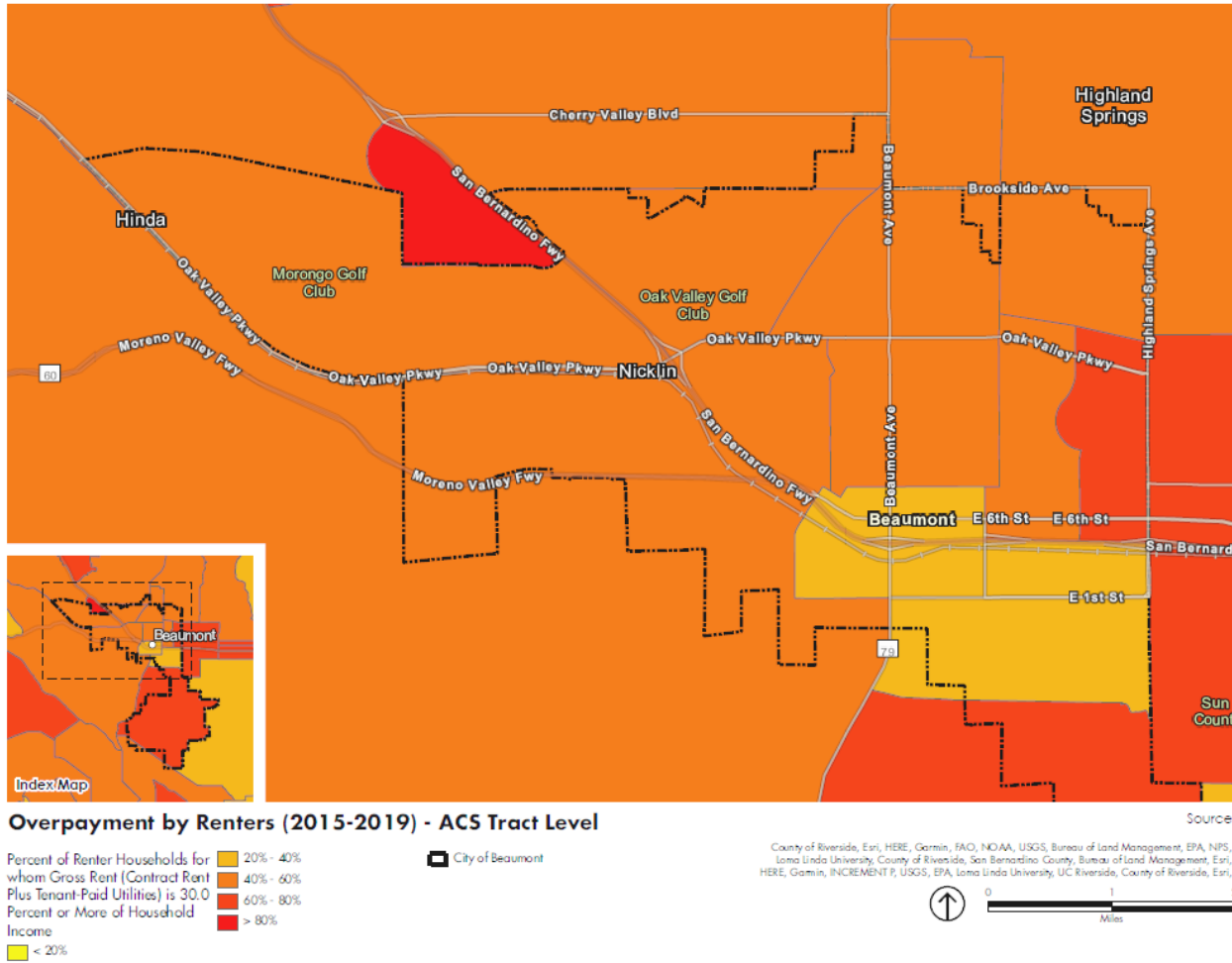
F.2.5 Disproportionate Housing Needs

Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying more than 30 percent of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Renters are more likely to overpay for housing costs than homeowners. According to the Needs Assessment (Appendix A), 43.5 percent of renters in Beaumont is cost burdened, which is lower than the overpayment rate in the SCAG region at 55.3 percent. As shown in Figure F-20, the concentration of renters exhibiting cost burden (40 to 60 percent) is similarly high across the city. This is consistent with residents’ comments expressing that there is a high demand for rental apartments in Beaumont and not enough housing for lower income residents. Additionally, comments identified the need for condominiums and townhomes as single-family house prices continue to increase. There are two census tracts in the southeastern portion of Beaumont (one at the intersection of SR-70 and I-10 and another adjacent tract southeast of it) with a lower rate of overpayment. These areas of lower overpayments have older housing stock. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in areas of Banning to the southeast.

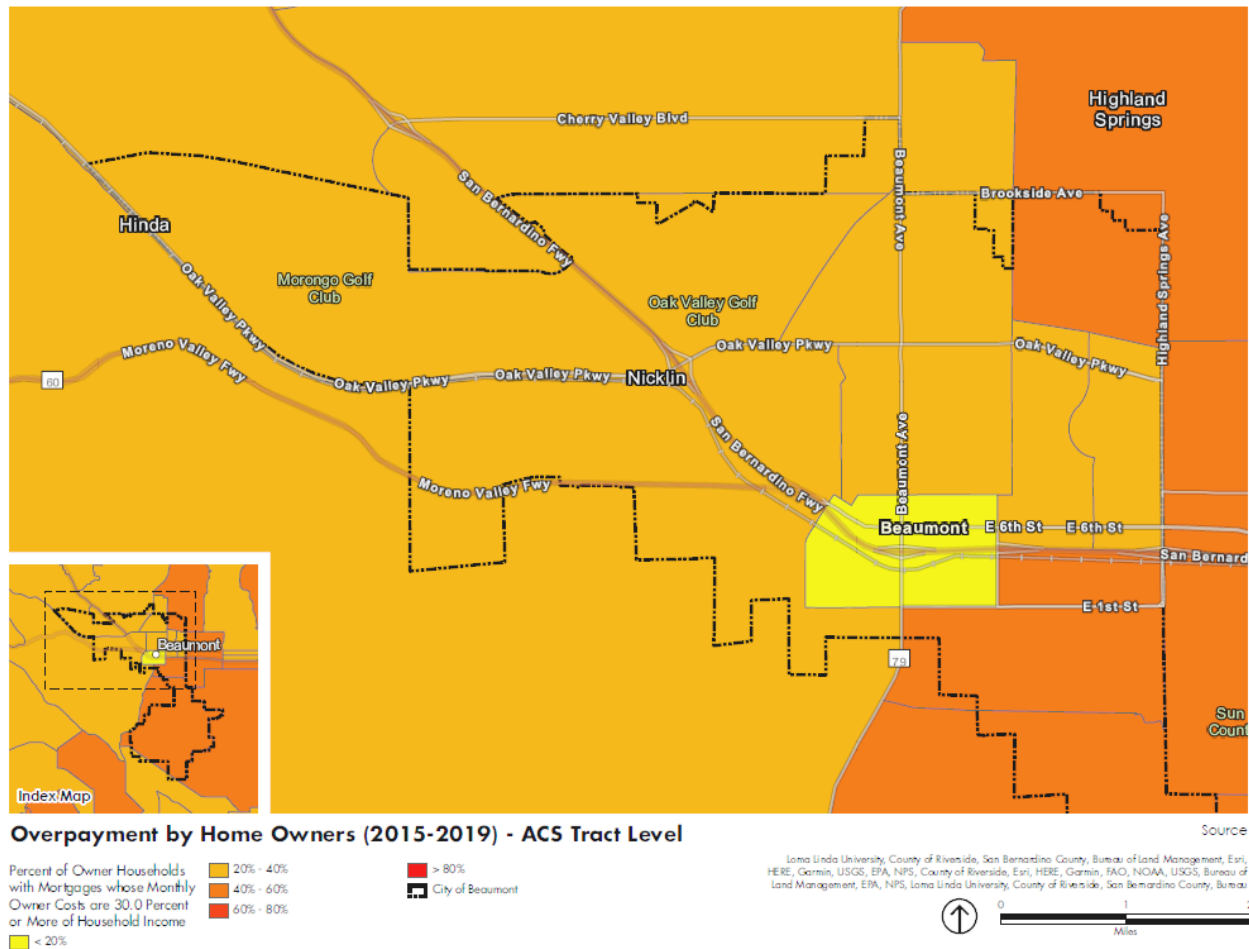
Figure F-20: Overpayment by Renters (2015 - 2019)



Source: HCD AFFH Data Viewer

Homeowners experience a lower rate of cost burden. The rate of overpayment for homeowners in Beaumont is similar across the city, with most census tracts exhibiting 20 to 40 percent homeowner cost burden (Figure F-21). One census tract (located where SR-70 and I-10 intersect) has the lowest rate of homeowner overpayment in Beaumont. This area exhibits a homeowner cost burden rate of less than 20 percent and contains older housing stock. Areas adjacent to the city experience similar levels of overpayment, except higher levels of overpayment occur in Banning to the east.

Figure F-21: Overpayment by Owners (2015 - 2019)



Source: HCD AFFH Data Viewer

Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens) while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowded households are an indicator of housing needs, as lower income families or individuals may choose to live together in smaller spaces to save money on housing costs. In addition to the strain on mental and physical health, overcrowding can also lead to more rapid deterioration of the property due to increased usage. According to the 2015 to 2019 ACS, 2.5 percent of households in Beaumont experienced overcrowding and 1.0 percent experience severe overcrowding. The city’s overcrowding rates are about half that of Riverside County, in which 5.1 percent and 1.8 percent of households are overcrowded and severely overcrowded, respectively. Similarly, rates of overcrowding are lower in Beaumont than the SCAG region across both renter- and owner-occupied households (see Appendix A, Housing Needs Assessment Section A.3.3).

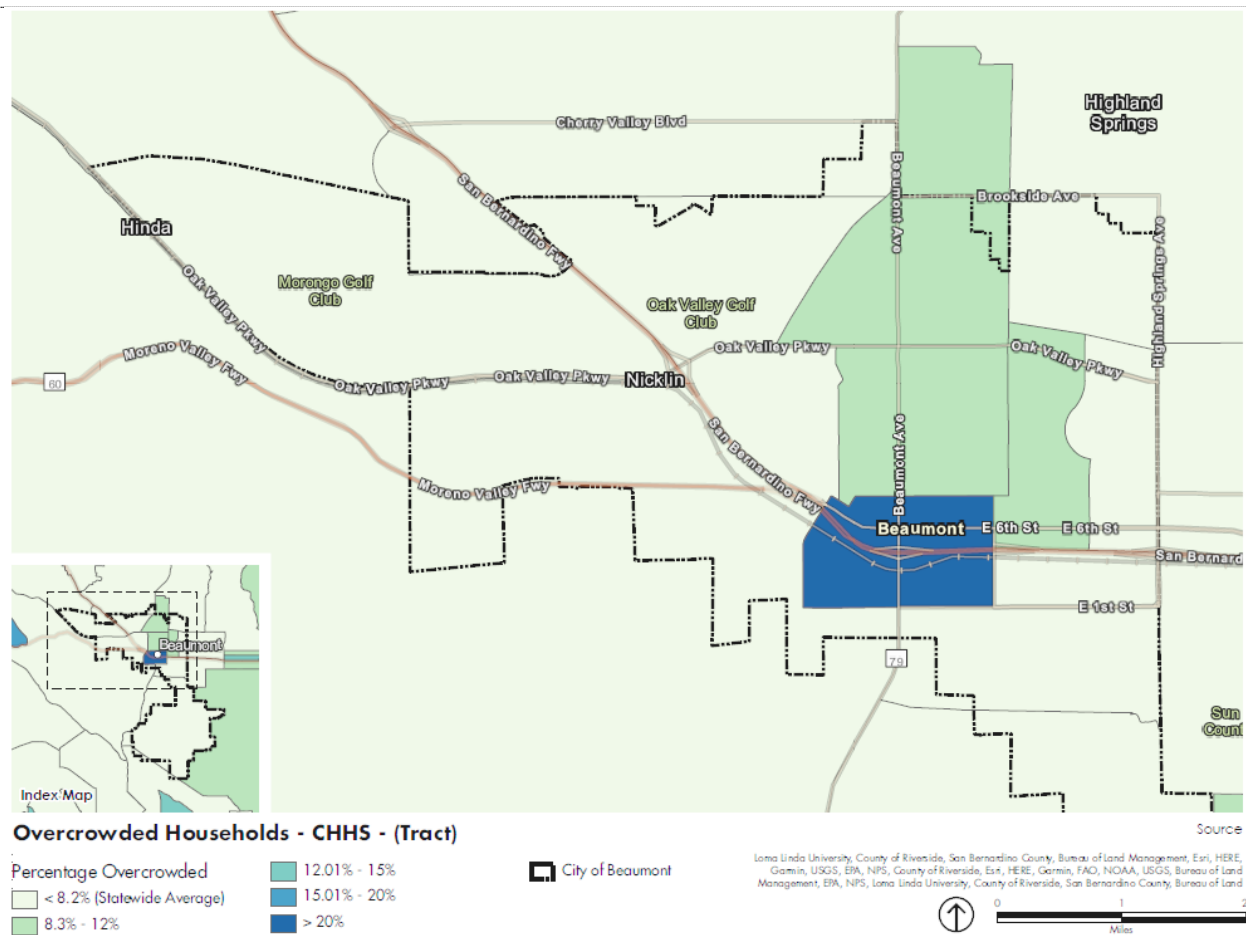
Table F-2: Overcrowding and Severe Overcrowding Rates

	Beaumont	Riverside County
Occupants Per Room	Percent of Occupied Housing Units	
1.01 to 1.5	2.5%	5.1%
1.51 or more	1.0%	1.8%

Source: ACS 5-Year Estimates, Table DP04

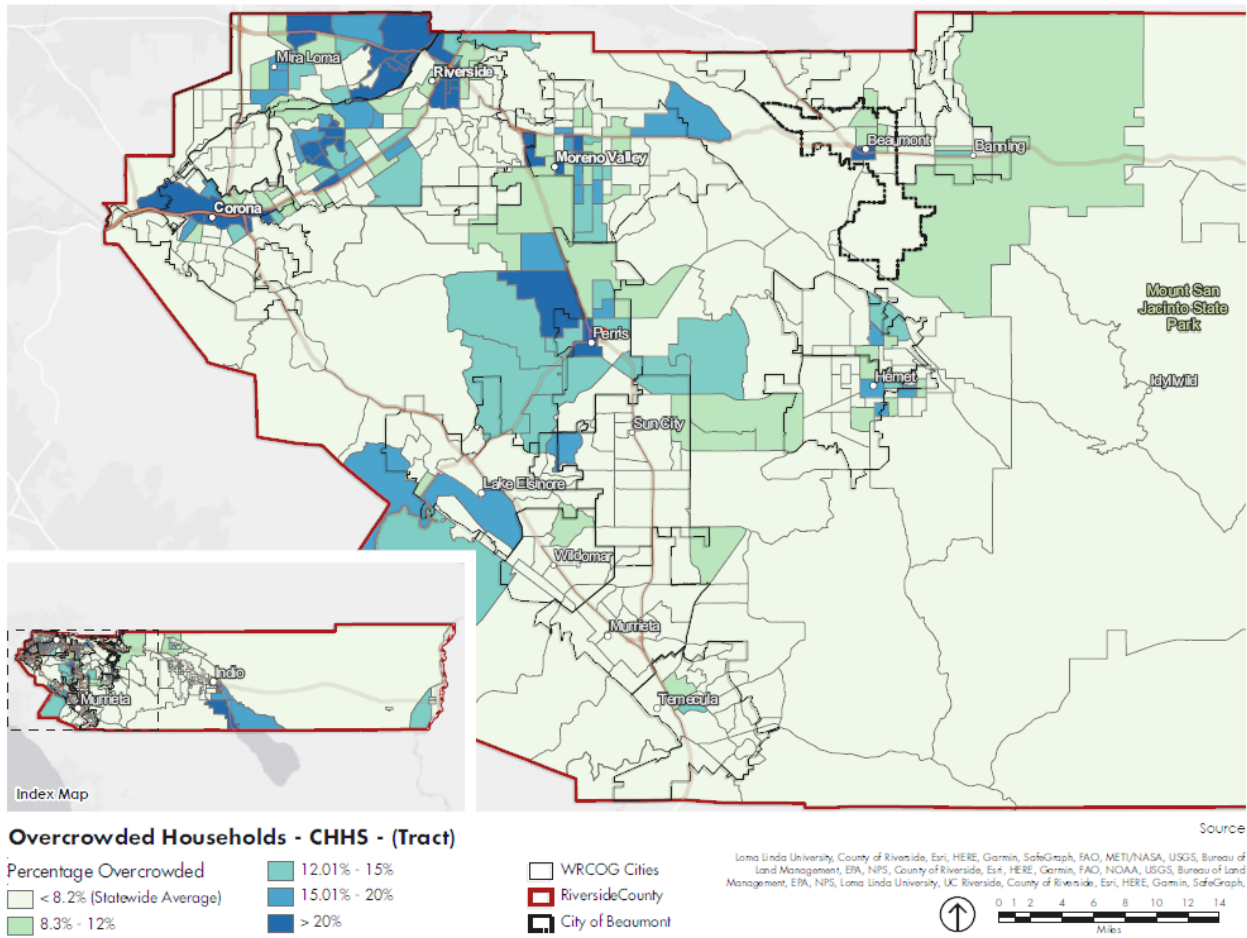
Overcrowding rates in Beaumont are concentrated on the eastern side of the city (Figure F-22). The census tract at the intersection of SR-79 and I-10 has the highest rate of overcrowding (greater than 20 percent), while census tracts to its northside exhibit overcrowding rates of 8.3 to 12 percent. The rest of the city has overcrowding rates of below the statewide average of 8.2 percent. Beaumont generally has less overcrowding than the regional overall, especially compared to cities like Riverside, Corona, and Moreno Valley (Figure F-23).

Figure F-22: Overcrowded Households



Source: HCD AFFH Data Viewer

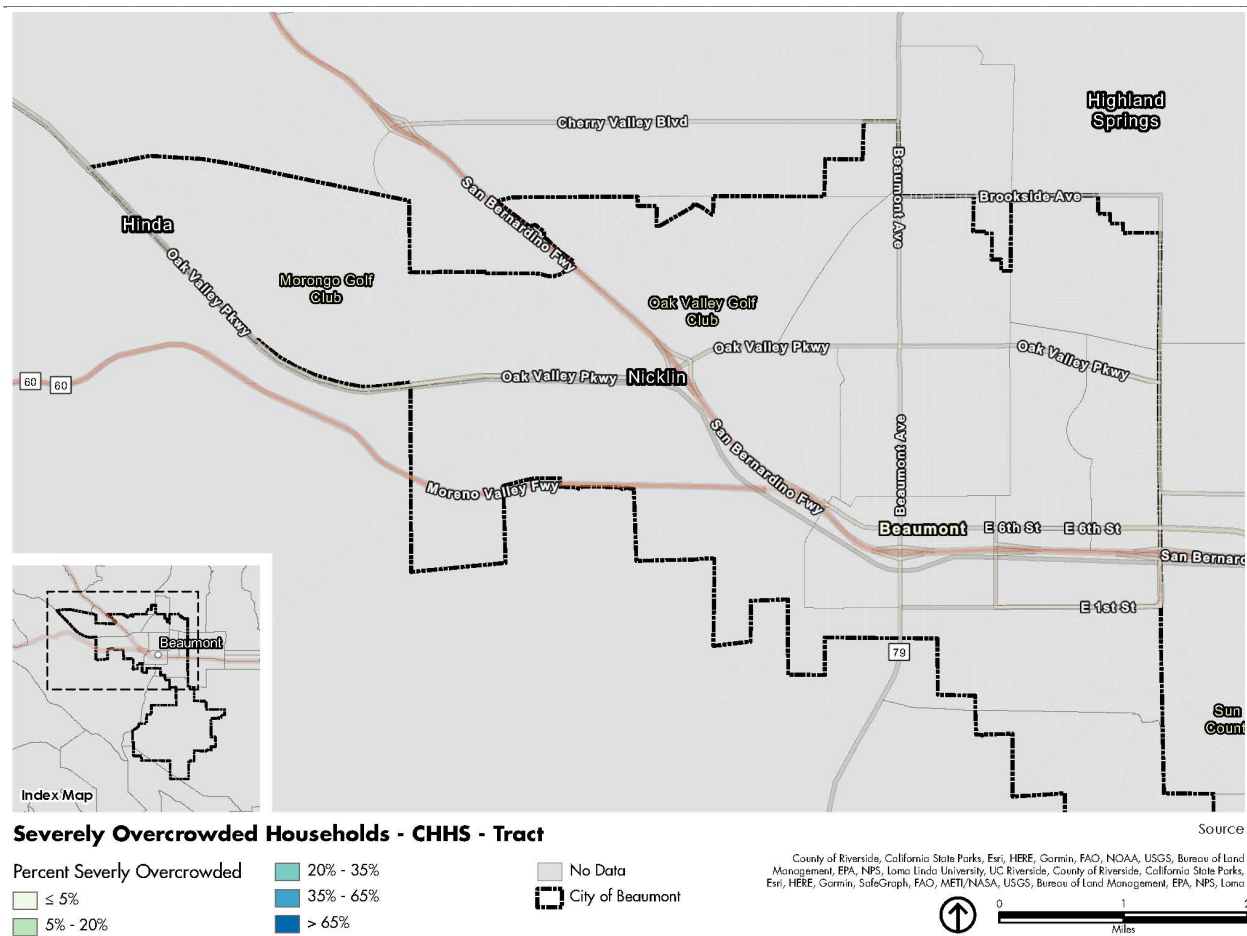
Figure F-23: Overcrowded Households - Region



Source: HCD AFFH Data Viewer

The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Beaumont as shown in Figure F-24.

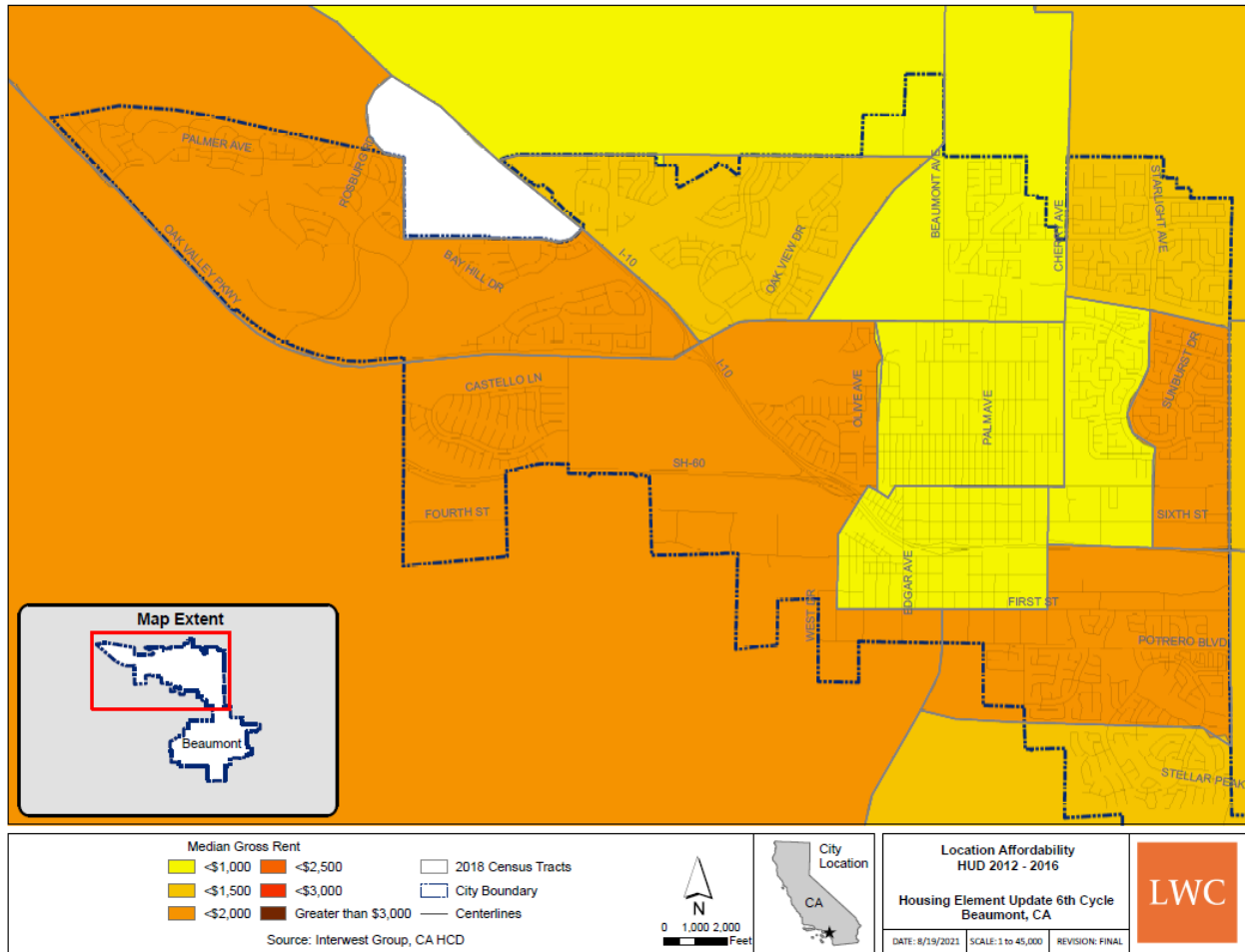
Figure F-24: Severely Overcrowded Households



Location Affordability Index

Figure F-25 below shows the median gross rent across Beaumont per HUD’s Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. As shown in this figure, Beaumont has lower median rents in the census tracts east of I-10 along the northern and eastern portions of the city. The index ratings show that the city has median gross rents up to \$2,000 a month. This range is aligned with the Needs Assessment (Appendix A), which shows the median monthly rent paid in Beaumont in 2019 was \$1,320. These rents are primarily affordable to moderate-income households but would be considered a cost-burden for many lower-income households.

Figure F-25: Location Affordability



Source: HCD AFFH Data Viewer

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.3 percent of households in Beaumont lacked complete plumbing and/or kitchen facilities, slightly fewer than that of the county, and lower than the SCAG region (see Appendix A, Housing Needs Assessment Section A.4.5).

Table F-3: Substandard Housing Rates

	Beaumont	Riverside County
Substandard Condition	Percent of Occupied Housing Units	
Lacking complete plumbing facilities	0.3%	0.3%
Lacking complete kitchen facilities	0.3%	0.7%

Source: ACS 5-year estimates 2015-2019, Table DP04

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

According to the Needs Assessment (Appendix A), 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Beaumont's housing stock is generally newer than that of the overall SCAG region.

Displacement Risk

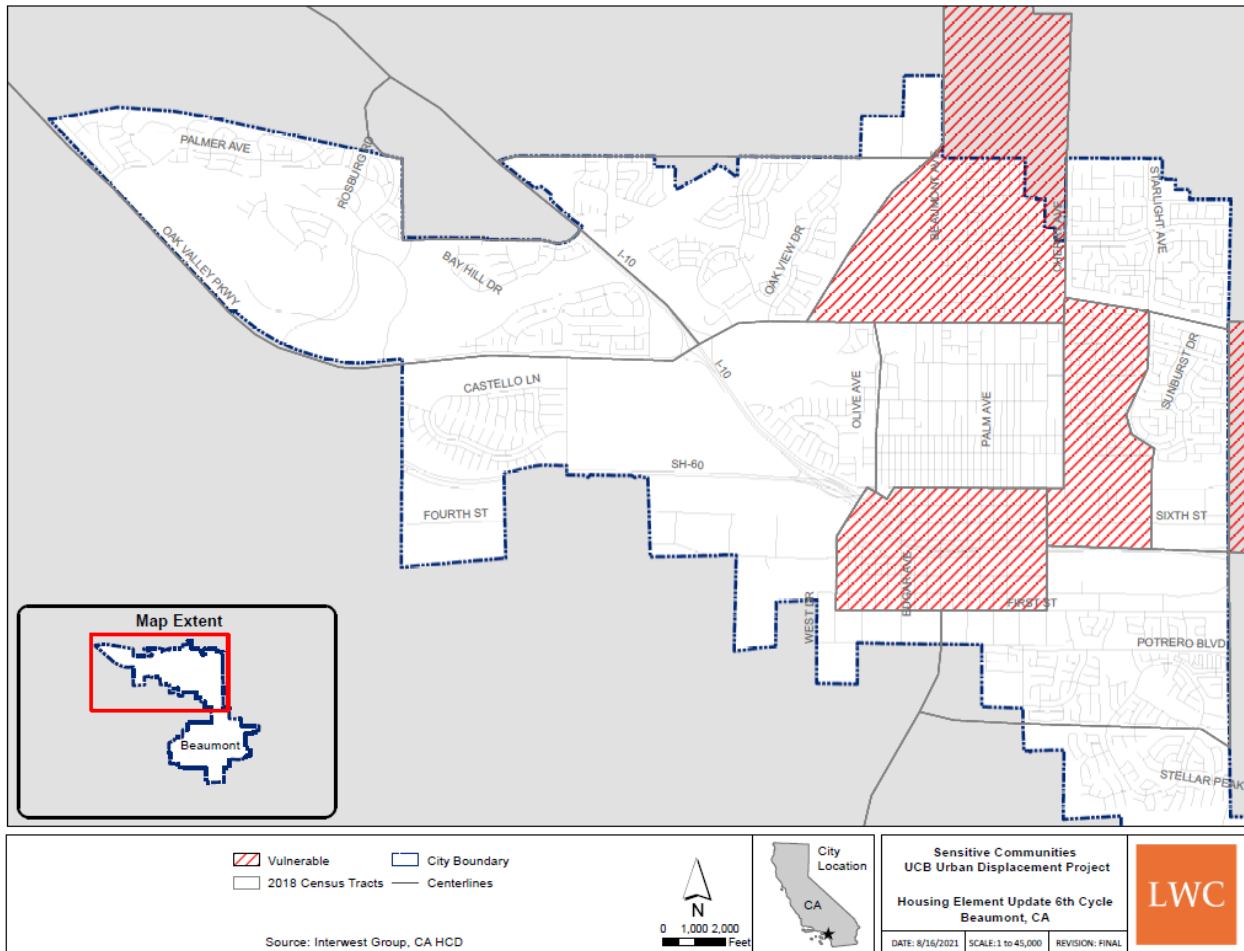
The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

- The share of very low income residents is above 20 percent;
AND
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households that are severely rent burdened households is above the county median
 - Percent change in rent is above county median rent increase
 - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities across three census tracts in the eastern portion of the city (Figure F-26). The tract at the intersection of SR-79 and I-10 where older homes are located is shown as vulnerable. Other vulnerable tracts have higher concentrations of LMI households and are more racially diverse. These tracts include areas along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. These areas have higher concentrations of low to moderate income households and are more likely to experience overcrowding, demonstrating a greater need for more affordable housing to alleviate demand. More housing for lower-income households in these neighborhoods can provide greater access to housing opportunity and stability for residents that need it most.

Based on public comments regarding a lack of awareness or understanding of information and resources, Housing Element programs include the City's promotion of available resources, information, and services related to fair housing, tenants' rights, and affordable housing.

Figure F-26: Vulnerable Communities



Source: HCD AFFH Data Viewer

Homelessness

The Riverside County 2020 Point-in-Time (PIT) Count identified a total of 2,884 sheltered and unsheltered homeless adults and children countywide, an increase of three percent from the 2019 Count. Compared to 2019, the shelter count decreased by five percent (766 to 729), while the unsheltered count increased five percent (2,045 to 2,155)⁴. Almost 75 percent of the county homeless population is unsheltered. There was a significant increase in families with children experiencing homelessness (200 percent) between 2019 and 2020.

⁴ County of Riverside Continuum of Care (CoC) and Riverside County Department of Public Social Services, 2020 Homeless Point-in-Time County and Survey (June 2020).

According to the 2019 and 2020 PIT Counts, the number of persons experiencing homelessness in Beaumont was estimated at 15 and 16, respectively. Of these, 14 were non-Hispanic, nine were male, and all were adults and unsheltered. The majority do not have a physical or developmental disability. Beaumont is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across Riverside County. The CoC provides a list of emergency shelters and services for each district in the County. Although no shelters or services in Beaumont, there are services in adjacent Banning (Riverside University Health System for assessment, crisis counseling, support, etc.).

F.2.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 77 percent in Beaumont compared to about 53 percent for the SCAG region. The 2019 ACS data for percentages of occupied housing units by race is presented in Table F-4.

Not all racial and ethnic groups have a similar probability of owning a home. The rates of home ownership are lower than renting for Blacks, Native Hawaiian/Other Pacific Islander residents, residents of two or more races and identifying as some other race, and Latinos according to the ACS data. As these racial and ethnic groups that have much lower rates of homeownership, they are more at risk of being displaced due to rising rental prices.

Table F-4: Housing Tenure by Race/Ethnicity in Beaumont (2019)

Beaumont	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	996	31.4	5,024	46.9	6,020
Black or African American alone	428	13.5	855	8.0	1,283
American Indian and Alaska Native alone	26	0.8	238	2.2	264
Asian alone	176	5.6	869	8.1	1,045
Native Hawaiian/Other Pacific Islander alone	13	0.4	25	0.2	38
Some other race alone	303	9.6	924	8.6	1,227
Two or more races	140	4.4	285	2.7	425
Hispanic or Latino origin	1,488	47.0	3,625	33.8	5,113
TOTAL	3,169	-	10,717	-	13,886

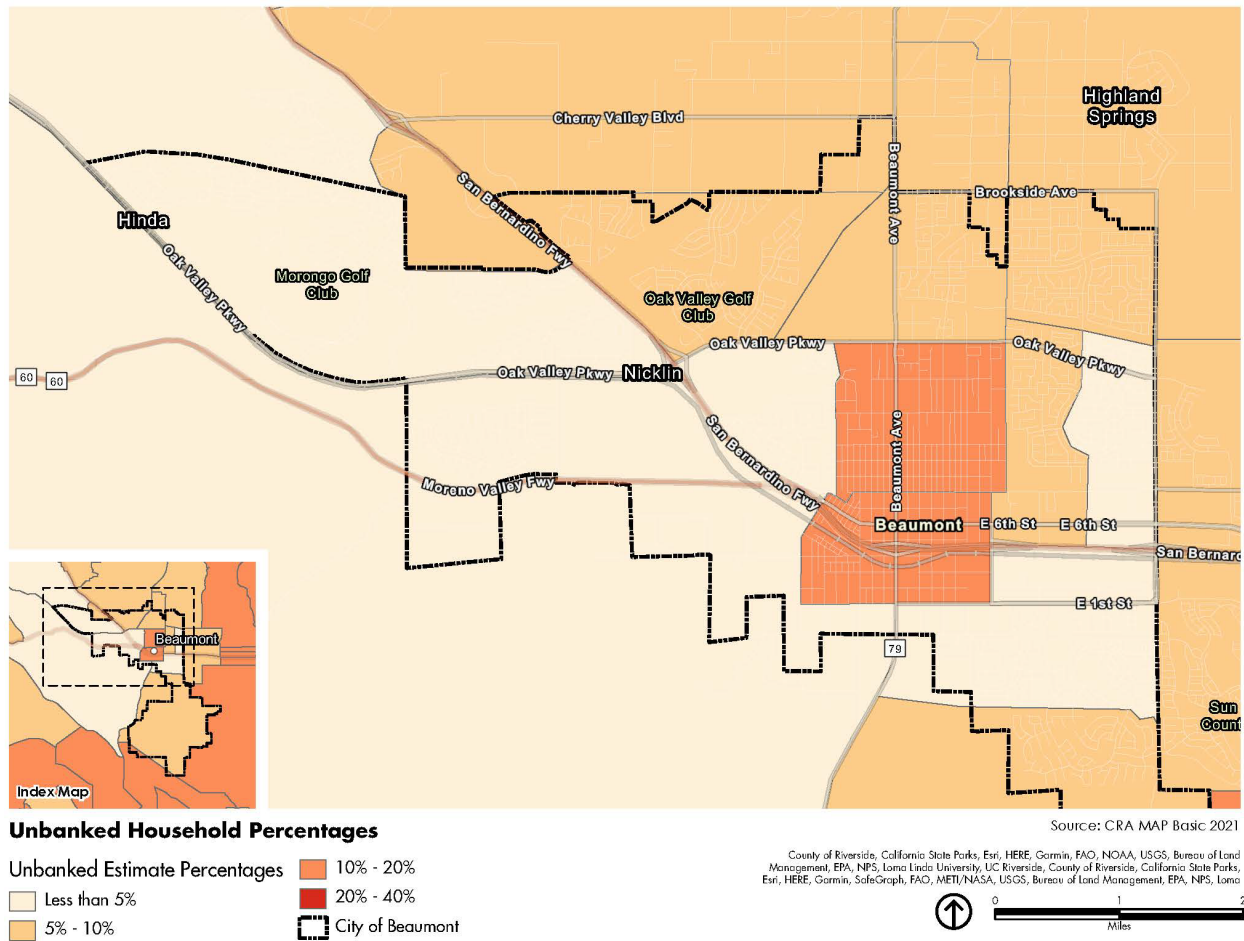
Source: ACS 2019 5-Year Estimates, Table S2502

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index (developed by RPM Consulting) which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-27 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-27 the percentage of households without access to primary banking and credit varies by census tract. The lowest estimated percentages of unbanked households (less than five percent) are in census tracts generally located to the west and south of San Bernadino Freeway (Interstate I-10). The highest estimates of 10 to 20 percent of unbanked households occur in two tracts centered on Beaumont Avenue. Unbanked household percentages in the intermediate range of five to 10 percent are located to the east and north of those two tracts. Areas with higher levels of unbanked households correlate with higher concentrations of LMI households which suggests that lower income households lack access to the primary banking system at higher rates.

Figure F-27: Percentage of Households without Access to Banking or Credit



Source: FFIEC CRAMap 2021 Spatial Data

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Beaumont is not equally distributed across the city. Minority communities on the east side tend to have lower incomes and poorer educational outcomes. These communities also have a greater rate of single-parent, specifically female-headed, households. These households also generally experience a higher prevalence of overcrowding, indicating a need for more affordable housing to address the propensity to live in poorer housing conditions to save on housing costs. More specifically, the tract at the intersection of SR-79 and I-10 is disproportionately LMI households, with lower access to opportunities (based on TCAC Composite Score) and the highest concentrations of overcrowding. This tract contains the El Barrio neighborhood and has been identified as a vulnerable community, at risk of displacement and exposed to the poorest environmental conditions in the city.

A citywide fair housing issue is high rates of overpayment by renters, with 43.5 percent of renters being cost burdened. Additionally, various areas in the city contain vulnerable communities that may be at greater risk of displacement.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The main contributing factor that influences this issue is displacement of residents due to economic pressures, especially in the census tracts located at the intersection of SR-79 and I-10 (El Barrio neighborhood) and tracts along Pennsylvania Avenue, Beaumont Avenue, 6th Street, and 8th Street with multi-family rental buildings. This is identified as the main contributing factor due to the correlation of low-income vulnerable communities; more single-parent female-headed households with children that may experience greater housing affordability challenges which also put them at risk of displacement in these same areas; and higher rates of overcrowding which may suggest that residents are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households are more economically vulnerable even though they comprise a smaller proportion of households in the city. Renters experience a higher rate of cost burden than homeowners.

An additional contributing factor under disproportionate housing needs is a lack of availability of affordable units in a range of sizes. This contributing factor is evident due to the levels of overpayment across the city within both higher and lower income areas. These indicators suggest that both higher and lower income households, encompassing various household sizes, would choose more affordable housing if available.

The secondary fair housing issue in Beaumont is disparities in access to opportunity. The major contributing factor to this issue is identified as the location of environmental health hazards in the city. This issue is pronounced in the census tract at the intersection of I-10 and SR-79, which has the poorest environmental conditions.

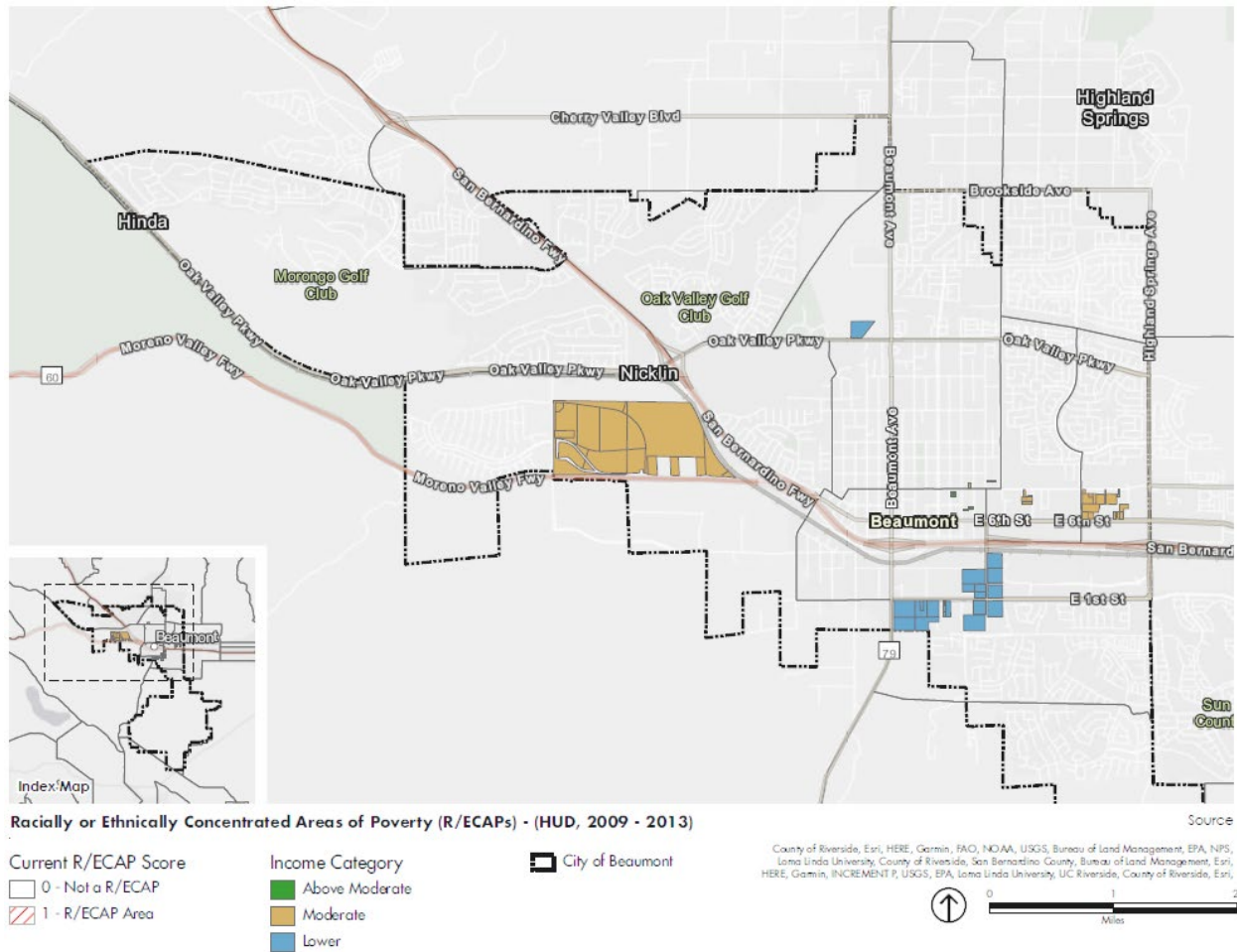
Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section identifies the City's site inventory evaluated against the various measures within in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI households and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity. Many of the lower income sites are adjacent to, but not in, the census tract at intersection of SR-79 and I-10 as shown in Figure F-28. This portion of the city has the highest

Figure F-29: Sites Inventory and R/ECAPs



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

F.3.2 Potential Effects on Access to Opportunity

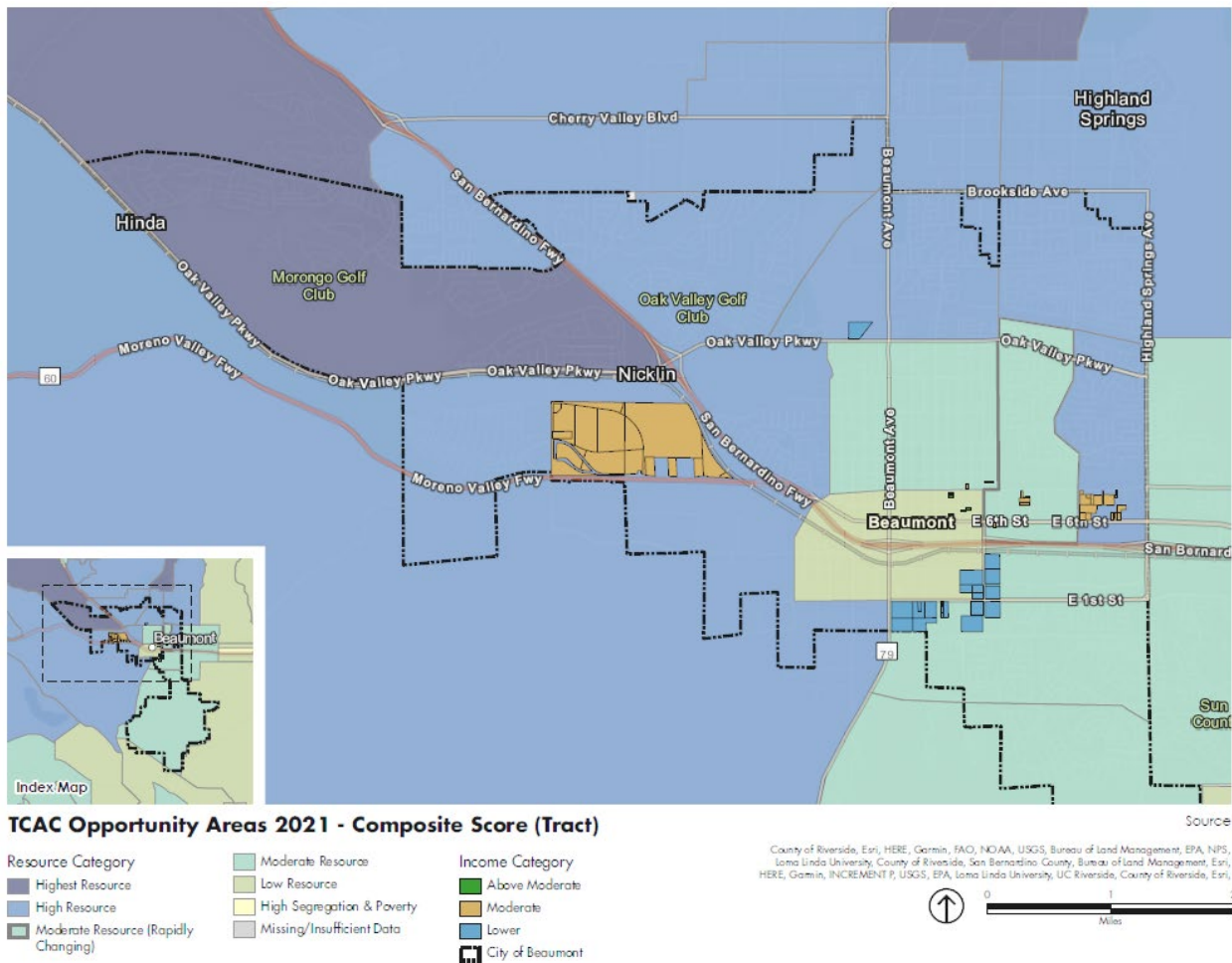
Figure F-30 shows the sites inventory across the city’s 2021 TCAC Opportunity Areas. As mentioned earlier, the majority of the city is categorized as highest or high resource. Sites identified to satisfy the moderate-income RHNA are located in highest or high resources areas. Some of the sites identified to satisfy the lower-income RHNA are located in moderate resource areas of the city. These areas are considered to have moderate access to high quality schools and economic opportunities. However, some of the moderate income sites in the high resource area are identified for rezoning to accommodate lower income households. Therefore, the site inventory is not considered to exacerbate fair housing trends with regard to access to opportunities.

New development near the low resource portion of the city would increase access to housing opportunities near the Downtown area and provide greater ease of transit to jobs. In addition, an

increase of housing development in these areas may spur greater private investment along the city's major commercial areas. The sites in this area are adjacent to Beaumont's Urban Village South, which is expected to build out with a mix of retail and commercial uses to accommodate the City's expected residential and job growth projections.

As previously noted, the 2022 TCAC Opportunity Map was released after this analysis was prepared. The 2022 opportunity areas changed the moderate resource tracts to the east and southeast of the low resource area to high resource. Therefore, all low-income sites and sites identified for potential rezoning to lower income are located in high resource areas per the 2022 TCAC Opportunity Map.

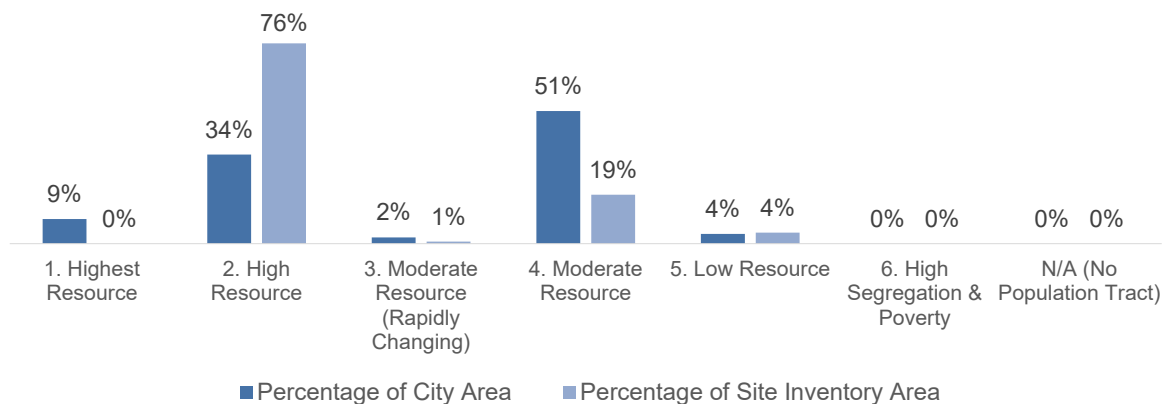
Figure F-30: Sites Inventory and TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-31 shows the distribution of sites across the range of 2021 TCAC Opportunity Areas in Beaumont. The city consists of 43 percent highest or high resource areas, while 53 percent of the city is moderate resource and 4 percent is low resource. 76 percent of the identified sites are in high resource areas. Given the proportion of such areas across Beaumont, the site inventory is more heavily weighted towards high resource areas. Though over half of the city is considered a moderate resource area, only 20 percent of the identified sites are in these areas. The City has the same proportion of sites in low resource areas as the proportion of low resource areas in Beaumont. Overall, Beaumont’s site inventory is considered to mitigate fair housing concerns regarding access to opportunity, as the majority of housing development potential is equitably located in higher resource neighborhoods. Additionally, under the 2022 TCAC Opportunity Map, more housing sites would be located in high resource areas, and programs encourage housing development in high resources areas.

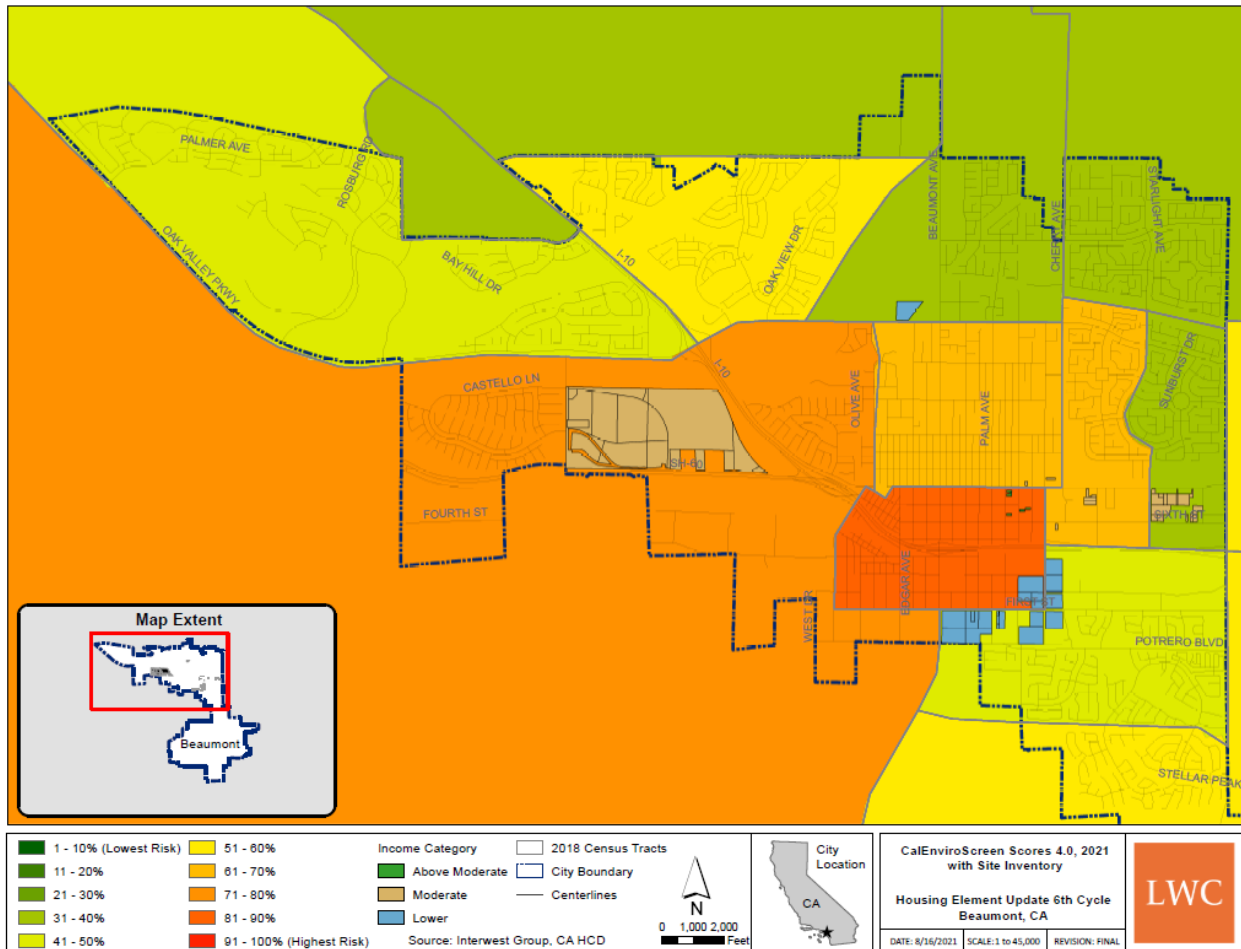
Figure F-31: Distribution of Sites Inventory across TCAC Opportunity Areas (2021)



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-32 shows the sites inventory across the city’s CalEnviroScreen scores. As mentioned earlier, the northern portion of the city generally has lower CalEnviroScreen scores and the southern part of the city generally has higher CalEnviroScreen scores, indicating that the southside has a greater concentration of environmental pollutants than the northside. The largest concentration of sites that can accommodate lower-income housing are located on tracts with fairly low CalEnviroScreen scores but clustered near the area where SR-79 and I-10 intersect. This area has the highest CalEnviroScreen score across the entire city.

Figure F-32: Sites Inventory and CalEnviroScreen Score

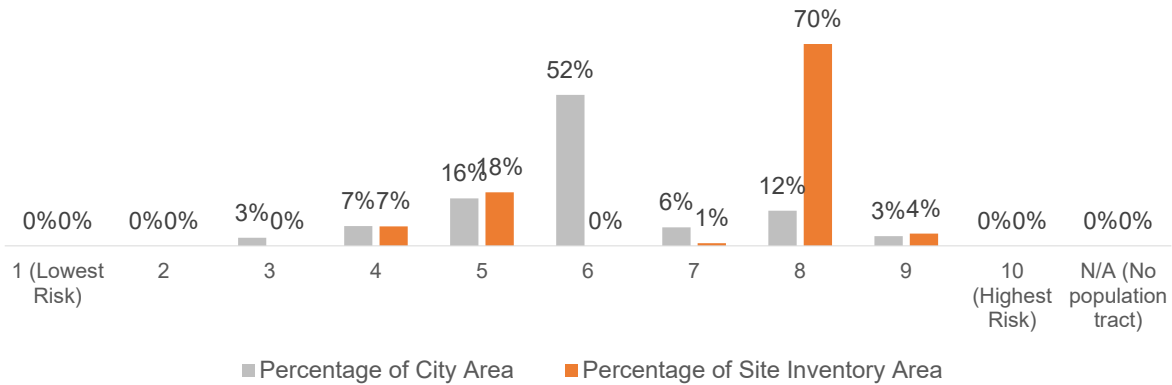


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-33 shows the distribution of sites across the range of the CalEnviroScreen scores in Beaumont. Approximately 73 percent (or three-quarters) of the city has a CalEnviroScreen of six or greater and pose a greater environmental risk to residents. A similar proportion (75 percent) of Beaumont’s sites are located in higher risk areas. Moreover, the overwhelming majority of these sites (74 percent) are located in areas with a score of eight or above. This is due to the large area within the Urban Village identified for moderate income sites; this is a large vacant area located between the I-10 and State Route 60 with some industrial uses to the south and southeast. The lower income sites are identified in areas of lower environmental scores (i.e., better environmental conditions), and sites identified for potential rezoning for lower income RHNA capacity are in areas of the best environmental conditions in the city (i.e., central easternmost tract).

As mentioned in the section above, the City’s Environmental Justice Element outlines several key policies and programs aimed at mitigating environmental health hazards, especially in neighborhoods that most need such measures, such as El Barrio and Town Center.

Figure F-33: Distribution of Sites Inventory across CalEnviroScreen Score



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Section F.4 Contributing Factors and Meaningful Actions

Table F-5 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Beaumont, as prioritized through the findings from the City’s outreach efforts and the above assessment. As outlined in Section F.2.7, a summary of the findings is also presented here.

The primary fair housing issue in Beaumont is disproportionate housing needs because it is likely to affect the most residents. The three contributing factors, in order of priority, that influence this issue are:

- Displacement of residents due to economic pressures
- Lack of renter protections
- Lack of availability of affordable units in a range of sizes

These contributing factors are impacting residents’ housing security, especially low-income vulnerable communities and special needs populations that are struggling to afford housing costs. Similarly, a lack of renter protections is a contributing factor because those households experience a higher rate of cost burden and are more economically vulnerable even though they comprise a smaller proportion of households in the city. Furthermore, lack of available and affordable units in a range of sizes is impacting a variety of residents and households.

The secondary fair housing issue in Beaumont is disparities in access to opportunity as this affects specific areas of the city, particularly existing neighborhoods (El Barrio). The contributing factor that influences this issue is:

- Location of environmental health hazards

This contributing factor is impacting the quality of life and opportunities for those living in certain areas of Beaumont that have lower opportunity and environmental scores (El Barrio neighborhood, census tract at the intersection of I-10 and SR-79).

Table F-5: Contributing Factors

Priority	Contributing Factor	Fair Housing Issue
1	Displacement of residents due to economic pressures	Disproportionate Housing Needs
2	Lack of renter protections	Disproportionate Housing Needs
3	Availability of affordable units in a range of sizes	Disproportionate Housing Needs
4	Location of environmental health hazards	Disparities in Access to Opportunities

Table F-6 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Beaumont. The programs are detailed with metrics and milestones in the Housing Plan, Section IV.

Table F-6: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Displacement of residents due to economic pressures	Housing Mobility Strategies	6. Rental Assistance Program 7. First Time Homebuyer Program 16. Affordable Housing Developer Outreach Program
	New Housing Choices and Affordability in Areas of Opportunity	12. Affordable Housing Density Bonus Program 13. Enhanced Density Bonus 32. Target Housing Development in High Resource Areas 33. Identify Additional Potential Sites in High Resource Areas
Lack of renter protections	Protecting Existing Residents from Displacement	29. Fair Housing Services Program 30. Fair Housing Information Program
	Housing Mobility Strategies	31. Landlord Education and Outreach
Availability of affordable units in a range of sizes	New Housing Choices and Affordability in Areas of Opportunity	1. RHNA Housing Sites Implementation; Rezone Program 4. Accessory Dwelling Units (ADUs) 5. Minimum Densities
Location of environmental health hazards	Place-based Strategies to Encourage Community Conservation and Revitalization	34. CDBG Funding in Low or Moderate Resource Areas 35. Intergovernmental Collaboration for Air Quality Mitigation 36. Environmental Justice Implementation 37. Park Improvements and Access for El Barrio Neighborhood