



# City of Beaumont

Housing Element Update  
City Council Hearing

September 20, 2022



# Presentation Outline

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- 1 Housing Element Overview
- 2 Housing Needs and Conditions in Beaumont
- 3 Revised Draft Housing Element
- 4 Additional Actions
- 5 Recommendation and Next Steps

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# Housing Element Overview

# Housing Element Overview

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

- Be updated every 8 years and certified by the State
- Assess the residents' housing needs and housing conditions
- Show how the City will plan for its “fair share” of housing
- Set citywide housing-related goals, policies, and programs

## Other General Plan Elements



**Land Use**



**Mobility**



**Conservation**



**Open Space**



**Safety**










**Noise**

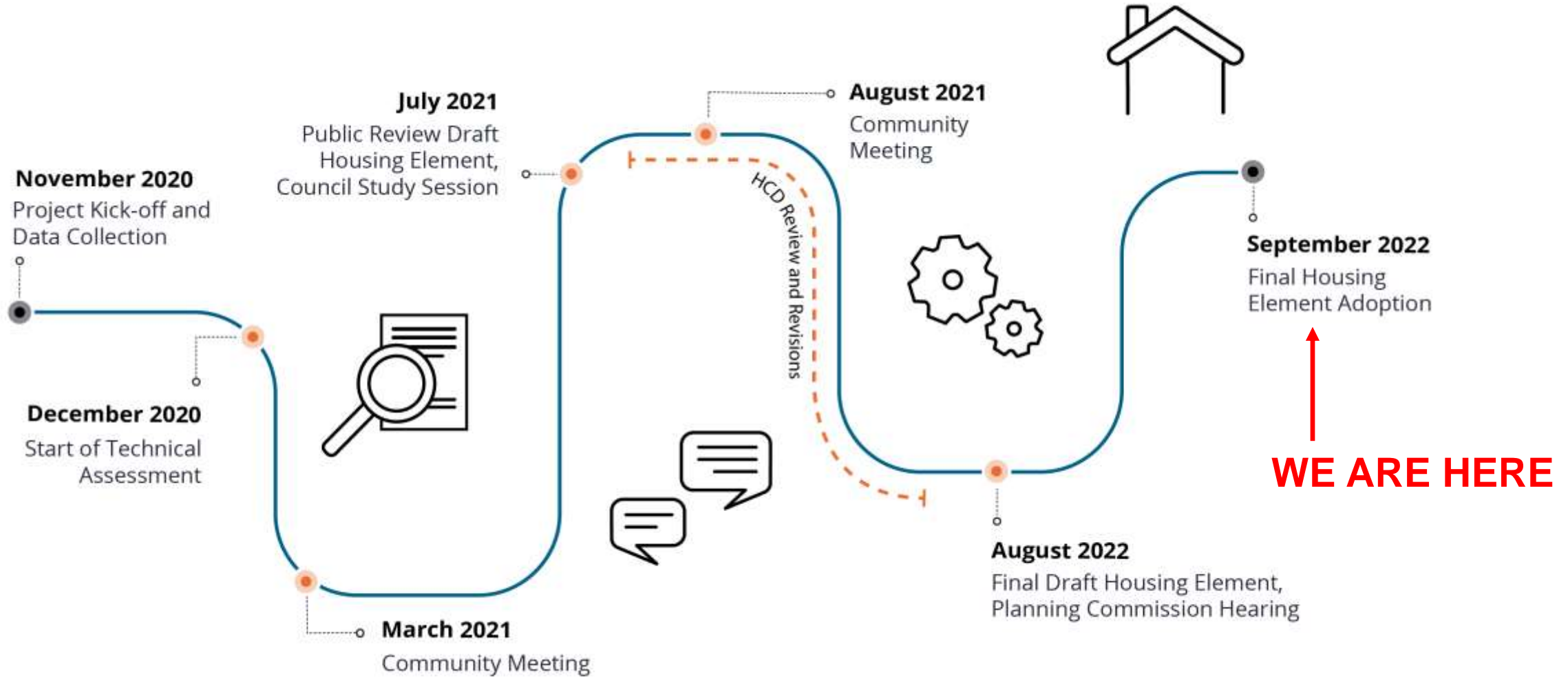
*Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing*

# Housing Element Components

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-  Policy and Programs Review
-  Housing Needs Assessment
-  Housing Constraints Assessment
-  Adequate Sites Inventory
-  Analysis of Fair Housing
-  Housing Resources Assessment
-  Implementation Plan

# Update Process



# Public Outreach

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- Public Workshop – March 2021
- Draft Housing Element
  - Council Study Session – July 2021
  - Planning Commission Workshop – August 2021
  - Online comment form
- Targeted outreach in English and Spanish
- Public Hearings



# 2

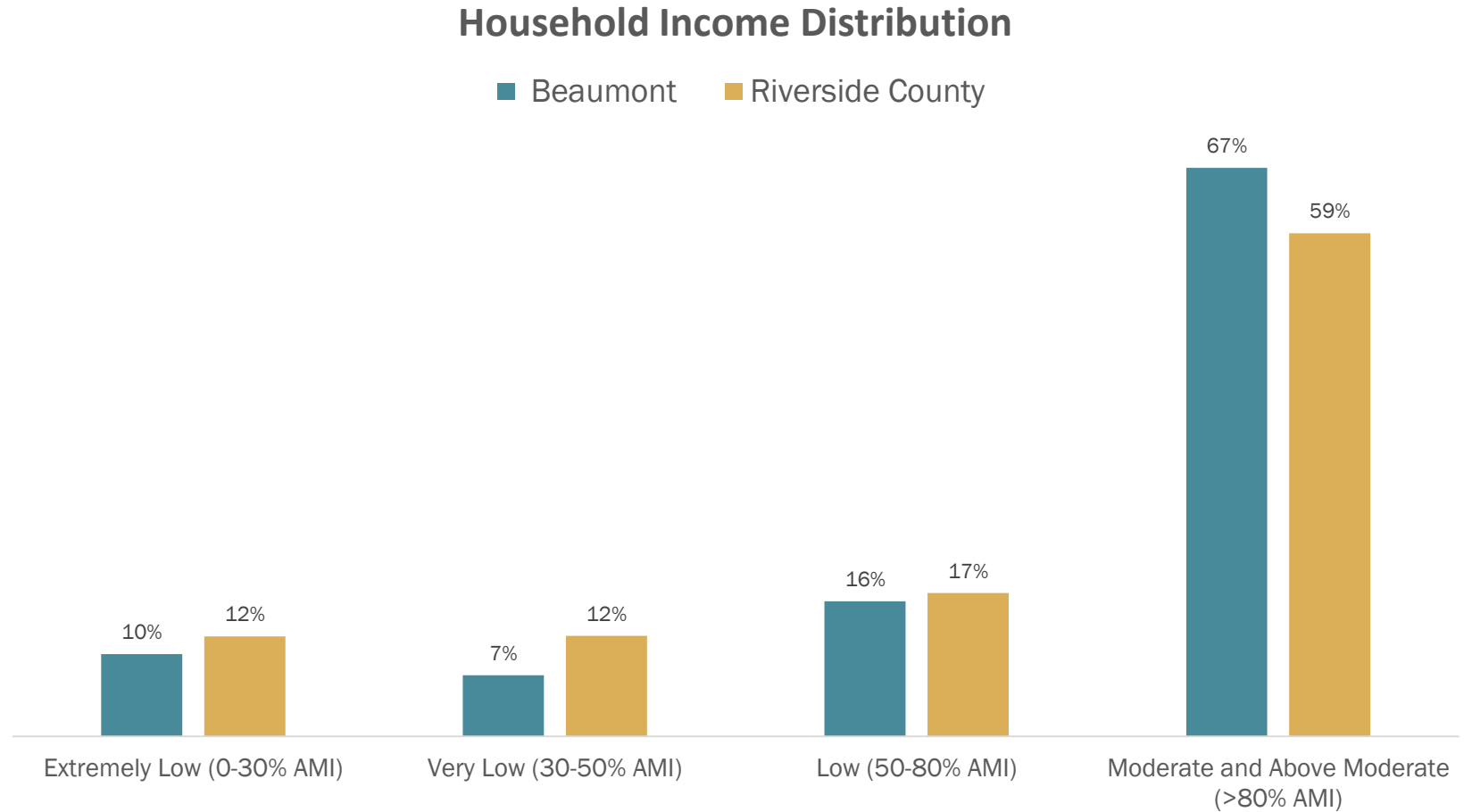
# Housing Needs and Conditions in Beaumont



# Household Income Distribution

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

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



Source: HUD CHAS, 2012-2016

AMI = Area Median Income

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

# Housing Cost Burden / Overpayment

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

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

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

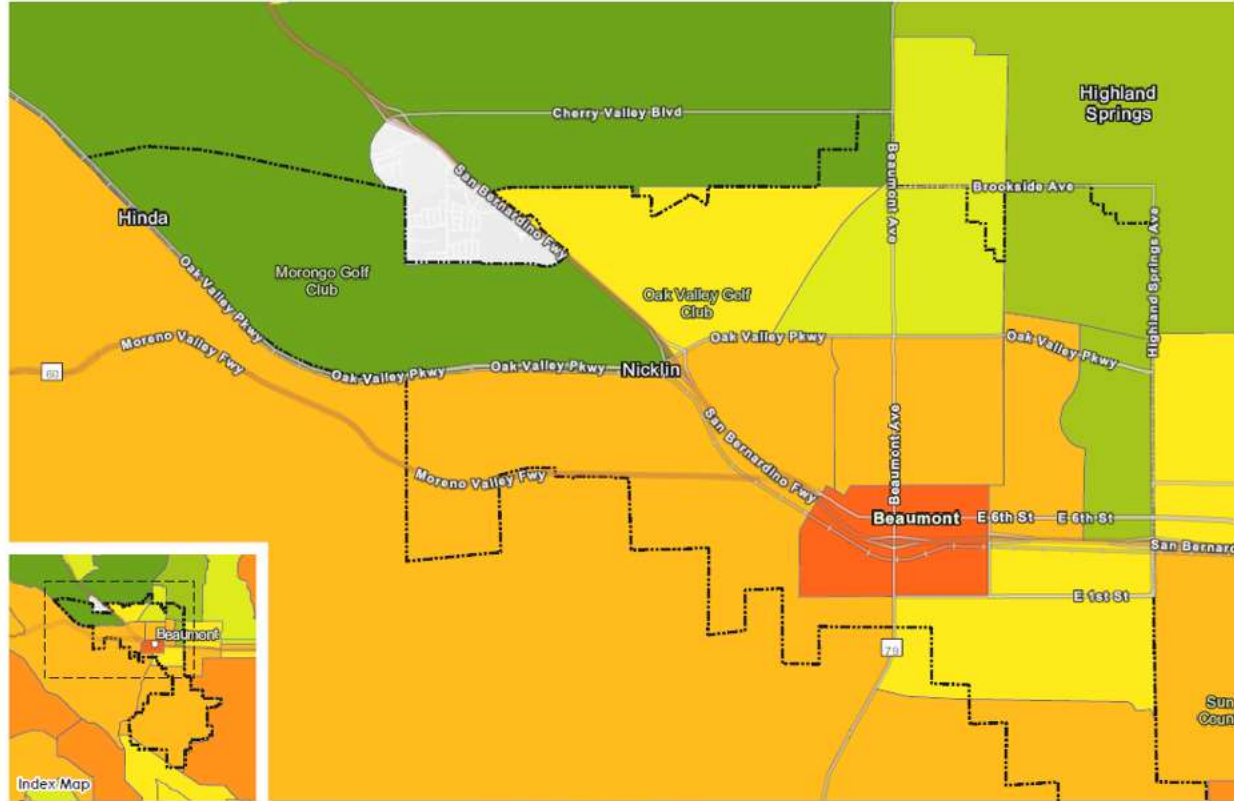
Households by Share of Income spent on Housing Cost			
Household Income Level	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
Extremely Low Income (< 30% HAMFI)	11%	12%	77%
Low Income (30-50% HAMFI)	21%	29%	49%
Low Income (50-80% HAMFI)	32%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

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

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



# Environmental Conditions and Risk of Displacement



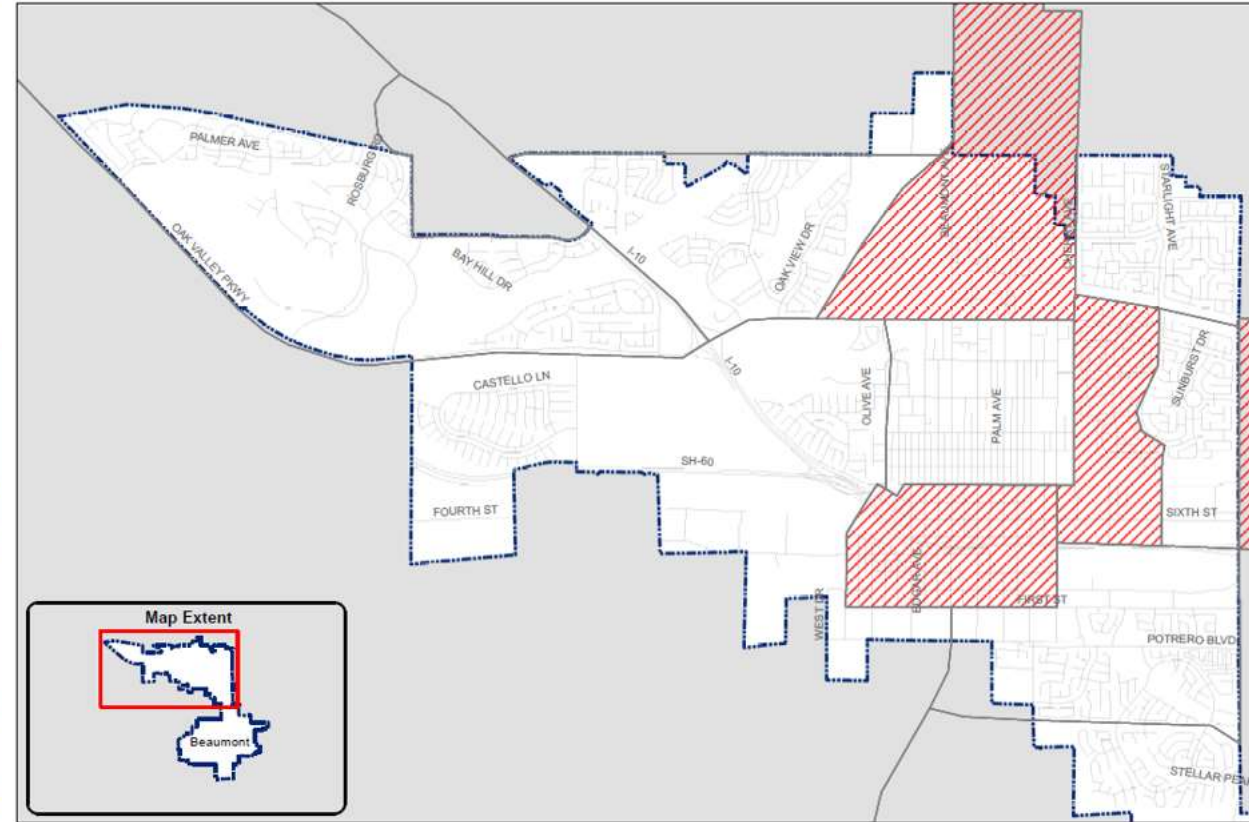
Environmental Justice Communities (CalEnviroScreen 3.0 - June 2018 Update)

CalEnviroScreen 3.0 Percentile  
 1 - 10% (Lowest Scores) 21 - 30% 31 - 40% 41 - 50% 51 - 60% 61 - 70% 71 - 80% 81 - 90% 91 - 100% (Highest Scores)  
 City of Beaumont

County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Loma Linda University, UC Riverside, County of Riverside, Esri



Source



Vulnerable City Boundary 2018 Census Tracts Centerlines	 City Location CA	Sensitive Communities UCB Urban Displacement Project Housing Element Update 6th Cycle Beaumont, CA DATE: 8/16/2021 SCALE: 1 to 45,000 REVISION: FINAL	
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Source: Interwest Group, CA HCD

Source: HCD AFFH Data Viewer

# Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA:

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

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

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# Revised Draft Housing Element

# Draft Housing Element & Revisions

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Draft Housing Element released July 2021

Revisions incorporated based on:

- Public comments
  - Residents
  - Planning Commission
  - City Council
- Affirmatively Furthering Fair Housing analysis
- HCD comments



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**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

**Goal A:** *Facilitate Housing to Accommodate RHNA*

**Goal B:** *Promote Housing for Lower- and Moderate-Income Households*

**Goal C:** *Remove Governmental Constraints to Housing*

**Goal D:** *Conserve and Improve Existing Affordable Housing Stock*

**Goal E:** *Promote Housing Opportunities For All Persons*

**Goal F:** *Encourage Energy Conservation*



# Sites Inventory

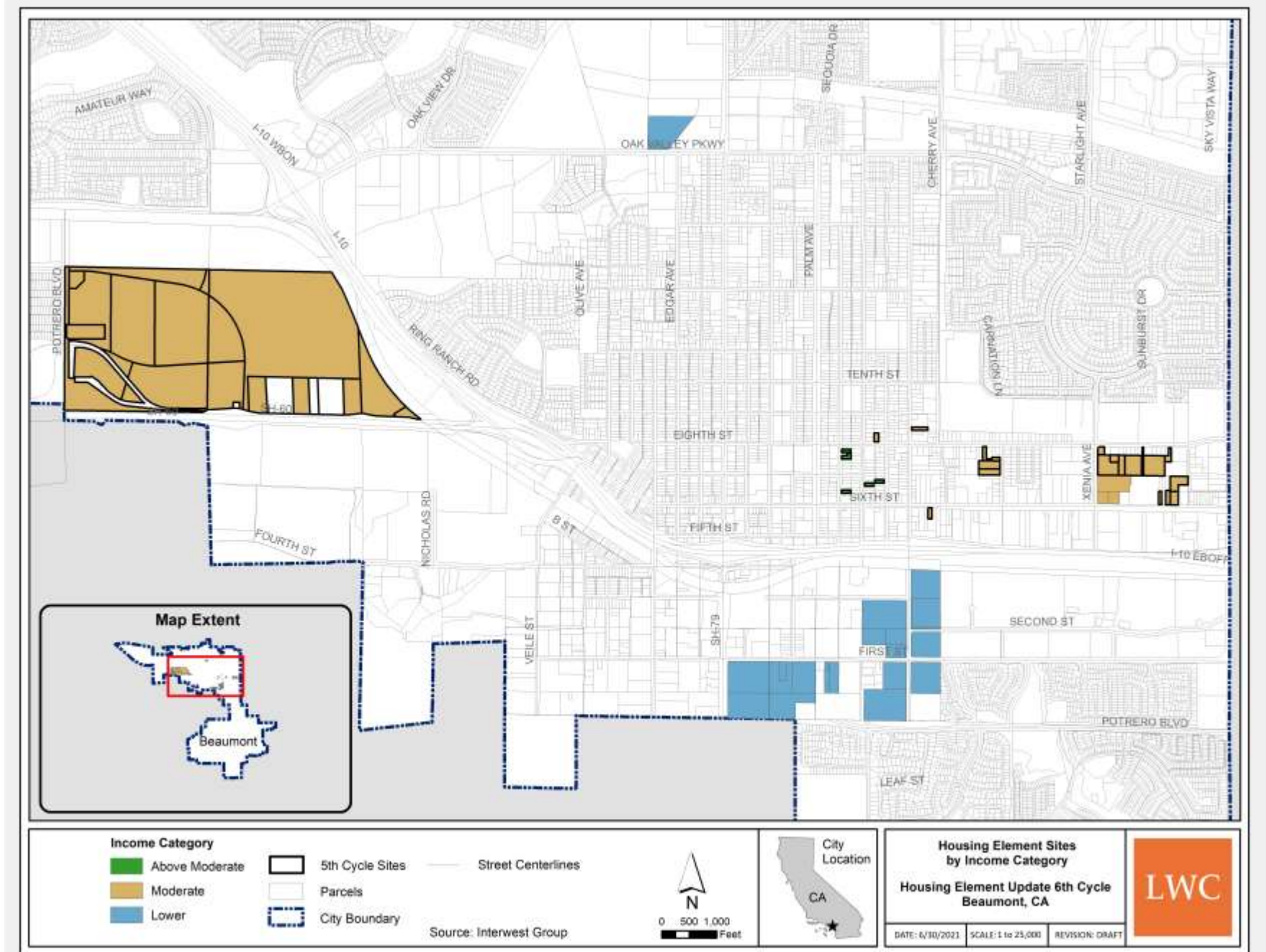
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,229	721	723	1,537	4,210
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects <sup>1</sup>	-	-	48	-	3,257	3,305
<b>Remaining RHNA</b>	See Very Low	1,227	669	719	(1,721)	N/A
Site Inventory <sup>1</sup>	See Very Low/Low	1,847		3,889	5	5,741
<b>Surplus / (Shortfall)</b>	See Very Low/Low	(49)		3,170	1,726	N/A

<sup>1</sup> Considers net new units only.

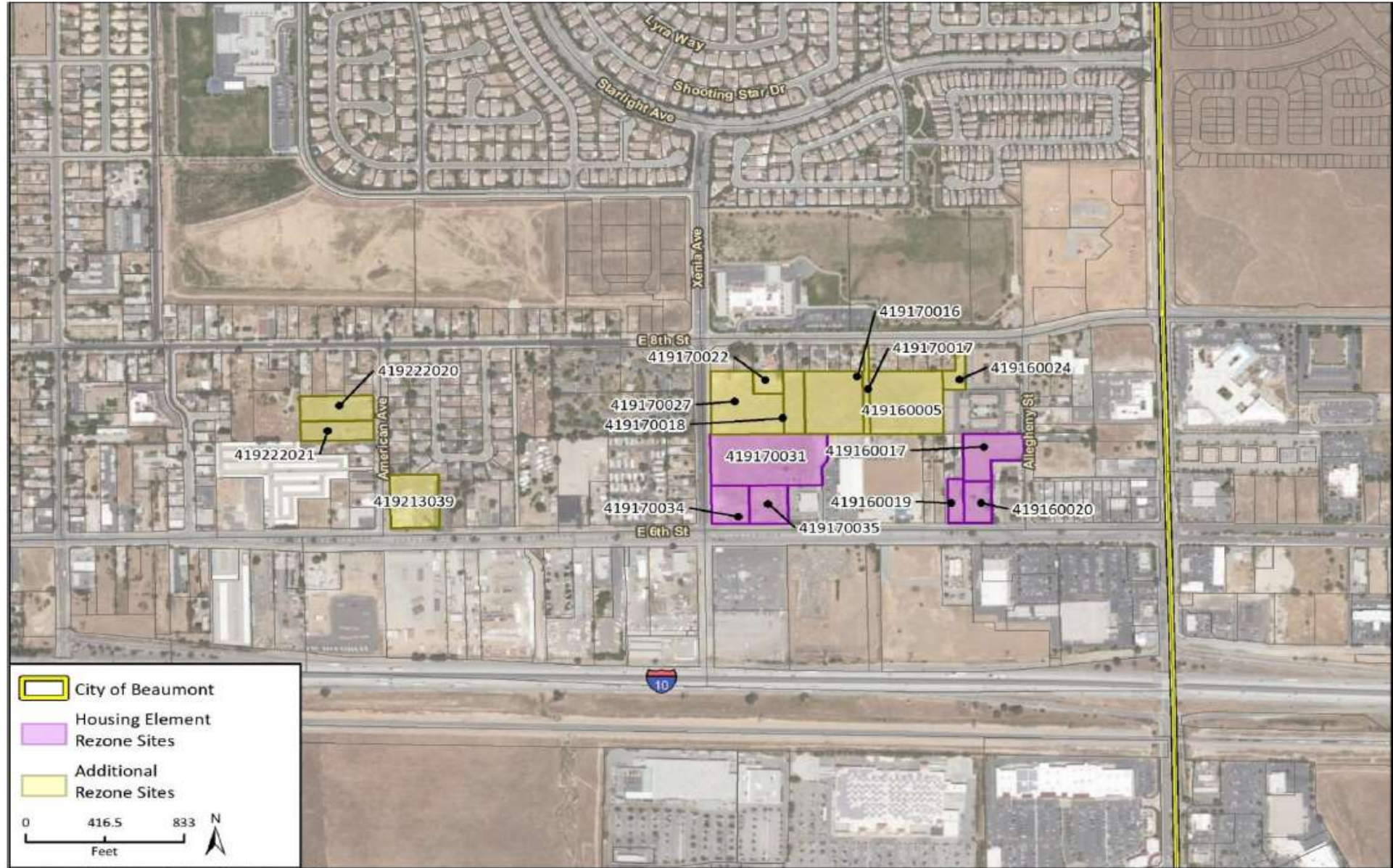
Source: City of Beaumont, LWC

# Sites Inventory

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



# Sites Inventory – Sites for Rezoning



Imagery provided by Microsoft Bing and its licensors © 2021.  
 Additional data provided by County of Riverside and City of Beaumont, 2021.

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

# Key Programs

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## **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 minimum of 20 and maximum of 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

## **Minimum Densities (Program #5)**

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



# Key Programs

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## **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 #12)**

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

## **Enhanced Density Bonus Program (Program #13)**

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



# Key Programs

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## **Mixed-Use Parking Incentives (Program #18)**

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 #19)**

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



# Key Programs

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## **Target Housing Development in High Resource Areas (Program #32)**

The City will provide written material to property owners of housing sites in high resource areas to describe potential residential capacity for the site and available incentives for development.

## **Environmental Justice Implementation (Program #36)**

The City will implement the Environmental Justice Element to remediate negative environmental conditions in the vicinity of existing residential neighborhoods and in housing sites identified in the Housing Element.

## **Park Improvements and Access for El Barrio Neighborhood (Program #37)**

The City will promote access to affordable and safe physical activity options in the El Barrio neighborhood by working with El Barrio residents to identify and implement improvements to Rangel Park.



# **4** **Additional Actions**



# Additional Actions

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- Zoning Code and Zoning Map amendments to implement Housing Element programs
- Safety Element updates triggered by Housing Element update
- EIR Addendum

City of Beaumont Housing Element and  
Safety Element Updates

General Plan PEIR Addendum Evaluation

# **5** Recommendation and Next Steps

# Recommendation and Next Step

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## Recommendation

- Adoption

## Next Step – HCD Review

- HCD review/certification within 60 days of submittal of adopted Housing Element



**Thank you!**