

LWC

City of Beaumont

Housing Element Update

March 18, 2021



Agenda

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- 2 New State Legislation
- 3 Housing Element Update Process
- 4 What is Affordable Housing?
- 5 Housing in Beaumont
- 6 Regional Housing Needs Allocation (RHNA)
- 7 Wrap Up & Discussion



Housing Element Basics

Purpose of the Housing Element

State Housing Element Law

- Intended to require jurisdictions to do their “fair share” around planning for adequate affordable housing
- Recognizes that housing is a critical need, and the government and private sector must work together to address it
- Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing



City of **Beaumont**

2013-2021 Housing Element
of the General Plan

Adopted by City Council

December 17, 2013



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



Land Use



Mobility



Conservation



Open Space



Safety



Noise

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

2 New State Legislation

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.

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.

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.

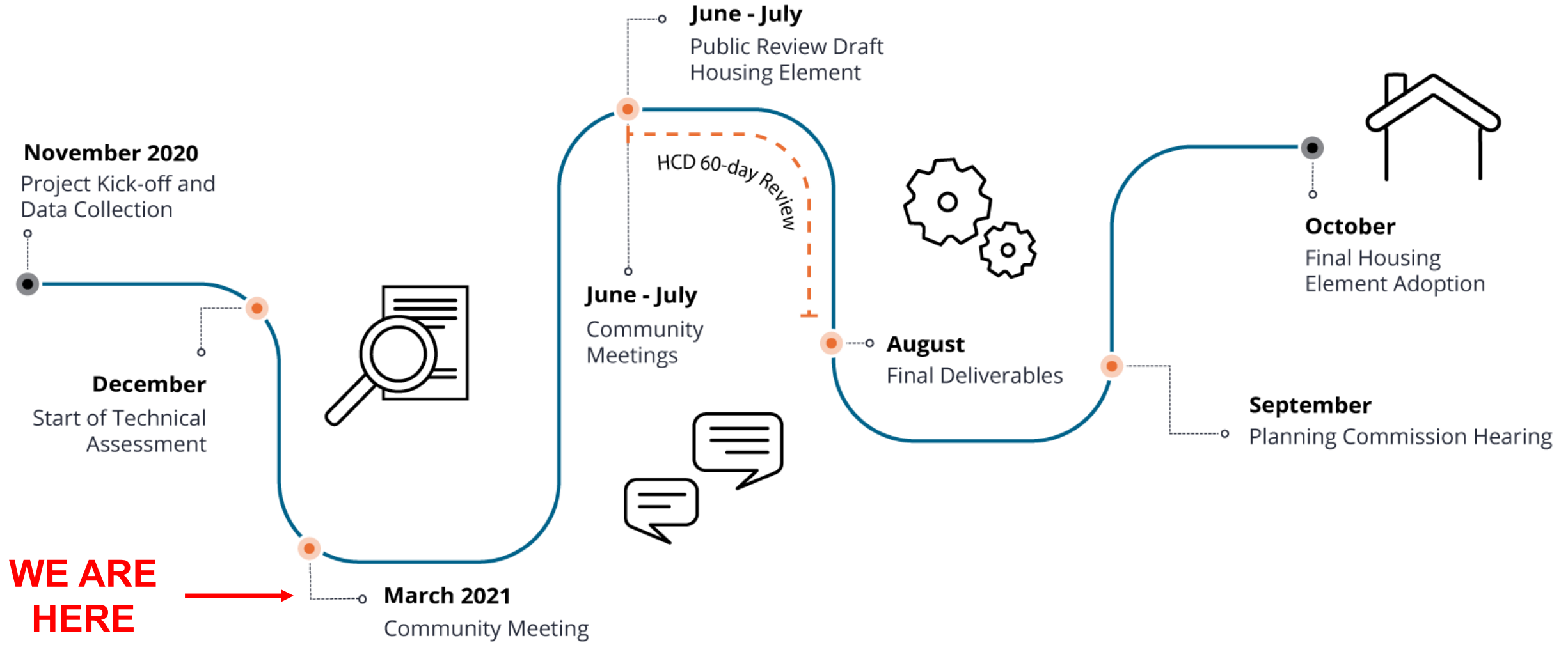
AB 72 Housing Element Enforcement (2017): Allows HCD to review any action or lack of action by a jurisdiction that is inconsistent with its housing element. HCD can revoke housing element compliance and notify the Attorney General.

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

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Housing Element Update Process

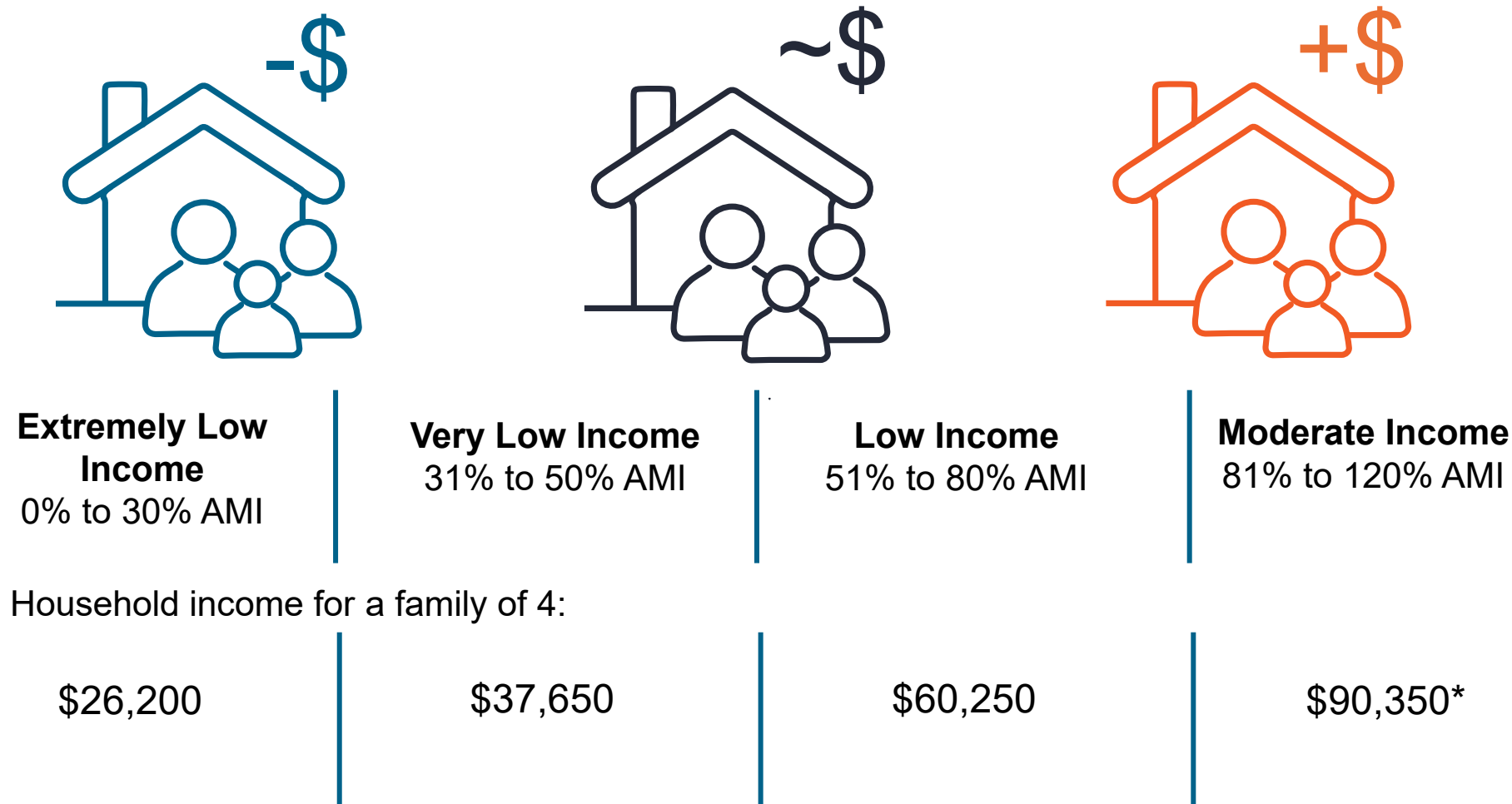
Update Process



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What is Affordable Housing?

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).

Types of Affordable Housing

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

Deed Restricted



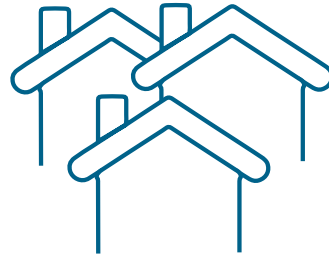
Units that are legally set aside for people of certain incomes.

Supportive Housing



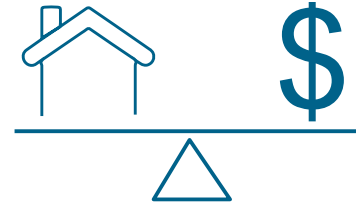
Can be built publicly or privately with supportive services.

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.

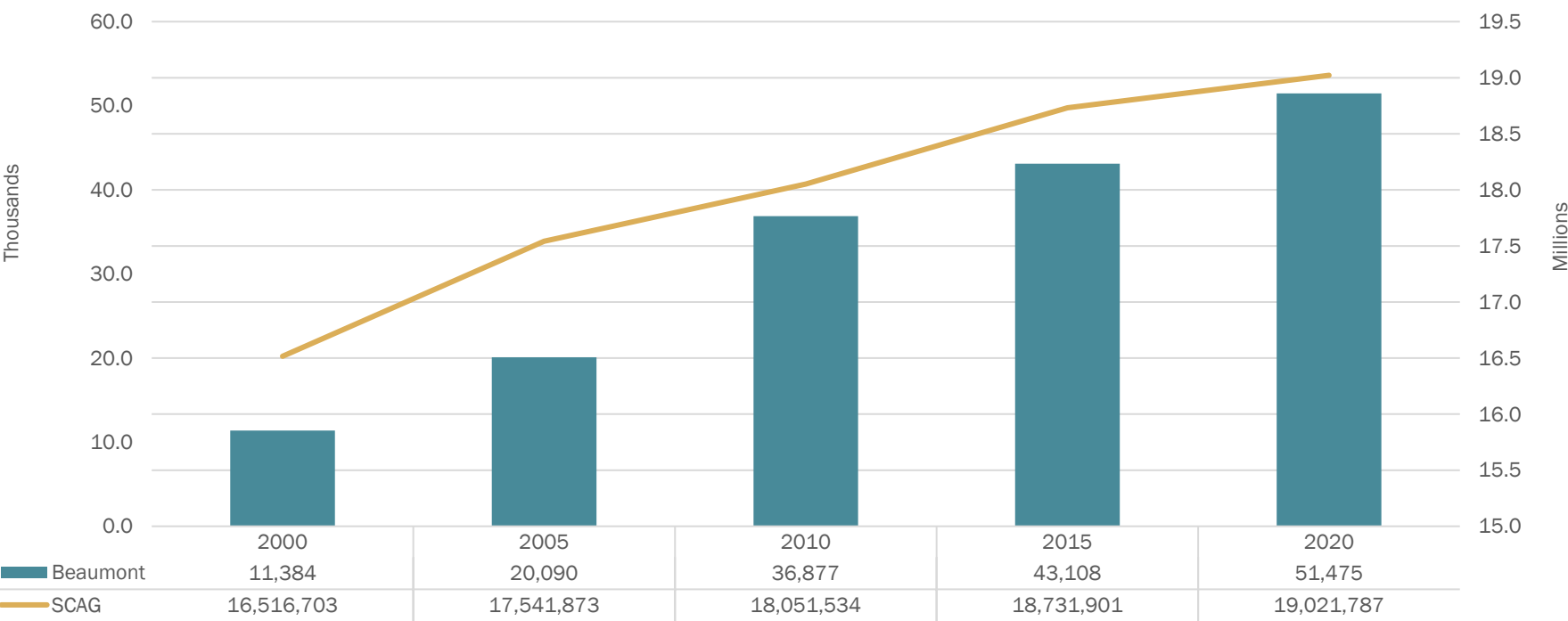
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Housing in Beaumont

Population

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

Population Trend, 2000 - 2020



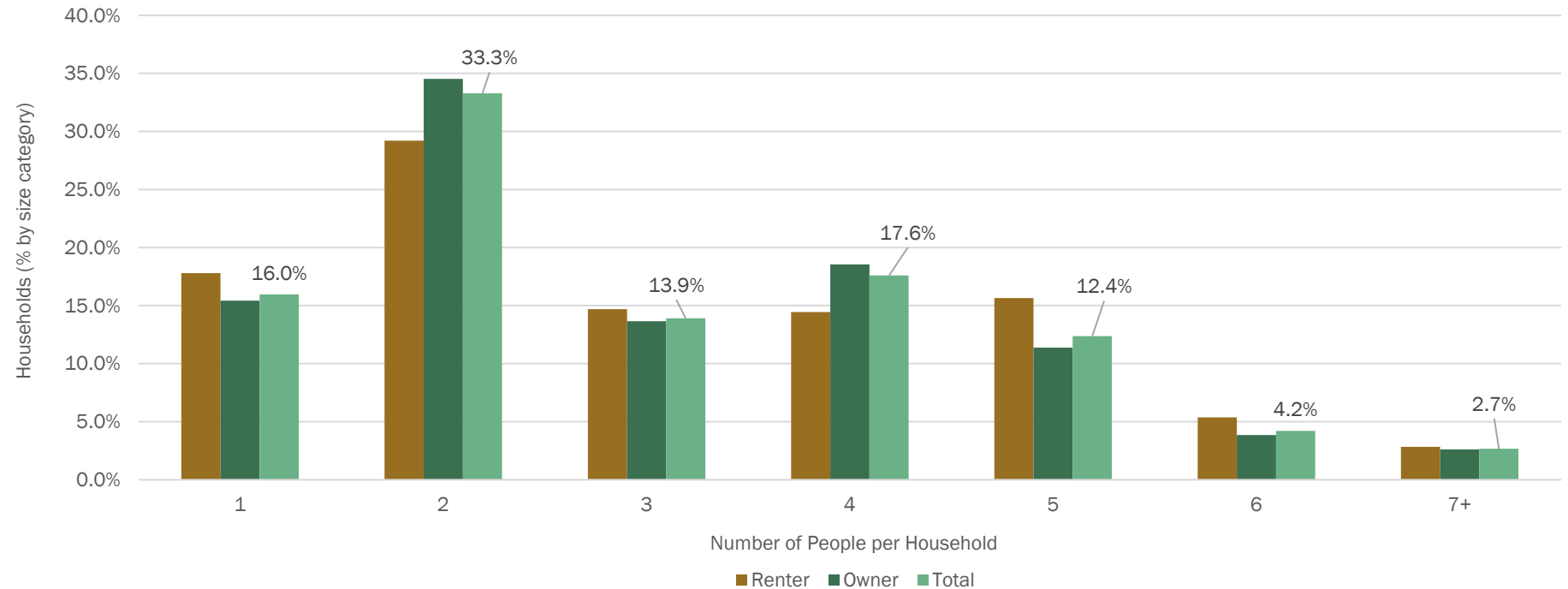
SCAG = Southern California Association of Governments Region

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

Household Size

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

Households by Household Size

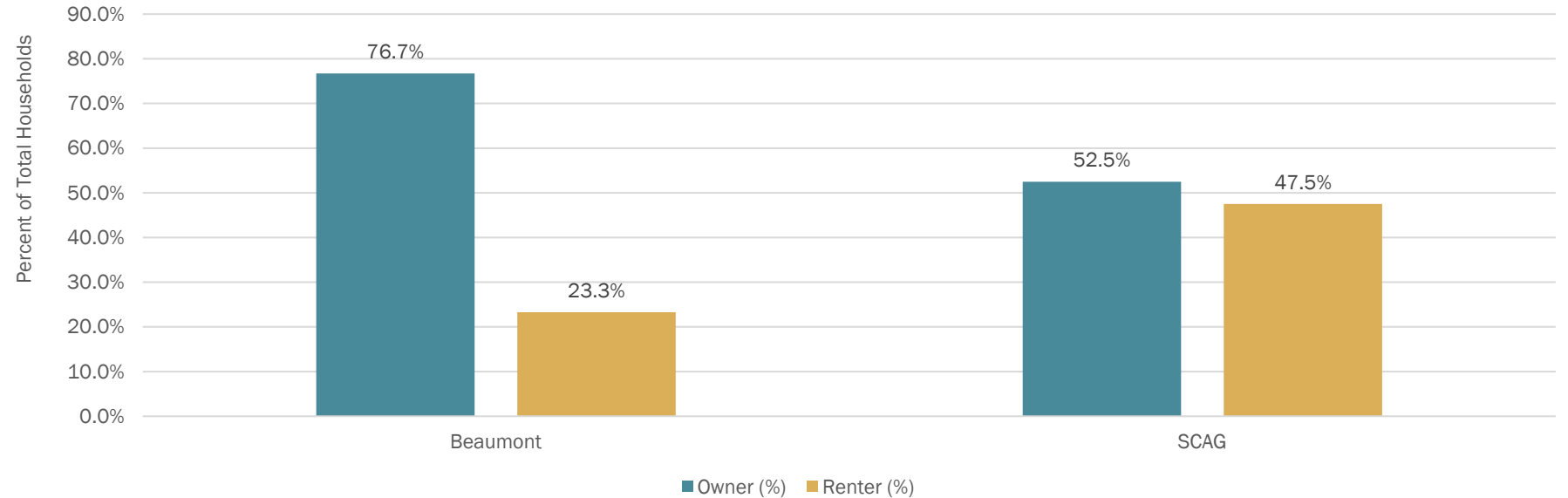


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, 5-year estimates)

Housing Tenure

Beaumont has a higher rate of homeownership compared to the region

Housing Tenure

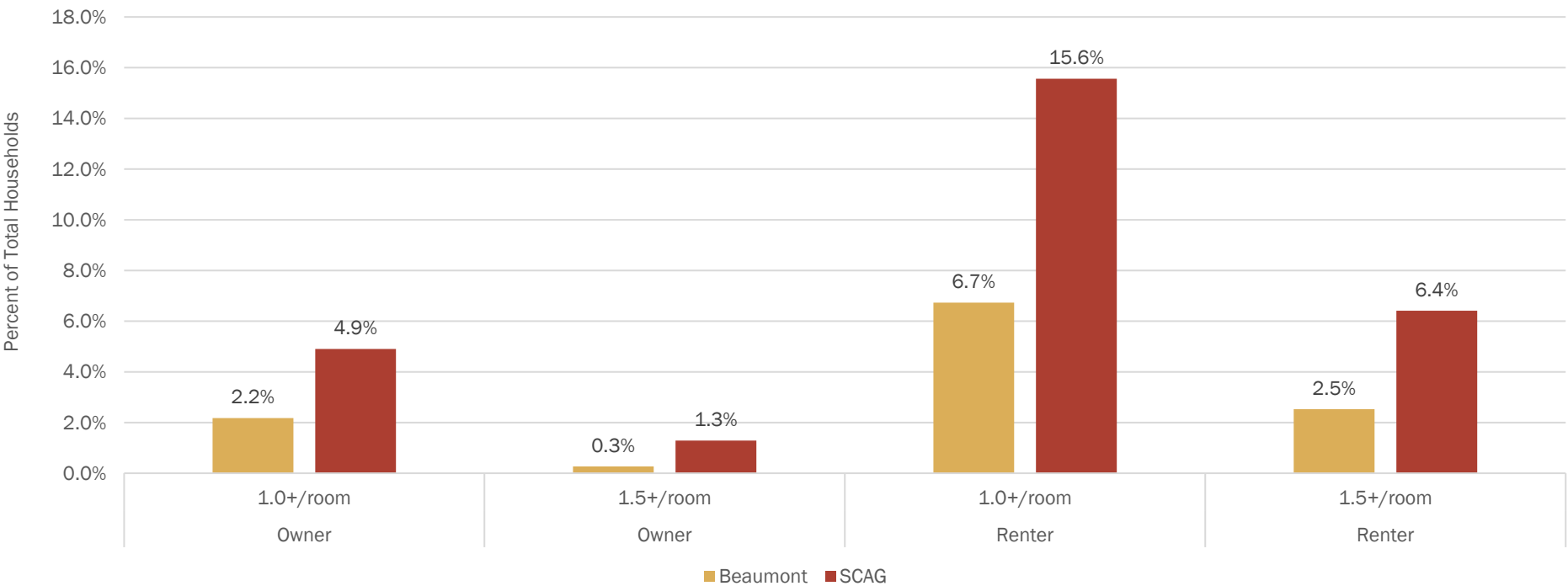


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018, 5-year estimates)

Overcrowding

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

Overcrowding by Extent and Tenure

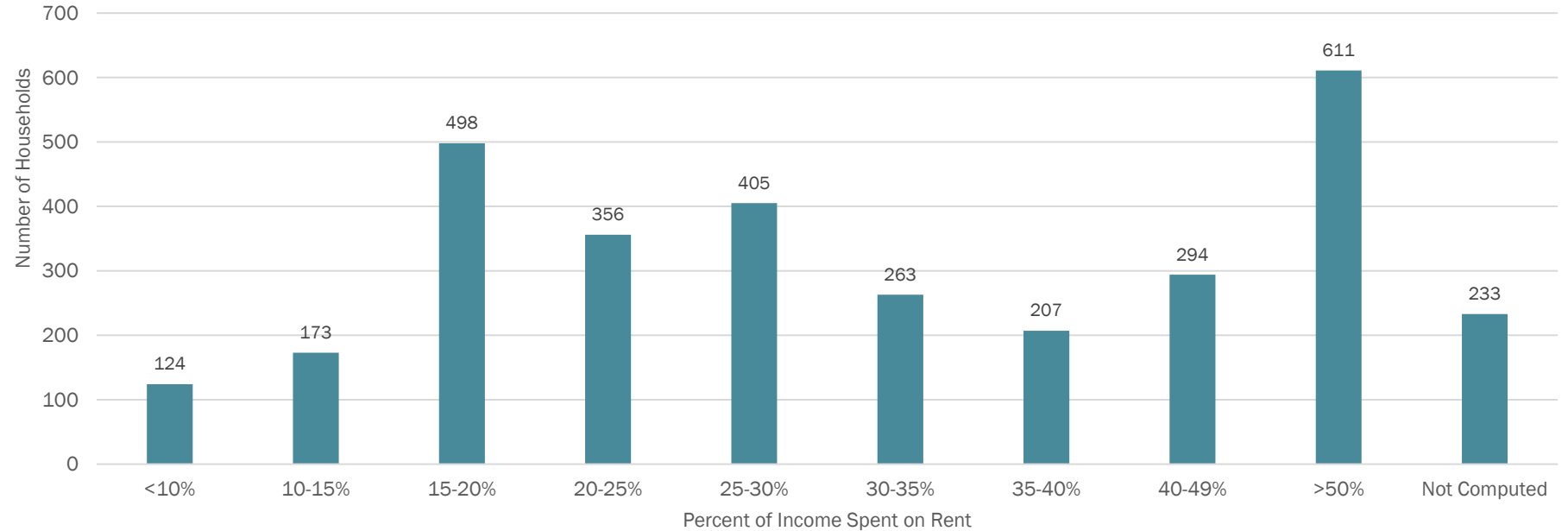


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

Rental Cost Burden

43.5% of renters in Beaumont are cost-burdened (spend more than 30% of income on rent)

Spending on Rent

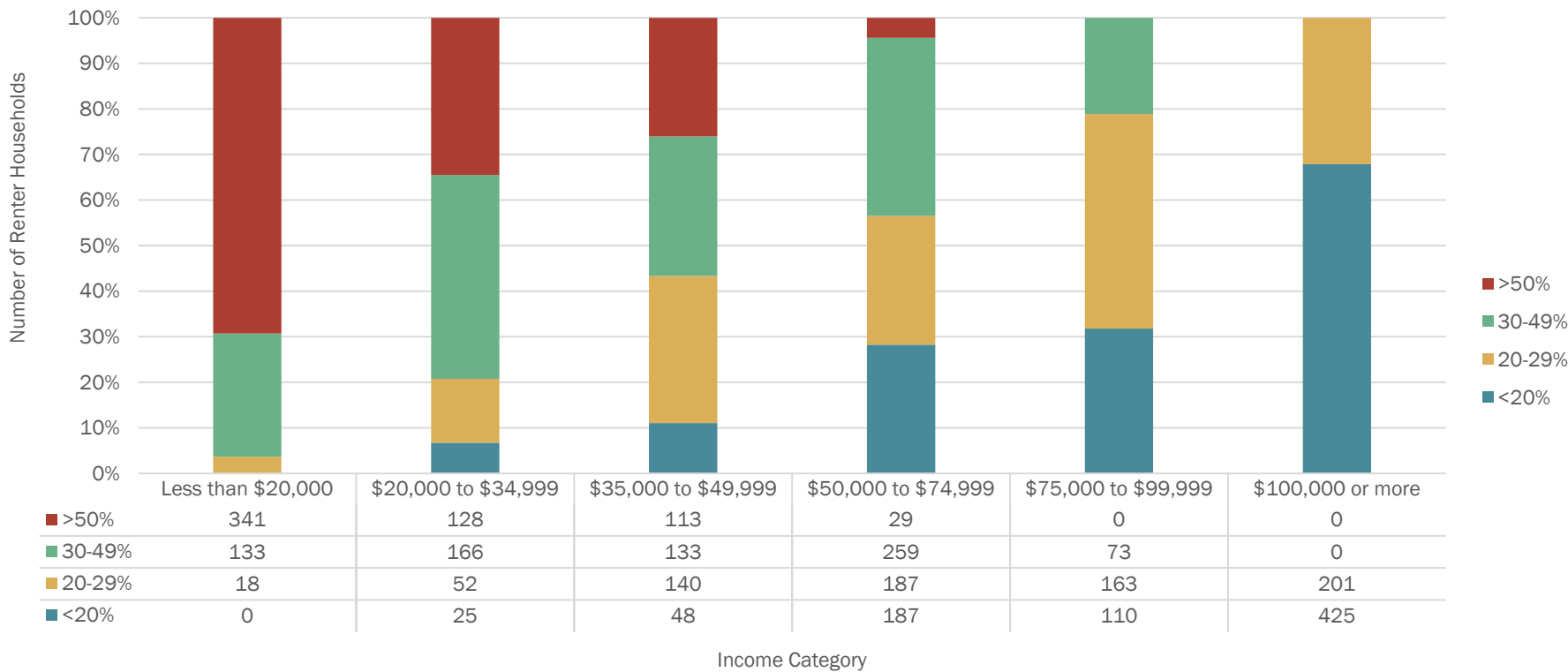


Source: SCAG 2020 Pre-Certified Local Housing Data

Cost Burden by Income

Lower income households spend significantly more of their income on rent

Spending on Rent by Income

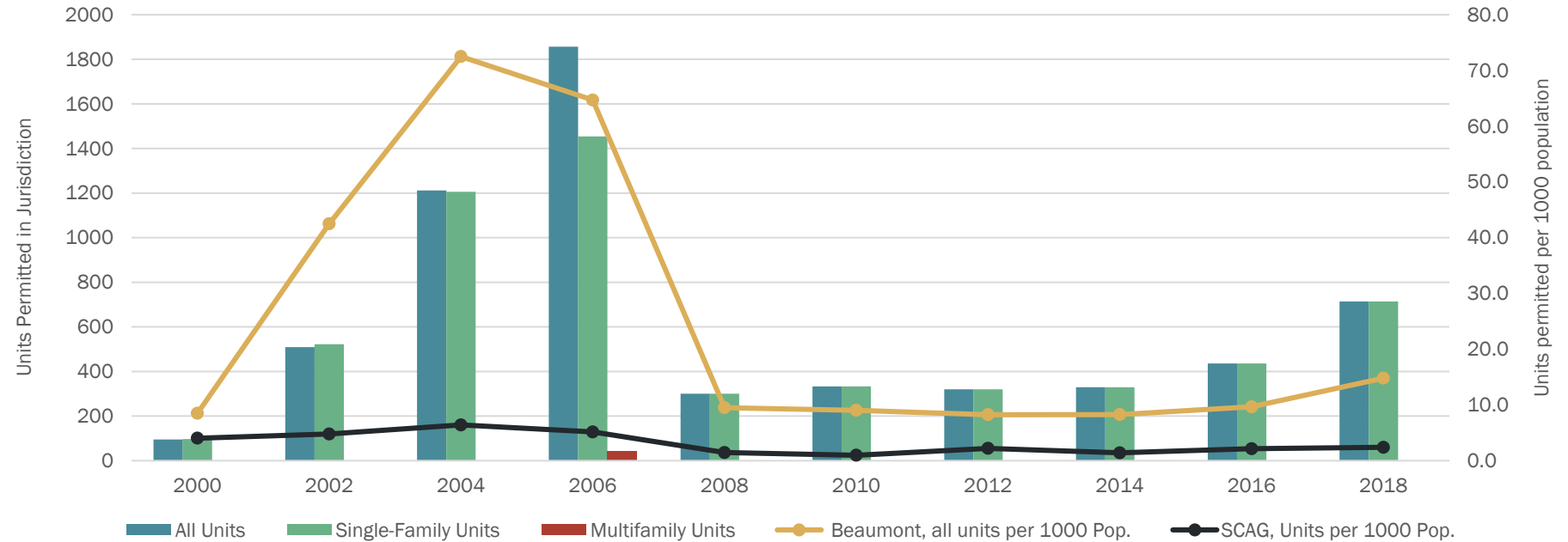


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Housing Permits

Housing permits have largely been for single-family units in Beaumont

Housing Units Permitted



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

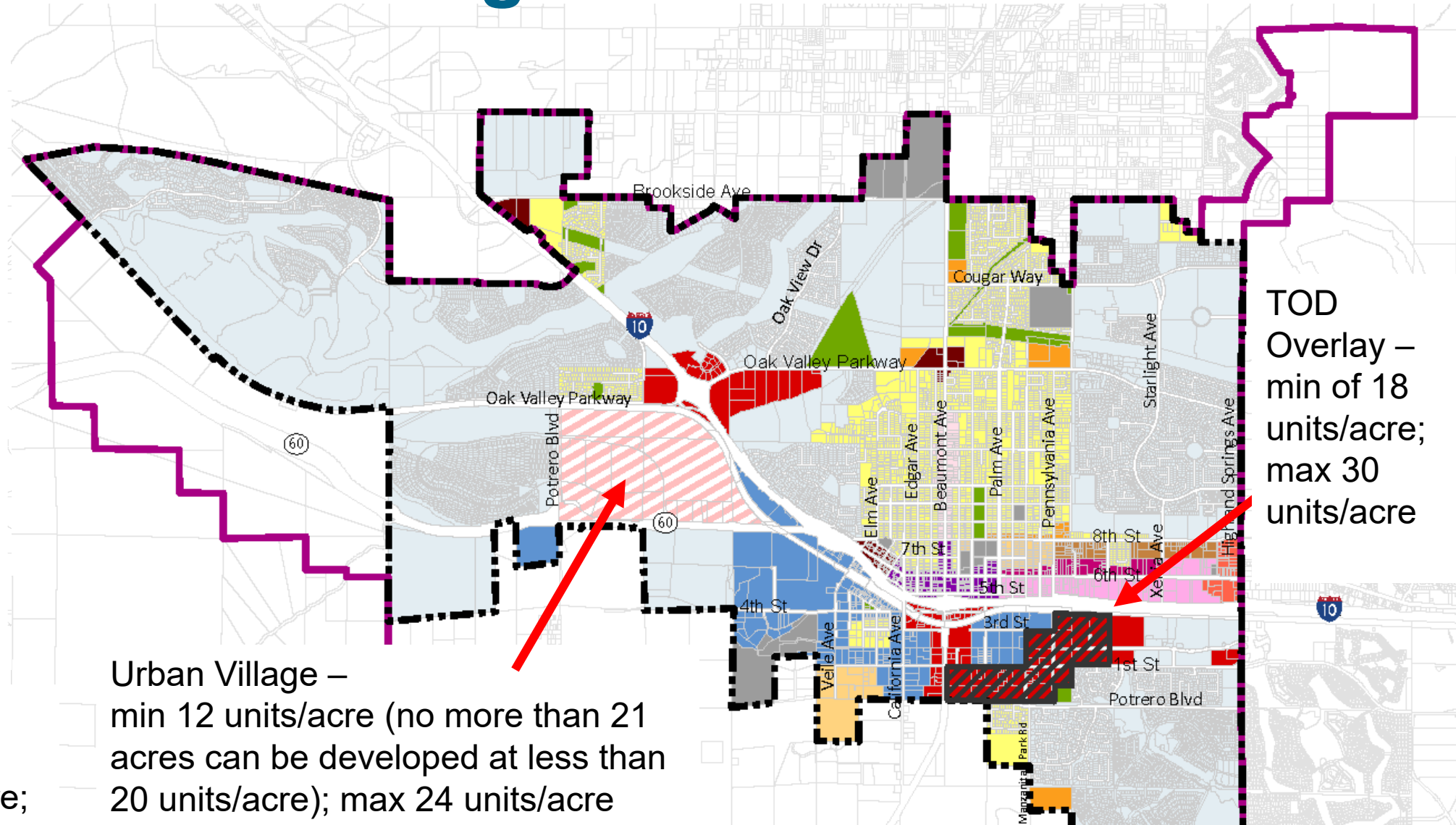
Land Use and Housing



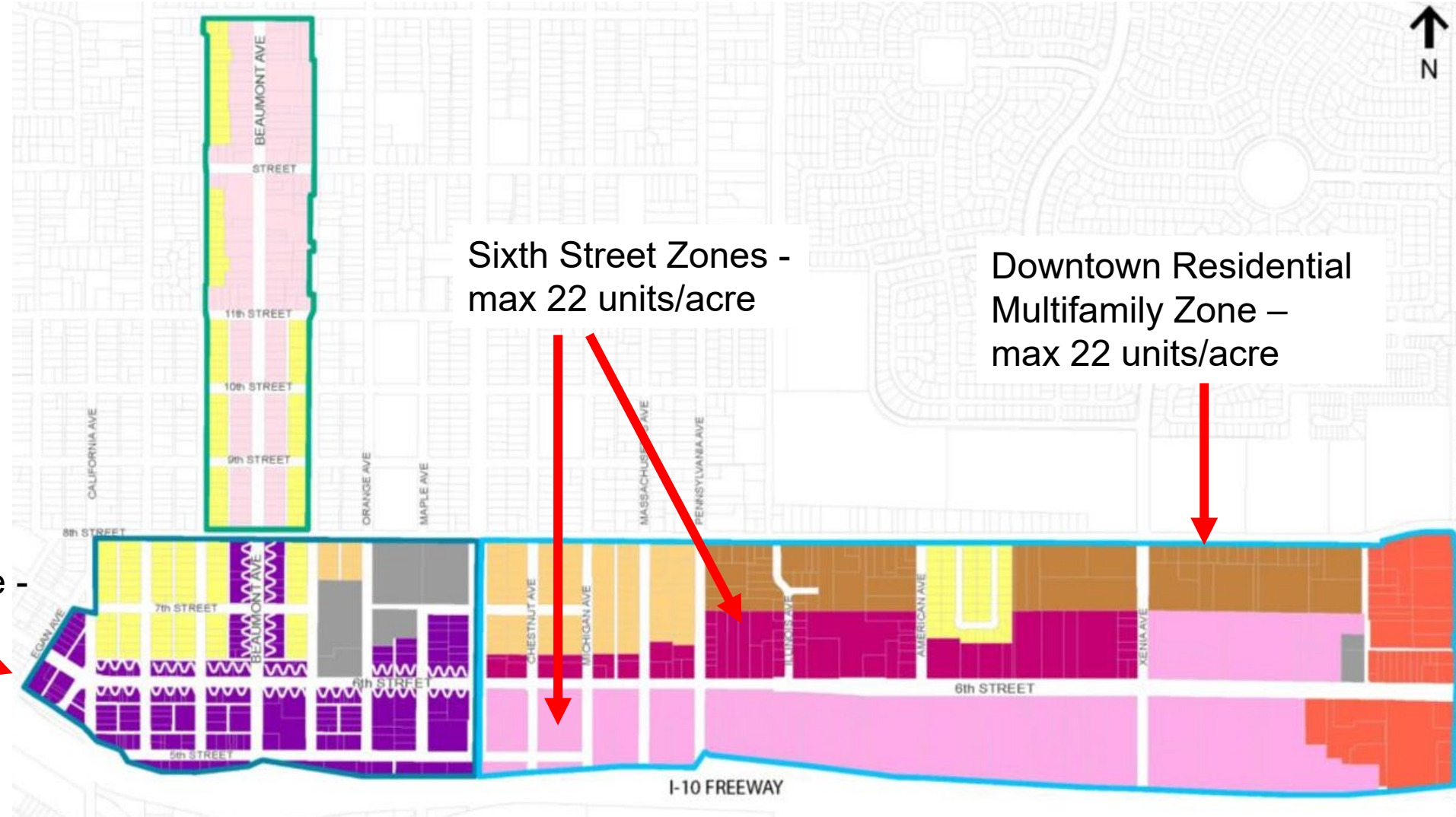
Residential
 Multifamily –
 min 12 units/acre;
 max 30 units/acre

Urban Village –
 min 12 units/acre (no more than 21
 acres can be developed at less than
 20 units/acre); max 24 units/acre

TOD
 Overlay –
 min of 18
 units/acre;
 max 30
 units/acre



Land Use and Housing



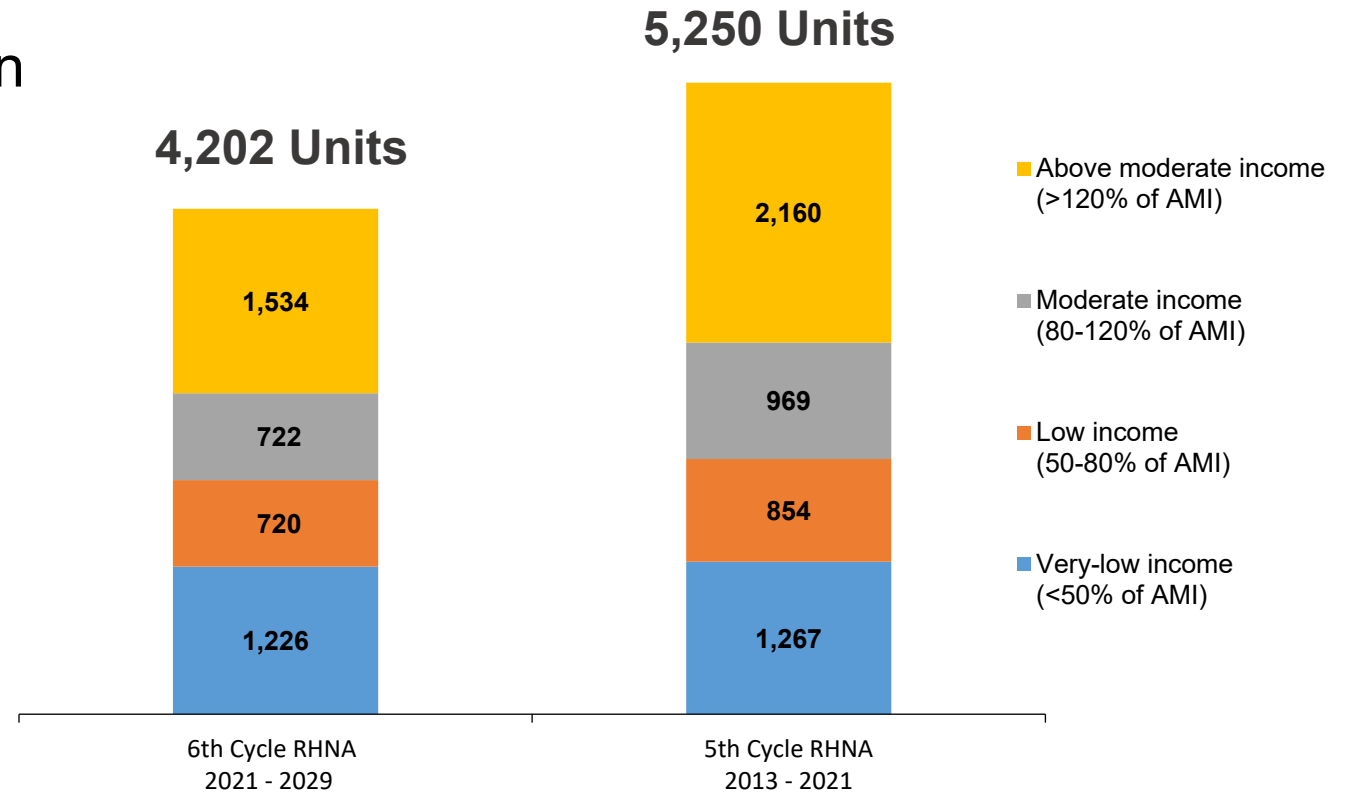
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Regional Housing Needs Allocation (RHNA)

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



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





Wrap Up & Discussion

Stay Informed and Involved!

Beaumont Housing Element Webpage:

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

Beaumont Project Contact:

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Ctaylor@beaumontca.gov

Future Items:

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

Thank you!