

City of Beaumont

6th Cycle Housing Element Update

Community Meeting #1

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 City posted a notification of the meeting on its website:

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.

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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 caylor@beaumontca.gov

Join Zoom Meeting

<https://us02web.zoom.us/j/89702719201?pwd=WU1FQ3NDWUlrvVNJYnBnMEFmMEQ1Zz09>



About a week before the meeting, the City published a notification on its Facebook page:

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.

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

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

LWC

City of Beaumont

Housing Element Update

March 18, 2021

Participants: 11 Chat Share Screen Record Reactions

Unmute Start Video

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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 will meet demand for housing at all income levels

Other General Plan Elements

Land Use	Mobility
Conservation	Open Space
Safety	Noise

Participants: 12 Chat Share Screen Record Reactions

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Update Process

November 2020 Project Kick-off and Data Collection

December Start of Technical Assessment

WE ARE HERE →

March 2021 Community Meeting

June - July Public Review Draft Housing Element

June - July Community Meetings

August Final Deliverables

September Planning Commission Hearing

October Final Housing Element Adoption

LWC

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Carole Kendri... Karen Huynh, L... Christina Tay... Jen Murillo, LWC

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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

Cycle	Total Units	Above moderate income (>120% of AMI)	Moderate income (80-120% of AMI)	Low income (50-80% of AMI)	Very-low income (<50% of AMI)
6th Cycle RHNA 2021-2023	4,210 Units	2,160	969	854	1,229
5th Cycle RHNA 2013-2021	5,250 Units	1,537	723	721	1,267

6th Cycle RHNA 2021-2023

5th Cycle RHNA 2013-2021

LWC

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Carole Kendri... Karen Huynh, L... Christina Tay... Jen Murillo, LWC