



City of **Beaumont**

2013-2021 Housing Element
of the General Plan

Adopted by City Council

December 17, 2013

2013-2021 HOUSING ELEMENT

INTRODUCTION



City of Beaumont
2013-2021 Housing Element of the General Plan
Section 1-Introduction
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SECTION 1 – INTRODUCTION

A. REGIONAL SETTING

The City of Beaumont is located in the westernmost portion of Riverside County and is bounded on the west by Calimesa and unincorporated areas, on the north by the unincorporated County areas (Cherry Valley), on the south by unincorporated County areas and the City of San Jacinto, and on the east by the City of Banning. The City straddles the San Gorgonio Pass, the only easterly link with the greater Los Angeles Metropolitan area. Beaumont is located approximately 70 miles east of downtown Los Angeles, 21 miles northeast of Riverside, and 21 miles southeast of San Bernardino.

The City and its designated sphere of influence, encompass approximately 48 square miles. The land area within the City's corporate boundaries is approximately 26 square miles. In the coming years, the City likely will be among the fastest growing areas of the Southern California region due to the availability of developable land, the relatively low housing costs, and its desirability as a retirement community.

Strategically located at the intersection of Interstate 10, Highway 60, and Highway 79, Beaumont offers exceptional development opportunities to new or expanding businesses. The City's immediate market area population currently exceeds 120,000 (15 mile radius) and with strong growth projected to occur for several more decades, Beaumont will remain a highly desirable location for new investments.

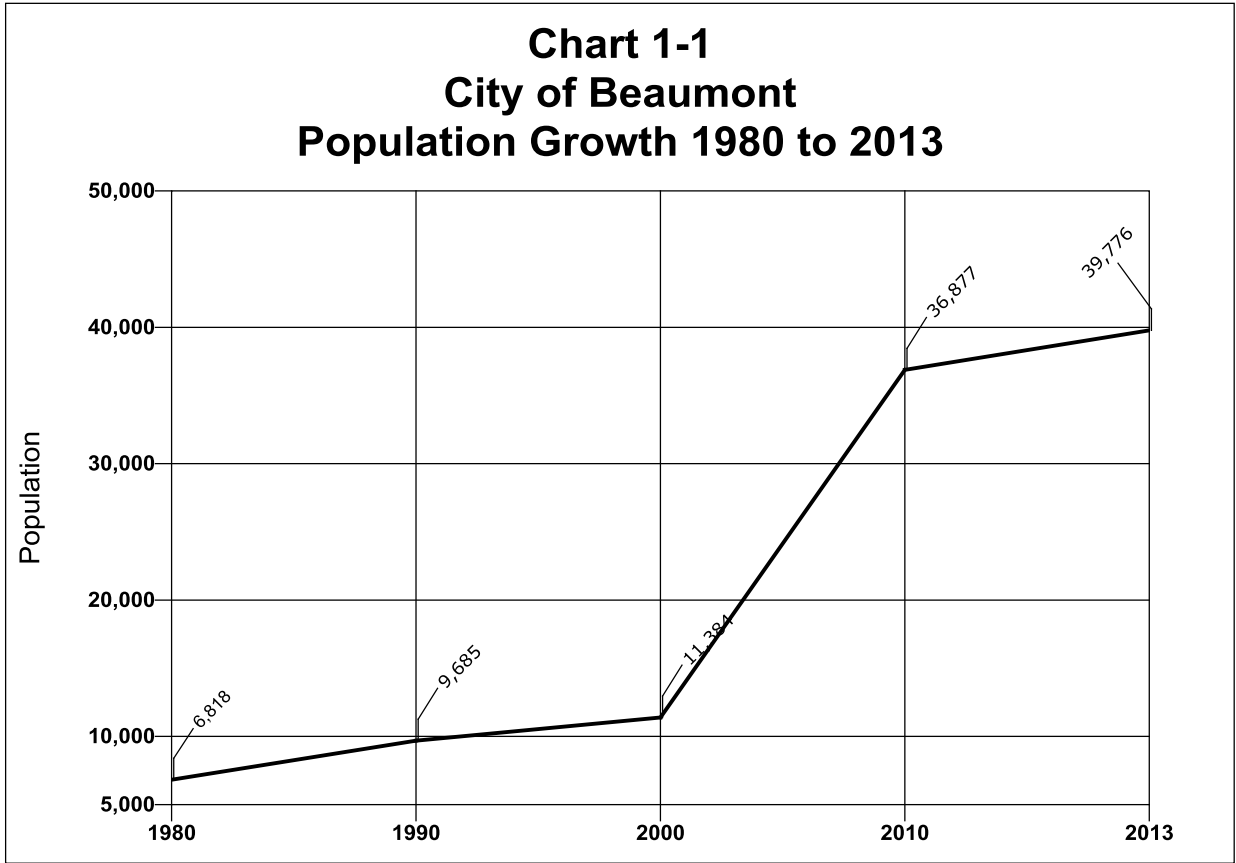
B. HISTORICAL CONTEXT

Founded at the turn of the 20th century, Beaumont is proud of its rich history and rural charm. The town served as a welcome "stopping-off point" for early travelers making their way from the Mohave desert to Los Angeles, and later for L.A. residents eager to vacation in Palm Springs. Some, however, set down roots, drawn by the beautiful mountain vistas, clean, crisp air, and the abundance of cherry and apple orchards.

The sleepy town of San Gorgonio became an incorporated city on November 18, 1912, and adopted its current name of Beaumont (French for "beautiful mountain"). As of 1927, the town boasted a small population of 857 with five churches.

The city, one of Riverside County's largest apple growers, was dubbed "the land of the big red apple" by local residents in its early years. By 1930, the apple orchards in and around the town had expanded to a \$200,000 industry. Beaumont saw a rise in visitors and residents as the little-known nearby city of Palm Springs to the east grew to become a highly popular resort spot in the 1930s and after; Beaumont followed suit and attempted to capitalize on the tourism by establishing guest ranches. According to an early 1930s/1940s postcard, the Highland Springs Guest Ranch of Beaumont offered its patrons a variety of recreational activities.

Beaumont is now host to many new master-planned communities such as Four Seasons, Oak Valley Greens, Three Rings Ranch, Solera, Sundance, Tournament Hills, and Fairway Canyon. Since 2000, with Beaumont's close proximity to employment nodes, various Southern California residents flocked to the San Gorgonio Pass region for its affordable housing. Chart 1-1 shows that from 2000 to 2010, Beaumont population grew by more 25,000 people. As the population expanded, commercial enterprises such as a Wal-Mart Supercenter, Home Depot Improvement Center, Staples, Best Buy and grocery stores were developed.



C. STATE REQUIREMENTS AND LEGISLATIVE CHANGES

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future residents can be met. The element became a mandated element of a general plan in 1969, or 44 years ago. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

Government Code Section 65583 states:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

In enacting the housing element requirement in 1969, the State legislature found and declared that -

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The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.

And that –

The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

Also –

Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

The Housing Element must include six major components:

- An assessment of the City's housing *needs*.
- An inventory of *sites* that can accommodate the need for new housing.
- An analysis of housing market and governmental *constraints* that impede public and private sector efforts to meet the needs.
- A *progress report* describing actions taken to implement the *2008-2014 Housing Element*.
- A statement of *goals*, quantified *objectives* and *policies* relative to the construction, rehabilitation, conservation and preservation of housing.
- An *implementation program* which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the stated goals and objectives.

The City's prior Housing Element was adopted on November 16, 2010. Since that date, SB 812 is the only major change to the law. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

SB 375 requires that the housing element due date is 18 months after adoption of the Regional Transportation Plan (RTP). October 15, 2013 (18 months after the RTP was adopted) is the due date for adoption of the Housing Element. According to Government Code Section 65588(f)(1):

“Planning Period” shall be the time period between the due date for one housing element and the due date for the next housing element.

Therefore, the planning period for the City's Housing Element is the period from October 15, 2013 through October 15, 2021.

According to Government Code Section 65588(f)(2):

“Projection Period” shall be the time period for which the regional housing need is calculated.

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The SCAG Regional Housing Needs Assessment (RHNA) covers the period from January 1, 2014 to October 1, 2021.

According to SCAG, the anomaly of the housing element due date (October 15, 2013) preceding the RHNA start date (January 1, 2014) is due to (a) legislative changes and statutory definitions and (b) the date that SCAG adopted its Regional Transportation Plan. Also, HCD uses January 1 or July 1 for RHNA determination start date purposes as these are the effective dates used by Department of Finance (DOF) in updating DOF housing estimates and population projections.

D. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

As previously noted, the Housing Element is one of seven mandatory elements of a General Plan. Its focus is on assessing the community's housing needs and describing programs to address those needs. The element must describe actions to –

- Identify adequate sites to accommodate a variety of housing needs
- Assist in the development of affordable housing
- Remove governmental constraints to housing improvement and construction
- Improve the condition of housing
- Preserve the affordable housing supply
- Promote fair housing
- Promote energy conservation

In addition to this Introduction, two additional Sections and two Appendices comprise Beaumont's Housing Element:

Section 2: Overview: This Section provides an overview of the public participation efforts completed during the development of the Housing Element, challenges the City faces in addressing housing needs, and a brief summary of the document.

Section 3 - Housing Program: This Section provides a summary of the housing needs and describes the goals, policies and objectives of the Housing Element. Section 3 also describes the individual programs that the City – through the Planning Department, Building and Safety Department and Police Department - will implement during the eight-year planning period in order to address the community's housing needs.

Appendix A: This Appendix contains detailed information on the following:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Progress Report

Appendix B: This Appendix includes a list of organizations consulted, data sources, and definitions.

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E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Six elements comprise the Beaumont General Plan:

- Community Development Element
- Circulation Element
- Resource Management Element (includes open space and conservation)
- Safety Element (includes noise)
- Implementation Element
- Housing Element

The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. For example, the housing sites identified in the Housing Element are consistent with those designated as residential in the Community Development Element. Also, residential densities established by the Community Development Element are incorporated within the Housing Element and form the basis for calculating the residential capacity within the City.

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. The City has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with *all* elements of the General Plan.

F. OTHER STATUTORY REQUIREMENTS

1. Water and Sewer Priority

Chapter 727 amended Government Code Section 65589.7(a) as follows:

The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant *a priority for the provision of these services to proposed developments that include housing units affordable to lower income households.* [Emphasis added]

The Planning Department will transmit a copy of the adopted Housing Element to the Beaumont/Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, CA 92223. Sewer services are provided by the City of Beaumont.

2. Flood Hazards and Flood Management Information

Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their general plan to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or

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after, January 1, 2009. The City's General Plan, which was adopted in March 2007, contains flood management information and flood hazard policies.

According to the Safety Element:

Flooding in and around the City of Beaumont has historically resulted from seasonal storms. Generalized winter storms occur between November and April, with the greatest frequency of storms occurring between December and March. Rainfall from these storms is absorbed due to prevailing arid conditions, and thus summer storms rarely result in significant flooding. Major, widespread flooding, although rare, results typically from generalized winter storms.

Minor floods occasionally exceed natural channel capacities, with localized inundation of adjacent urban and agricultural areas. For the most part, these are considered nuisance drainage problems. Planned regional drainage improvements have removed most developed areas of the City from significant flood hazards.

When flooding occurs, it originates from the steep mountainous area to the north of the community, which contains sparse vegetation and is relatively arid. As a result, floodwaters develop rapidly and can cause flash floods. Severe storms also produce high water levels in flood channels (north of the City) and ultimate flooding. The northern areas that have been subject to these floods are: Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located northeast in Highland Springs.

The periodic flash floods reach high velocities due to the steep terrain in the north, and carry a significant amount of debris which blocks the flood channel at slope areas of 1% to 2%, causing heavy deposition. When this occurs, debris blocks flood control channels, particularly where they cross under freeways, resulting in significant flooding in the vacant land areas within the City's Sphere of Influence.

According to the most recent FEMA maps, those portions of the planning area located in a 100-year flood zone are found in the old town area, along Cherry Avenue, and along a portion of Highland Springs Road.

The Safety Element contains six policies regarding flood hazards and safety including the two listed below:

- The City of Beaumont will assist in the education of the community on how the resident and business person can minimize flood risk by adequate knowledge and preparation.
- The City of Beaumont will develop an information program to familiarize citizens with flood risk.

2013-2021 HOUSING ELEMENT

OVERVIEW



**City of Beaumont
2013-2021 Housing Element of the General Plan
Section 2-Overview
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The Section 2 Overview presents information on:

- Housing Element Public Participation Effort
- Challenges To Addressing the Community's Housing Needs
- Brief Housing Element Summary

A. HOUSING ELEMENT PUBLIC PARTICIPATION EFFORT

A housing element must:

Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element

Public participation was the foundation for the March 2007 comprehensive update of the Beaumont General Plan. The General Plan Update included numerous meetings, workshops, and public hearings. During the preparation of the prior Housing Element, which was adopted in November 2010, additional public participation efforts were accomplished.

The following steps were taken by the City of Beaumont to meet the statutory requirements for public participation in the preparation of the Draft Housing Element:

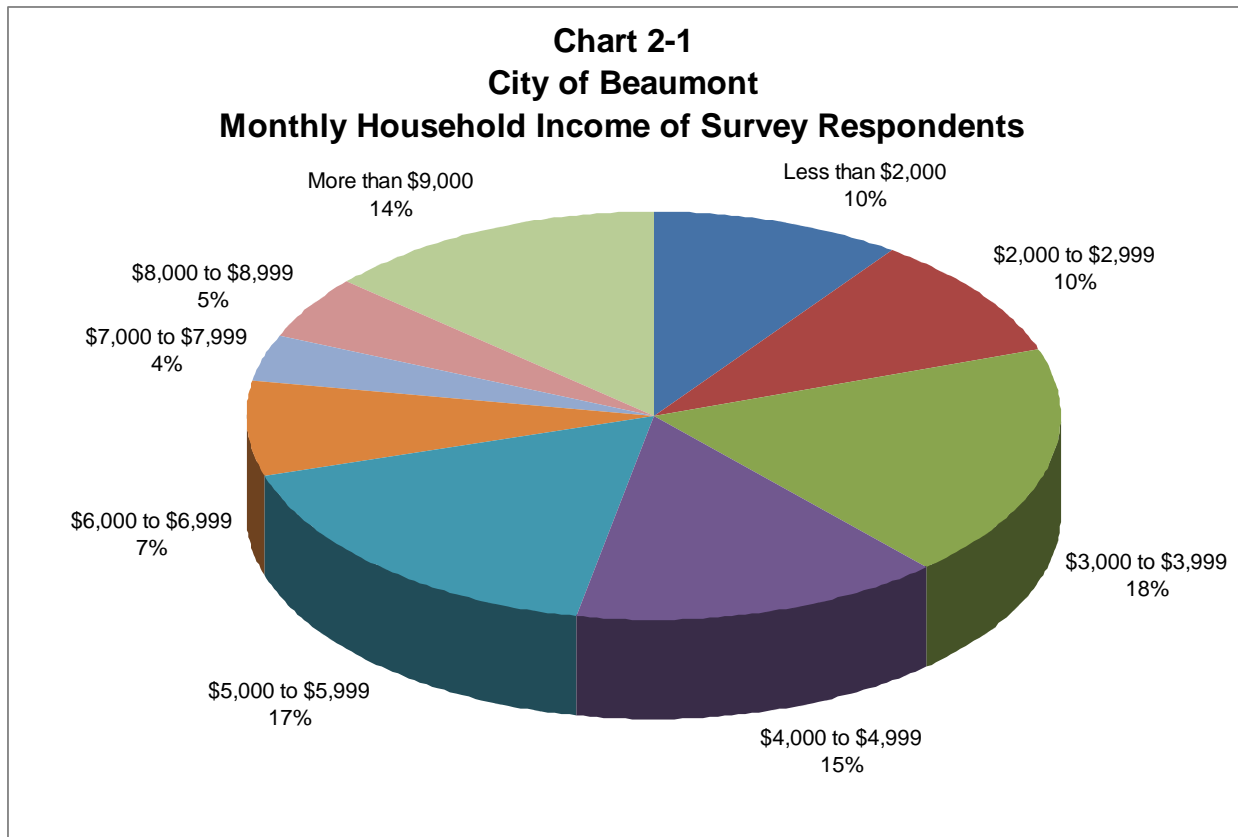
- Housing Needs Survey
- Community Stakeholder Outreach
- Planning Commission Public Workshop
- Public Review of the Draft Housing Element
- Planning Commission and City Council Public Hearings

1. Housing Needs Survey

The eight-question Survey was posted on the City's website. The public was notified of the opportunity to complete the survey by an announcement in the Record Gazette. The Survey's purpose was to garner insights on the respondents housing needs and their opinions on the community's housing needs. The survey results are presented below and on the next page.

- Ninety-seven residents answered the survey.
- About 46% and 37% stated they have resided in Beaumont less than five-years and six to 10 years, respectively.
- Eighty-five percent said they were homeowners and 15% said they were renters.
- About 38% have annual incomes of less than \$48,000. Another 43% have annual income between \$48,000 and \$96,000. And the remaining 19% have annual incomes of more than \$96,000. Refer to Chart 2-1.
- Of the 70 owners that responded to personal housing needs:
 - ✓ 42.0% responded monthly utility bills too high
 - ✓ 30.4% responded monthly housing costs too high
 - ✓ 26.1% responded they needed help with home repairs and maintenance
 - ✓ 15.9% responded they needed a larger place to live
- Of the twelve renter responses:
 - ✓ 75.0% responded there was a need for new family housing
 - ✓ 66.7% responded they needed assistance with monthly housing costs
 - ✓ 66.7% responded monthly utility bills are too high

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- With regard to community housing needs:
 - ✓ 37.7% responded first time homebuyer assistance
 - ✓ 36.4% responded increased code enforcement
 - ✓ 41.6% responded single-family home repair and rehabilitation
 - ✓ 28.6% responded assistance with monthly housing costs
 - ✓ 29.9% responded new family housing

Although the City and County operate programs that address the above community needs, funding is limited. Because of the scarcity of funding, only a small number of families can be assisted by available programs.

2. Community Stakeholder Outreach

An essential part of the public participation effort was outreach to community stakeholders. Interviews were conducted with several organizations that represent the interests of low income families, the elderly, and special needs households. A summary is presented on the next two pages of the housing needs and resources identified as part of the outreach effort.

Beaumont Senior Center

- Appreciates the Mayor's updates of City services and programs
- The Center contacts the elderly living alone
- Offers food bank services
- Seniors need to save on energy bills
- Increase in the numbers of seniors participating in services

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- Affordable and accessible housing is a priority need
- Seniors need help with the costs of utilities, monthly rents, and accessibility
- Home modifications are a need
- Affordable housing like the two senior co-ops is a need

Area Agency on Aging

- Need for several services to help the elderly remain independent
- Need for information on where the elderly can go for help
- Large barriers to services are limited income and disability

Community Access Center

- Many clients are on SSI, very low or poverty incomes
- Offers a Residential Accessibility Modification Program
- Supports the City enacting a Universal Design Ordinance
- Developments in Temecula and Murietta are examples of developments that meet the needs of disabled persons

State Independent Living Center

- Housing has become less affordable, especially near locations where independent living services are available.
- Housing as an issue is often tied to the lack of Section 8 vouchers and lack of affordable housing
- A key housing concern is the lack of universal design, which in some respects resonates with the frequently expressed need for home repairs among older adults as they become increasingly frail and encounter trouble living in their standard-designed homes.
- The lack of accessible and affordable housing limited some Independent Living Councils (ILCs) from acting aggressively in transitioning nursing home residents and others into the community.

Inland Regional Center

- One of 21 Regional Centers mandated by State law to serve individuals with developmental disabilities
- Offers information to clients on planning residential options such as board and care or independent living
- Provides housing through the State-mandated Community Placement Plan

Homeless Programs Unit – County of Riverside Department of Public Social Services

- Conducts counts of the homeless in Riverside County
- Develops and maintains the county-wide Continuum of Care
- H.E.L.P. located in Banning is the food and shelter emergency service nearest to Beaumont

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Affordable and Market Rate Apartment Managers

- 12 apartment managers were contacted
- Ten of the 12 managers had occupancy limits consistent with fair housing laws
- One apartment manager did not allow service and companion animals, as required by fair housing laws
- Most apartment managers believed that they are familiar or very familiar with fair housing laws

3. Planning Commission Public Workshop

The Planning Commission held a Public Workshop on the Draft Housing Element on August 13, 2013. A notice of the Public Workshop was published in Record Gazette and on the City's website.

A powerpoint presentation was given of the Draft Housing Element. The Planning Commission comments and observations included:

- State law makes all cities responsible to address their share of the regional housing need
- Are the local homeowners and renters receiving their fair share of the County housing programs
- Some moderate income households also experience needs such as down payment assistance
- Staff should explore the applicability of a universal design ordinance

At the Public Workshop, two residents requested copies of the Draft Housing Element.

4. Public Review of the Draft Housing Element

The Draft Housing Element will be posted on the City's website. A notice published in the Record Gazette will inform the public of the opportunity to review and to provide comments on the Draft Housing Element. The review and comment period will commence when the Draft Housing Element is transmitted to HCD and end just before the public hearing before the City Council. The Planning Director will notify community stakeholders that comments on the Draft Housing Element are welcomed.

5. Planning Commission and City Council Public Hearings

The Public Hearings before the Planning Commission and City Council will offer another opportunity for the public to comment on the Draft Housing Element. Community stakeholders will be notified by the Planning Director of the opportunity to comment on the Draft Housing Element at the scheduled public hearings.

B. CHALLENGES TO ADDRESSING THE COMMUNITY'S HOUSING NEEDS

At the beginning of the prior planning period – January 1, 2006 – Beaumont was in a much better position to address the community's housing needs. Years before the prior planning period began; the City had established a Redevelopment Agency and had accumulated financial resources in the Low and Moderate Income Housing Fund. Additionally, the Housing Authority of the County of Riverside was maintaining its Section 8 vouchers. Now almost eight

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years later as Beaumont enters the new planning period it faces the challenge of diminishing resources.

1. Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – impacts the resources the Housing Authority of the City of Beaumont has to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.

Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

2. Reduced Federal CDBG and HOME Funding

Additionally, over the recent years, the amount of Community Development Block Grant (CDBG) funds available to local communities has been dwindling. Although Beaumont is not a CDBG entitlement jurisdiction, it is one of 13 cities participating in the County of Riverside Urban County Program. Thus, residents do benefit from CDBG expenditures in Beaumont.

Beaumont is not a participating jurisdiction under the HOME Partnerships Program and, therefore, does not have a dedicated source of affordable housing funds. The City does participate in the County program and, therefore, residents do benefit from the expenditure of HOME funds in Beaumont.

3. Loss of the Redevelopment Agency's Low and Moderate Income Housing Fund

Pursuant to State law, the Agency was forced to dissolve in February 2012. The Low and Moderate Income Housing Fund lost due to the dissolution of the RDA totaled \$2.3 million. Annually, the Agency lost the opportunity for \$660,000 to be accumulated in the fund. Hence, the City and Agency lost the opportunity to expend the Fund on affordable housing developments.

4. California Homes and Jobs Act

The California Homes and Jobs Act of 2013 would place a fee of \$75 on the recordation of real estate related documents — excluding home sales — raising \$500 million annually for state investment in affordable home production and leveraging an additional \$2.78 billion in federal,

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local, and bank investment in homes and jobs for Californians. If enacted, monies generated by the fee would be placed in a Trust Fund that would support the –

...development, acquisition, rehabilitation, and preservation of housing affordable to low- and moderate income households, including, but not limited, to emergency shelters, transitional and permanent rental housing, including necessary service and operating subsidies; foreclosure mitigation; and homeownership opportunities.

If the California Homes and Jobs Act of 2013 is enacted, it may be possible that resources could become available so a developer could seek funding for an affordable housing development to be located in Beaumont. Efforts are to be made, according to the Act, “to promote a geographically balanced distribution of funds.”

The California Homes and Jobs Act has passed both Assembly Housing and Community Development and Assembly Labor and Employment committees. The Homes and Jobs Act now heads to the Assembly Appropriations Committee, where the committee members will vote on Friday, August 30th.

C. HOUSING ELEMENT SUMMARY

Since the City adopted the current Housing Element in April 2010, only one major change has been made to the statute. That change requires an analysis of the needs of developmentally disabled persons. As noted above, resources to address housing needs have dwindled leaving the City in a much poorer position than it was five years. Table 2-1 on the next page shows the initiatives that will be undertaken to meet the seven program objectives of the State housing element law. Key highlights include:

- Sites to Accommodate the City’s Share of the Regional Housing Need: The City has designated sufficient sites to accommodate the need for new construction. Included among these sites are those included in approved apartments, subdivisions, planned developments, and a Specific Plan area. The City plans to implement two programs along 6th Street in order to spur mixed-use development.
- Providing for a Variety of Housing Types: Zoning Ordinance amendments will be drafted to comply with Government Code requirements for employee housing, transitional housing and supportive housing. These amendments will contribute to achieving housing diversity in Beaumont.
- Cost Burdened Renters: The Housing Authority of the County of Riverside will continue to offer rental assistance through the Section 8 Housing Choice Voucher Program. This program helps 82 lower income families to reduce their monthly rental costs. Given the status of HUD funding, no significant funding increases are anticipated in the years ahead. In fact, because of the sequestration cuts, there may be a decrease in the number of poor families who can obtain rental assistance.
- Housing Rehabilitation: As in most communities with an older housing stock, rehabilitation is an evident need. The City for many years has supported the housing rehabilitation initiatives of the County’s Economic Development Agency. The Housing Improvement Program is included among the individual programs to be implemented during the 2013-2021 planning period.

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- Promote Fair Housing: The City will continue to expand its contribution to achieving fair housing by obtaining technical assistance from an experienced fair housing provider. The City also plans to disseminate fair housing information on its website and other venues to the general public, apartment managers, real estate industry and developers. The City will be assisted in this effort by the Fair Housing Council of Riverside County, Inc.

**Table 2-1
City of Beaumont
2013-2021 Housing Element
Housing Program Outline
List of Specific Individual Programs by Program Category**

Program Category	Specific Individual Program
Category 1 – Identify Housing Sites to Accommodate the City’s Share of the Regional Housing Need	1. RHNA Housing Sites Implementation Program
	2. 6 th Street Lot Consolidation Program
	3. 6 th Street Mixed Use Incentives Program
	4. No Net Loss Program
	5. Zoning Ordinance Amendments to Encourage a Variety of Housing Types
Category 2 – Assist in the Development of Lower Income and Moderate Income Housing	6. Section 8 Rental Assistance Program
	7. First Time Home Buyer Program
	8. Mortgage Credit Certificates Program
	9. Affordable Housing Density Bonus Program
	10. Affordable Housing Developer Partnership Program
	11. Developmentally Disabled Outreach Program
	12. Extremely Low Income (ELI) Program
Category 3 – Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing	13. Parking Mitigation Program for Special Needs Populations
Category 4 – Conserve and Improve the Existing Stock of Affordable Housing	14. Housing Code Enforcement Program
	15. Housing Improvement Program
Category 5 – Promote Housing Opportunities for All Persons	16. Fair Housing Services Program
	17. Fair Housing Information Program
Category 6 – Preserve Assisted Housing at Risk of Conversion to Market Rate Housing	18. At-Risk Housing Preservation Program
Category 7 – Promote Energy Conservation	19. Energy Conservation Program

2013-2021 HOUSING ELEMENT
HOUSING PROGRAM



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SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

A. INTRODUCTION

Government Code Section 65583(c) requires that a housing element include:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element....

The housing program must:

- Identify Actions to Make Sites Available to Accommodate the City's Share of the Regional Housing Need [Government Code Section 65583(c)(1)]
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low- and Moderate Income Households [Government Code Section 65583(c)(2)]
- Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing [Government Code Section 65583(c)(3)]
- Conserve and Improve the Condition of the Existing Stock of Affordable Housing [Government Code Section 65583(c)(4)]
- Promote Housing Opportunities for All Persons Regardless of Race, Religion, Sex, Marital Status, Ancestry, National Origin, Familial Status, or Disability [Government Code Section 65583(c)(5)]
- Preserve for Lower Income Households Assisted Housing at Risk of Conversion to Market Rate Housing [Government Code Section 65583(c)(6)]
- Promote Energy Conservation [Government Code Section 65583(a)(8)]

For *each* of the seven program categories listed above, Section 3 presents:

- A summary of the program category's housing needs. Each housing need (e.g., cost burden, housing rehabilitation) is discussed in greater detail in Appendix A.
- A statement of the program category's housing goals, policies and objectives.
- A description of the individual programs that will be implemented during the 2013-2021 planning period.

B. HOUSING PROGRAM DESCRIPTION

Table 3-1 presents a summary description of the individual programs of each program category as follows: Individual Program Title, Responsible Implementing Agency, Objective, Time Schedule, and Funding Source(s).

The meanings of the abbreviations in Table 3-1 are listed below:

- ELI – extremely low income
- LI – low income
- VL – very low income
- HOME – HOME Partnerships Program
- HUD – U.S. Department of Housing and Urban Development
- CDBG – Community Development Block Grant funds
- LIHTC – Low Income Housing Tax Credits

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

**Table 3-1
City of Beaumont
2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Adequate Housing Sites				
1. RHNA Housing Sites Implementation Program	Planning Department	3,279 housing units	Ongoing 2013-2021	General Fund for Planning Department staff
2. Large Sites for Housing for Lower Income Households	Planning Department	Program implemented	Ongoing 2013-2021	General Fund for Planning Department staff
3. 6 th Street Lot Consolidation Program	Planning Department	Program implemented	July 1, 2014 Ongoing implementation	General Fund for Planning Department staff
4. 6 th Street Mixed Use Incentives Program	Planning Department	Incentives enacted Specific Plan prepared	July 1, 2014 July 1, 2015	General Fund for Planning Department staff
5. No Net Loss Program	Planning Department	Evaluation procedure established	July 1, 2014	General Fund for Planning Department staff
6. Zoning Ordinance Amendments to Encourage a Variety of Housing Types	Planning Department	Amendments adopted	July 1, 2014	General Fund for Planning Department staff
Affordable Housing				
7. Section 8 Rental Assistance Program	Housing Authority of Riverside County	62 ELI, 10 VLI and 10 LI families	Ongoing 2013-2021	HUD Section 8 Housing Assistance Payments Contract
8. First Time Home Buyer Program	County Economic Development Agency	20 LI families	Ongoing 2013-2021	County HOME Funds
9. Mortgage Credit Certificates Program	County Economic Development Agency	20 LI families	Ongoing 2013-2021	Bond Funds
10. Affordable Housing Density Bonus Program	Planning Department	30 affordable Density Bonus Units	Ongoing 2013-2021	General Fund for Planning Department staff
11. Affordable Housing Developer Partnership Program	Planning Department	Program Implemented	October 15, 2014	General Fund for Planning Department staff
12. Developmentally Disabled Outreach Program	Planning Department Inland Regional Center	Develop and implement Outreach Program	October 15, 2015	General Fund for Planning Department staff

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

**Table 3-1 continued
City of Beaumont
2013-2021 Housing Program Summary**

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Affordable Housing continued				
13. Extremely Low Income (ELI) Program	Housing Authority of the County of Riverside County Economic Development Agency Planning Department	92 ELI households	Ongoing 2013-2021	Section 8 rental Assistance, Density Bonus Units, Beaumont Commons and County Housing Improvement Program
Remove Governmental Constraints				
14. Parking Mitigation Program for Special Needs Populations	Planning Department	Zoning Ordinance amendment adopted	July 1, 2014	General Fund for Planning Department staff
Improve Housing Conditions				
15. Housing Code Enforcement Program	Police Department Quality of Life Team Code Compliance	100 corrected code violations per year	Ongoing 2013-2021	General Fund for Police Department staff
16. Housing Improvement Program	County Economic Development Agency	25 single-family homes	Ongoing 2013-2021	CDBG, HOME and Neighborhood Stabilization Program Funds
Promote Fair Housing				
17. Fair Housing Services Program	Planning Department Fair Housing Council of Riverside County, Inc.	Accomplish training and workshops	Ongoing 2013-2021	General Fund for Planning Department staff
18. Fair Housing Information Program	Planning Department	Post information on City's website	March 2014 and update as appropriate	General Fund for Planning Department staff
Preserve Assisted Housing at Risk of Conversion to Market Rate Housing				
19. At-Risk Housing Preservation Program	Planning Department	Preserve 129 affordable housing units	Ongoing 2013-2021	General Fund and other housing funds when available
Promote Energy Conservation				
20. Energy Conservation Program	Planning Department Building and Safety Department	Reduce energy consumption	Ongoing 2013-2021	General Fund for Department staff

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

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

Government Code Section 65583(c)(1) states that the housing program must:

Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's ... share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory ... without rezoning...

Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.

1. Housing Needs, Goals, Policies and Objectives

SCAG's Regional Housing Needs Assessment has allocated a new housing construction need of 5,250 housing units, as follows:

SCAG'S Regional Housing Needs: January 2014 – October 2021

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
644	623	854	969	2,160	5,250

The Sites Inventory and Analysis (pages A-20 to A-36) demonstrates that there are sufficient sites to meet the housing needs listed above with the exception that four acres need to be zoned at a density of 12-20 dwellings per acre to completely accommodate the moderate income housing need. Amendments to the Zoning Ordinance are needed to expand the variety of housing types.

Goals

- Designate sites that fully meet the housing needs of all income groups as quantified by SCAG's Regional Housing Needs Assessment. (January 2014 - October 2021).
- Facilitate the construction of the maximum feasible number of housing units for all income groups.

Policies

- Designate sites that provide for a variety of housing types.
- Implement the Community Development Element and Zoning Ordinance to achieve adequate sites for all income groups.
- Implement adopted Specific Plans.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

New Construction Objectives

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
20	50	80	969	2,160	3,279

2. Housing Programs

Program #1 – RHNA Housing Sites Implementation

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:

- Community Development Element Implementation
- Urban Village Specific Plan Implementation
- 8th Street Multi-Family Residential Implementation
- 6th Street Mixed Use Implementation

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.

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 25. Housing capacity will be increased by 64 housing units.

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.

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.

The Planning Department will implement Program #1 during the 2013-2021 planning period.

Program #2: Large Sites for Housing for Lower Income Households

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).

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

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

application can be found consistent with the General Plan, Urban 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.

Program #2 will be implemented on an ongoing basis, as projects are submitted to the Planning Department.

Program #3 - 6th Street Lot Consolidation Program

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:

- Waiving of the application fee for parcel mergers
- Development of conceptual plans on consolidated lots
- Allowing higher densities for larger parcels to encourage consolidation

The City will establish the Lot Consolidation Program by July 1, 2014.

Program #4 – 6th Street Mixed-Use Incentives Program

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:

- Workshops with property owners
- Public infrastructure improvements
- Reduced and/or shared parking
- Expedited processing
- Fee deferrals, reductions or waivers

The City will establish the mixed use incentives by July 1, 2014.

Program #5 – No Net Loss Program

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:

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.

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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.

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.

The evaluation procedure to implement Government Code Section 65863 will be established by July 1, 2014. The program then will be implemented on an ongoing basis during the planning period.

Program #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:

- Transitional Housing
- Supportive Housing
- Employee Housing

6.1 Transitional and Supportive Housing

HCD guidance states:

The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.

If jurisdictions do not explicitly permit transitional and supportive housing as previously described, the element must include a program to ensure zoning treats transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same type of structure.

Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

Supportive housing as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

The *2008-2014 Housing Element* included a program to satisfy the requirements of Government Code Section 65583(a)(5). That program is carried forward to the 2013-2021 planning period. The Planning Department expects that the transitional and supportive housing Zoning Ordinance amendments will be adopted by July 1, 2014.

The following definitions will be added to Zoning Ordinance Section 17.14 Definitions:

Per Health and Safety Code Section 50675.14(b) ‘supportive housing’ means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Per Health and Safety Code Section 50675.2(h) ‘transitional housing’ and ‘transitional housing development’ means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

Program #6.1 also will amend Zoning Ordinance Table 17.03-3 Permitted Land Uses for Base Zone Districts by adding supportive and transitional housing as uses permitted by right in the following zones:

- Residential, Rural Zone (RR Zone)
- Residential, Single-Family (R-SF Zone)
- Residential, Multiple-Family (R-MF Zone)
- All other zones that permit residential land uses, subject only to the same development standards and permit processing as required of other residential uses in those zones

6.2 Employee and Farm Employee Housing

Health and Safety Code Section 17021.5 requires that employee housing of six or fewer persons be deemed a single family structure with a residential land use, and be treated the same as a single-family dwelling of the same type in the same zone. HCD guidance indicates that California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. HCD indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

No lands within the City limits are zoned agriculture. Consequently, the provisions of California Health and Safety Code Section 17021.6 do not apply to Beaumont. Farm worker housing needs are addressed by existing and new affordable housing some of which could be targeted to meet the needs of this special population group.

The Planning Department will prepare a Zoning Ordinance amendment to provide consistency with the Employee Housing Act. The timeline for enacting the zoning provisions is July 1, 2014.

PROGRAM CATEGORY #2:

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS

Government Code Section 65583(c)(2) states that a housing program shall:

Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households.

The term “development” includes providing for affordability covenants in existing housing and construction of new affordable housing units.

1. Housing Needs, Goals, Policies and Objectives

Cost burden or overpaying, which is defined as spending 30% or more of gross household income for housing including utilities, is the most severe need experienced by lower income households. Cost burden is adversely impacting the quality of life of -

- 1,239 lower income renters and 1,024 lower income owners

There also is need for new housing units for 2,121 lower-income and 969 moderate-income households.

Goals

- Assist in the provision of housing affordable to extremely low, very low, low and moderate-income households.
- Reduce the number of cost burdened lower income households.
- Reduce the number of crowded lower income households.
- Increase the number of lower income, first-time homebuyers.

Policies

- Provide rental assistance to extremely low-, very low, and low- 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.
- Defer, reduce and/or waive development fees in order to facilitate and encourage the development of affordable housing.
- Ensure the affordability of new affordable housing developments through long-term affordability covenants.
- Provide down payment assistance to first time homebuyers.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

Housing Assistance Objectives

Extremely Low	Very Low	Low	Total
92	70	120	282

The housing assistance objectives include the following: Section 8 rental assistance, First Time Homebuyer Program, density bonus units, Beaumont Commons and housing rehabilitation. Not included are Mortgage Credit Certificates as there is considerable overlap with the households assisted by the First Time Homebuyer Program.

2. Housing Programs

Program #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 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:

<u>Bedrooms</u>	<u>Maximum Monthly Rent</u>
0	\$763
1	\$879
2	\$1,116
3	\$1,577
4	\$1,924

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.

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.

Program #8 – First Time Homebuyer Program (FTHB)

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.

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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 in the City's newsletter
- Provide at City Hall and other public buildings, handouts and brochures describing and advertising of the FTHB Program.

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.

Program #9 - Mortgage Credit Certificates Program

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 tax owed by a qualified borrower by 15% of the annual interest paid on the mortgage.

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.

The City will continue to take the following actions:

- 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.

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 20 lower income households, an estimate that is based on the number of households assisted in the prior planning period.

Program #10– Affordable Housing Density Bonus Program

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

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- Prepare a user-friendly brochure explaining the DBO
- Hold annual workshops for land owners and developers

The quantified objective is construction of 30 density bonus units during the planning period. The City will target that a minimum of five of the 30 density bonus units serve extremely low income households.

Program #11 - Affordable Housing Developer Partnership Program

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:

- 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))

The City will transmit a survey to the affordable housing developers to:

- 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 (e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)
- 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.

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

This program will be implemented by October 15, 2014 or approximately one year after adoption of the *2013-2021 Housing Element*.

Program #12 – Developmentally Disabled Outreach Program

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.

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.

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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.

This program will be implemented by October 15, 2015 or approximately two years after adoption of the 2013-2021 Housing Element.

Program #13 – Extremely Low Income (ELI) Program

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:

- 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

Beaumont Commons is an approved affordable housing development. The City will work with the developer to help ensure that at least 20 housing units serve extremely low income households.

This program will be implemented throughout the 2013-2021 planning period.

PROGRAM CATEGORY #3:

ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING

More specifically, Government Code Section 65583(c)(3) states that a housing program must:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

1. Housing Needs, Goals, Policies and Objectives

The governmental constraints analysis found that the City should consider parking reductions for special needs populations.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

Goals

- Attain barrier and constraint free governmental codes, ordinances, and policies.
- Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.
- Continue to implement land use regulations that facilitate meeting affordable housing needs.

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.
- Provide for density, height, lot coverage and parking incentives through the Density Bonus Ordinance in order to facilitate the production of affordable housing.
- Defer, reduce and/or waive fees for affordable housing developments.
- 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.

Objectives

The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.

2. Housing Programs

Program #14 – Parking Mitigation Program for Special Needs Populations

The *2008-2014 Housing Element* included an action program to accomplish:

- 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.

As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.

The Planning Department plans to have Program #13 adopted by July 1, 2014.

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PROGRAM CATEGORY #4:

CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Government Code Section 65583(c)(4) states that a housing program shall describe actions to:

Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions.

1. Housing Needs, Goals, Policies and Objectives

An estimated 170 multi-family housing units are in need of rehabilitation at the start of the planning period. These include apartment units located in structures built more than 50 years ago. In many instances it is the roofs that need replacement and/or the interior of the units that need refurbishing.

Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. Units in need of replacement are fewer in numbers than the stock having rehabilitation needs. It is estimated that 50 units should be replaced because the rehabilitation of these units is not economically feasible.

Goals

- Achieve a housing stock free of substandard structures.
- Conserve and improve the existing stock of affordable housing.

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.

Objectives

- Investigate 800 housing units for potential code violations. (100 per year)
- Rehabilitation of 25 housing units occupied by lower income families.

The rehabilitation objective assumes that funding from a non-City source will continue to be available during the planning period. The income category distribution is based on the percentage of the City's homeowners that belong to each of the three income groups.

2. Housing Programs

Program #15 – Housing Code Enforcement

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.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

Upon notification of a potential code violation, or 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.

Program #15 will be implemented throughout the 2013-2021 planning period.

Program #16 – Housing Improvement Program

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.

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.

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 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.

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.

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.

The County Office on Aging and the County Economic Development Agency jointly operate the Senior and Enhanced Home Repair Programs. The City entities responsible for program implementation include the Building and Safety Department, Planning Department and Finance Department.

The quantified objective is 25 rehabilitated housing units during the planning period. The objective is estimated on the basis of the number of homes rehabilitated in the prior planning period. The City will target assistance so that a minimum of five extremely low income households obtain financial assistance to improve their homes. The City will monitor the incomes of assisted households so that at least one of every five assisted households is extremely low income.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

PROGRAM CATEGORY: #5 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS

Section 65583(c)(5) requires that the housing program:

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

1. Housing Needs, Goals, Policies and Objectives

Federal and State fair housing laws prohibit discrimination in the sale, lease, negotiation, insurance, or financing of housing based on race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor. Housing discrimination complaints may be filed with HUD, the California Department of Fair Employment and Housing, and the Fair Housing Council of Riverside County, Inc.

According to the Fair Housing Council, from the 2004/2005 calendar through the first quarter 2013, there was a total of 16 housing discrimination complaints, or about two per year. Four complaints occurred in the 2008/2009 calendar year.

The majority (69%) of the complainants was low income and 81% of the complainants were White Non-Hispanic persons. There were two Black Non-Hispanic and one Hispanic complainant.

Almost two-thirds of the housing discrimination complaints were based on a physical or mental disability. Other bases included: age (1); familial status (1); marital status (2); race (1); and source of income (1).

Goals

- Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor to have available to them the same housing choices.

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.

Objectives

Because the City has no fair housing provider, quantified objectives cannot be estimated.

2. Housing Programs

Program #17 – Fair Housing Services Program

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:

- Fair housing training to City staff
- 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

Program #18 – Fair Housing Information Program

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:

- 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 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:

- 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 Accommodations Under the Fair Housing Act*, May 17, 2004
- 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

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).

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 listed on the next page:

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

- 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

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).

Program #18 will be implemented by March 2014 or approximately six months after adoption of the Housing Element.

PROGRAM CATEGORY #6: PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS

Section 65583(c)(6) mandates that the housing program shall do the following:

Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs... except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulation and technical assistance.

1. Housing Needs, Goals, Policies and Objectives

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. The California Housing Partnership Corporation data base indicates that Beaumont has two affordable complexes with 129 housing units that are at-risk of converting to market rate housing.

Goal

- Preserve the existing supply of affordable housing that is financially assisted by the City, County, and State or Federal governments.

Policies

- Monitor and protect the supply of affordable housing.
- Ensure the long-term affordability of future affordable housing developments.

Objectives

- Preserve 129 affordable housing units at risk of conversion to market rate housing.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

2. Housing Program

Program #19 – At-Risk Housing Preservation Program

The program consists of the following actions:

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.

Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

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/>)

Should a property owner pursue conversion of the units to market rate, the City will ensure that 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.

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</p>
--

Government Code Section 65583(a)(8) states the Housing Element must include:

An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

1. Housing Needs, Goals, Policies and Objectives

Conservation can be accomplished by reducing the use of energy consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

Goal

- Achieve reductions in energy consumption.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

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.

Energy Conservation Objective

- Reduce energy consumption.

2. Housing Program

Program #20 – Energy Conservation Program

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-flo showerheads, furnaces, insulation, water heaters, and tankless water heaters.

Table 3-2 describes the policies and implementation actions of the Energy Conservation Program.

**Table 3-2
City of Beaumont
Energy Conservation Program: 2013-2021**

Policy	Implementation Action(s)
Educate residents regarding the need for energy conservation, techniques that can be employed, and systems and resources available.	Develop an educational outreach program that provides the community with useful information regarding energy efficiency and conservation.
	Consider expanding the residential rehabilitation program to include improvements that promote energy conservation.
Encourage the use of passive solar design for new projects, to optimize sun exposure and reduce energy consumption.	Revise the Zoning Ordinance to include guidelines to support energy efficient residential and nonresidential design.
Encourage the use of green building techniques and sustainable building practices in new residential and nonresidential development.	Revise the Zoning Ordinance to include green building guidelines for new residential and nonresidential development

This program will be implemented throughout the 2013-2021 planning period.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

C. SUMMARY OF QUANTIFIED OBJECTIVES

Government Code Section 65583(b) requires the Housing Element to establish quantified objectives *by income group* for the 2013-2021 planning period with regard to: Construction, Rehabilitation, Conservation and Preservation. Table 3-3 lists the quantified objectives by category and income group.

**Table 3-3
City of Beaumont
Quantified Objectives: 2013-2021**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	20	50	80	969	2,160	3,279
Rehabilitation	5	10	10	0	0	25
Conservation	62	10	10	0	0	82
Preservation	39	38	52	0	0	129

The construction objective for extremely low, very low and low income households is based on development of the density bonus units (30) and Beaumont Commons (120). The moderate and above moderate construction objective is based on SCAG’s growth forecast and then allocated proportionally between the two income groups.

The rehabilitation objective is based on the number of homes that could be rehabilitated under the County Housing Improvement Programs.

The conservation objective includes the rental assistance provided by Housing Authority of the County of Riverside.

The preservation objective refers to maintaining the affordability of 129 rental units in two affordable apartment communities.

D. BENEFICIAL IMPACTS

Beneficial impacts will be produced by the Housing Program for individual families as well as the community as a whole.

As the Inland Empire economy improves, new housing will be constructed to accommodate the needs of all income groups on the sites designated by the Community Development Element and Urban Village Specific Plan. The new housing will not only meet the housing needs (space, cost, location) of individual families but also generate community benefits by relieving pressures on the existing housing stock and creating a healthy vacancy rate.

Rehabilitated housing will produce beneficial impacts by eliminating substandard conditions and reducing overcrowding. As housing is rehabilitated, neighborhood quality will improve and other families will be encouraged to invest in home improvements.

Conserving housing will benefit families by reducing housing costs and maintaining a housing life style that adds diversity to the community’s housing stock. Rental assistance enables poor families to retain more of their income for necessities such as food, utilities, and gas.

SECTION 3 – HOUSING NEEDS, GOALS, POLICIES, OBJECTIVES & PROGRAMS

Beneficial impacts will result from housing preservation because low income families will be able to maintain their current housing at reduced housing costs. If housing is not preserved, detrimental impacts would be generated such as a reduced vacancy rate, increased cost burdens, and overcrowding.

The City's will expand its efforts to ensure that fair housing exists in the community. Expanded services also will produce beneficial impacts such as educating residents of their rights and informing apartment managers of the obligation to make reasonable accommodations and modifications for disabled persons.

2013-2021 HOUSING ELEMENT

APPENDICES



APPENDIX A

**HOUSING NEEDS, SITES,
CONSTRAINTS & PROGRESS**

City of Beaumont

2013-2021 Housing Element of the General Plan
Appendix A – Housing Needs, Sites, Constraints & Progress

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APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

A. INTRODUCTION

Appendix A provides information on the following required components of a housing element:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Progress Report

The Housing Needs Assessment (Part B, pages A-2 to A-21) discusses:

- Existing Needs (housing condition, cost burdened, crowding, at risk housing)
- Special Needs (elderly, disabled, large families, farmworkers, female householders, and homeless)
- Projected Needs (new construction)

The City's share of the regional housing need is 5,250 housing units. The Sites Inventory and Analysis (Part C, pages A-21 to A-41) describes the sites that can accommodate the need for lower-income, moderate-income and above moderate-income housing.

The Housing Market Constraints Analysis (Part D, pages A-41 to A-53) describes the following housing costs:

- Land
- Construction
- Financing
- Monthly rents
- Home sales prices

The Governmental Constraints Analysis (Part E, pages 53-75) describes actual and potential constraints on the maintenance, production and improvement such as:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- Constraints on housing for persons with disabilities
- Constraints on meeting regional share housing needs

The Progress Report (Part F, pages 75-77) describes progress made on implementing the *2008-2014 Housing Element*.

B. HOUSING NEEDS ASSESSMENT

1. INTRODUCTION

In addition to the Introduction and Summary, the Housing Needs Assessment describes the following:

- Part B - *housing characteristics* including the number and types of housing units and the condition of housing.
- Part C – *household characteristics* including the number of households, level of payment compared to ability to pay, and overcrowding.
- Part D - an analysis of existing *affordable housing developments at risk of converting to market rate housing* during the next 10 years.
- Part E - an analysis of *special housing needs* experienced by populations such as the elderly; persons with disabilities including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Part F - an analysis of *population and employment trends* and of *projections* of existing and projected housing needs for all income levels. The existing and projected needs include the City's *share of the regional housing need*.

Key findings of the Housing Needs Assessment include:

Housing and Household Characteristics and At-Risk Housing

- 13,445 housing units comprise the existing housing stock
- Single-family detached homes comprise almost two thirds (65%) of the existing housing stock
- About 150 single-family and 170 multi-family housing units are in need of rehabilitation and 50 dwellings are in need of replacement
- Of the 11,801 occupied housing units, 8,846 (75%) are owner-occupied and 2,955 (25%) are renters occupied
- 2,263 lower income households are cost burdened and 1,374 are severely cost burdened
- More lower-income renters (1,239) than owners (1,024) experience housing costs more than they can afford.
- 626 households are overcrowded and renters comprise the majority of crowded households
- 148 affordable housing units located in three developments are potentially at-risk of converting to market rate housing

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Special Housing Needs

- 19% of elderly owners (424/2,188) and 39% elderly renters (170/432) are cost burdened – that is, paying more than they can afford for housing
- About 2,950 disabled persons live in Beaumont
- The elderly have the highest rate of disabilities as 29.6% of all people 65 years of age or older report one or more disability
- About 350 developmentally disabled persons reside in Beaumont
- 11% of the large family owners (170/1,599) and 32% of large family renters (219/690) are cost burdened
- 63 persons are employed in farming occupations
- There are 39 residents employed in the farming related industries
- About 2,800 female householders live in Beaumont, which is about one-fourth of all the City's householders
- About 1,450 female householders live with a family and 1,100 live alone.
- Of the 49 homeless persons, 20 are chronically homeless

Projected Housing Needs

- SCAG's 2012 RTP Forecast shows an increase of 22,900 persons and 7,800 households between 2008 and 2020
- SCAG's 2012 RTP Forecast shows an increase in employment of 3,500 jobs between 2008 and 2020
- 5,250 housing units is the City share of the regional housing need, which includes 2,121 units for lower income households

2. HOUSING CHARACTERISTICS

Part 2 provides information on –

- Existing Housing Stock by Occupancy Status
- Numbers and Types of Housing Units

a. Existing Housing Stock by Occupancy Status

In January 2013, 12,496 housing units were occupied while 1,172 dwellings were vacant. The total housing stock is comprised of 13,668 housing units, which is an increase of 9,410 (221%) dwellings since the April 2000 Census. The occupancy status and total housing stock in 2013 is essentially the same as reported in the April 2010 Census. Table A-1 reports the detailed statistics.

b. Numbers and Types of Units

The number and type of housing units in 2013 is essentially the same as reported by the April 2010 Census. Single-family detached homes comprise more than 80% of the housing stock. Housing units in multi-family structures of five or more dwellings comprise about 6% of the housing stock. Mobile homes are important component of the housing supply as they represent about 4% of the housing stock. Table A-2 reports the detailed data.

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**Table A-1
City of Beaumont
Housing Stock by Occupancy Status
April 2000, April 2010 and January 2013**

Occupancy Status	Number of Housing Units 2000	Number of Housing Units 2010	Number of Housing Units 2013
Occupied	3,881	11,801	12,496
Vacant	377	1,107	1,172
Total	4,258	12,908	13,668
Percent Vacant	8.9%	8.6%	8.6%

Source: Census 2000 Summary File 1 (SF 1), DP-1 Demographic Profile, Housing Occupancy

2010 Census Summary File 1, DP-1 Demographic Profile, Housing Occupancy
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Benchmark* Sacramento, California, May 2013

Table construction by Castañeda & Associates

**Table A-2
City of Beaumont
Housing Stock by Type of Unit
April 2000, April 2010 and January 2013**

Type of Unit	Number of Units					
	2000	Percent	2010	Percent	2013	Percent
1 unit, detached	2,693	63.2%	10,066	83.2%	11,380	83.2%
1 unit, attached	172	4.0%	213	1.8%	243	1.8%
2 to 4 units	340	8.0%	690	5.7%	682	5.0%
5+ units	706	16.6%	660	5.5%	843	6.2%
Mobile homes, RV, Van, Etc.	347	8.1%	469	3.9%	520	3.8%
Total	4,258	100.0%	12,098	100.0%	13,668	100.0%

Source: Census 2000 Summary File 3 (SF 3), Table H030 Units in Structure. 2008-2010 American Community Survey (ACS) 3-Year Estimates, Table B25024 Units in Structure.

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Benchmark* Sacramento, California, May 2013

Table construction by Castañeda & Associates

Note: ACS percentages were applied to the 2010 Census count of 12,098 total units.

c. Condition of the Existing Housing Stock

According to HCD guidelines, housing that is 40+years old is indicator of the *maximum* rehabilitation need. Table A-3 shows that 2,325 housing units are at least 40+years old, which represents about 19% of the entire housing stock. Age of housing data may overstate the housing rehabilitation need. The *2008-2014 Housing Element* found about 150 single-family and 170 multi-family housing units in need of rehabilitation.

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Table A-3
City of Beaumont
Age of Housing Stock by Year Built – 2010

Year Structure Built	Number of Units	Percent
2005 or later	4,318	35.7%
2000 to 2004	3,458	28.6%
1990 to 1999	741	6.1%
1980 to 1989	677	5.6%
1970 to 1979	579	4.8%
1960 to 1969	1,010	8.4%
1950 to 1959	760	6.3%
1940 to 1949	276	2.3%
1939 or earlier	279	2.3%
Total	12,098	100.0%

Note: The American Community Survey was used to compute the percentage of units in each age cohort. The ACS percentages then were applied to the 2010 Census count of units [12,098] to estimate the number of housing units by year structure built.

Source: 2008-2010 American Community Survey 3-Year Estimates, Table B25034, Year Structure Built
Table construction by Castañeda & Associates

A majority of the homes that were constructed nearly 60 years ago – before 1950 – are located in the core of the southwest quadrant of the City, west of Michigan Avenue and south of Eleventh Street. Units in need of repairs and rehabilitation are more heavily concentrated to the west of Beaumont Avenue below Eleventh. Two secondary areas of housing concern are along Fifth Street and the rectangular area bordered by Sixth, Xenia, Eighth and Illinois. Most rehabilitation needs involve exterior painting; roof, porch, and window repairs, and yard maintenance, including removal or inoperative vehicles

In addition, an estimated 170 multi-family housing units were in need of rehabilitation at the start of the planning period. These include apartment units located in structures built more than 50 years ago. In many instances it is the roofs that need replacement and/or the interior of the units that need refurbishing.

Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. Units in need of replacement are fewer in numbers than the stock having rehabilitation needs. It is estimated that 50 units should be replaced because they are too deteriorated to repair. The rehabilitation of these units is not economically feasible.

The housing rehabilitation and replacement need estimates do not reflect the housing quality and condition of the mobile homes in the City. The City recently obtained responsibility for inspection and enforcement of codes regarding the mobile home parks.

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3. HOUSEHOLD CHARACTERISTICS

Part 3 examines the following household characteristics:

- Tenure – owners and renters
- Level of payment compared to ability to pay
- Overcrowding

a. Tenure – Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2010 reports 11,801 occupied housing units – 8,846 owners (75%) and 2,955 renters (25%). Table A-4 shows that with the exception of households in the 15-24 age group, all other age groups are predominately owner households.

**Table A-4
City of Beaumont
Tenure by Age of Householder**

Age of Householder	Owner	Percent	Renter	Percent	Total	Percent
15 to 24 years	157	1.8%	195	6.6%	352	3.0%
25 to 34 years	1,778	20.1%	735	24.9%	2,513	21.3%
35 to 44 years	1,844	20.8%	733	24.8%	2,577	21.8%
45 to 54 years	1,585	17.9%	542	18.3%	2,127	18.0%
55 to 64 years	1,618	18.3%	397	13.4%	2,015	17.1%
65 years and over	1,864	21.1%	353	11.9%	2,217	18.8%
Total	8,846	100.0%	2,955	100.0%	11,801	100.0%

Source: Census 2010, Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder

Table construction by Castañeda & Associates

b. Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households who are paying more than they can afford for housing. This problem is referred to as “overpaying” or “cost burdened.” For lower income households, overpaying occurs when they pay 30% or more of their income on housing costs. “Severe” overpaying is when lower income households spend 50% or more of their income on housing costs.

1. 2013 Income Limits for Income Groups

Table A-5 shows the 2013 income limits for four income groups based on the Riverside County median household income, adjusted by household size –

- Extremely low income <30% of the median household income
- Low income 30%-50% of the median household income
- Lower income 50%-80% of the median household income
- Moderate income 80%-120% of the median household income

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**Table A-5
Riverside County
2013 Annual Income Limits Adjusted by Household Size**

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	\$14,100	\$23,450	\$37,550	\$54,600
2 persons	\$16,100	\$26,800	\$42,900	\$62,400
3 persons	\$18,100	\$30,150	\$48,250	\$70,200
4 persons	\$20,100	\$33,500	\$53,600	\$78,000
5 persons	\$21,750	\$36,200	\$57,900	\$84,250
6 persons	\$23,350	\$38,900	\$62,200	\$90,500
7 persons	\$24,950	\$41,550	\$66,500	\$96,700
8 persons	\$26,550	\$44,250	\$70,800	\$102,950

Source: California Department of Housing and Community Development, Year 2013
Income Limits, February 25, 2013
Table construction by Castañeda & Associates

The income limits are important because they determine eligibility for programs that provide financial assistance to owners and renters.

Table A-6 shows the annual income and monthly income for a 3-person household in each of the four income groups. For instance, the monthly income of a lower-income 3 person household ranges between \$2,514 and \$4,021.

**Table A-6
Riverside County
Income Limits for a 3-Person Household**

Income Group	Income Limits	Monthly Income
Extremely Low	less than \$18,100	less than \$1,508
Very Low	\$18,101-\$30,150	\$1,509-\$2,513
Low	\$30,151-\$48,250	\$2,514-\$4,021
Moderate	\$48,251-\$70,200	\$4,022-\$5,850
Above Moderate	\$70,201+	\$5,851+

Source: Table A-5
Table construction by Castañeda & Associates

2. Cost Burdened and Severely Cost Burdened Owners and Renters

Overpaying is often cited as one of the major problems confronting the lower income population. Table A-7 shows the total number of households and the number cost burdened and severely cost burdened by income group and household type. In summary:

- There are a total of 1,080 extremely low income renter and owner households (645 + 435) of which 830 (505 +325) are cost burdened (>30%). More than three-fourths of the ELI renters are cost burdened.

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- There are a total of 1,285 very low income renter and owner households (680 + 405) of which 845 (510+315) are cost burdened (>30%). Seventy-five percent of very low income renters are cost burdened.
- There are a total of 1,790 low income renter and owner households (635 + 1,155) of which 1,169 (380 + 789) are cost burdened (>30%). Almost 60% of the low income renters are cost burdened.
- There are a total of 3,955 lower income (<80% AMI) renter and owner households of which 2,824 are cost burdened (>30%). Seventy-one percent of all lower income renters are cost burdened.
- There are a total of 11,055 (2,705 + 8,350) households of which 5,677 (1,575 + 4,102) are cost burdened (51%).

**Table A-7
City of Beaumont
Cost Burdened Households by Income and Household Type**

Household Type/Income Level/Cost Burden	Small Related	Large Related	Elderly	Other	Total Cost Burdened	Percent Cost Burdened	Total Households by Income
Renters Cost Burden >30%							
0-30% AMI	235	85	50	135	505	78.3%	645
30-50% AMI	205	90	50	165	510	75.0%	680
50-80% AMI	130	45	80	125	380	59.8%	635
All Households	645	250	190	490	1,575	58.2%	2,705
Renters Cost Burden >50%							
0-30% AMI	165	50	35	135	385	59.7%	645
30-50% AMI	130	60	40	65	295	43.4%	680
50-80% AMI	30	10	60	40	140	22.0%	635
All Households	325	120	135	240	820	30.3%	2,705
Owners Cost Burden >30%							
0-30% AMI	45	-	235	45	325	74.7%	435
30-50% AMI	125	35	140	15	315	77.8%	405
50-80% AMI	220	220	210	139	789	68.3%	1,155
All Households	1,830	810	889	573	4,102	49.1%	8,350
Owners Cost Burden >50%							
0-30% AMI	45	-	180	45	270	62.1%	435
30-50% AMI	90	35	40	15	180	44.4%	405
50-80% AMI	155	55	135	135	480	43.0%	1,115
All Households	495	190	414	279	1,378	16.5%	8,350

Source: HUD User Website, CPD Data, City of Beaumont, 2006-2010 CHAS

Cost burdened renters can be assisted by the County of Riverside’s Housing Authority’s Section 8 rental assistance program. However, there are no funding resources to provide financial assistance to owners who are overpaying.

c. Overcrowding

Overcrowding is one result of the shortage of interior living space. Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their

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needs. Consequently, overcrowding is considered a household characteristic instead of a housing structural condition. An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, with fewer persons it becomes "uncrowded". Overcrowding also may be a temporary situation since some households will move to larger housing units to meet space requirements.

HUD CHAS provides estimates of the number of occupants per room based on the 2005-2009 American Community Survey (ACS). The following definitions apply to this topic:

Occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. The figures show the number of occupied housing units having the specified ratio of people per room. Although *the Census Bureau has no official definition of crowded units*, many users consider units with more than one occupant per room to be crowded.

For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table A-8 shows that the HUD CHAS data estimates about 626 crowded households. Of this total, about 96% are "crowded" while only 4% are "severely crowded." Renters comprise the majority of crowded households. Crowded households are an indicator of the need for an increase in the number of 3-bedroom apartment units and bedroom additions to owner occupied housing.

Table A-8
City of Beaumont
Crowding (Households with More than
One Occupant Per Room) by Tenure

Income	Owner	Renter	Total
1.01 to 1.50 occupants per room	238	365	603
1.51 or more occupants per room	23	0	23
Total	261	365	626

Source: U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*

Table construction by Castañeda & Associates

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4. AT-RISK HOUSING ASSESSMENT

a. At-Risk Housing Inventory

According to HCD:

Assisted housing developments are multifamily rental housing complexes that receive government assistance under federal, state, and/or local programs which are eligible to change to market-rate housing due to termination (opt-out) of a rent subsidy contract or other expiring use restrictions (e.g., State or local programs) within the 5-year planning period of the housing element and the subsequent 5-year period.

[Emphasis added]

Rental housing units with long term affordability restrictions and expiration dates prior to 2023 are considered to be potentially “at-risk” of changing to market rate housing. Table A-9 shows that Beaumont has two rent restricted complexes that are at-risk of converting to market rate housing.

**Table A-9
City of Beaumont
Inventory of Affordable Rental Housing at Risk of Converting to Market Rate Housing**

Apartment Community	Number of Affordable Units	Type of Financing	Risk Level	Expiration Date
Beaumont Senior Housing	49	HFDA/Section 8/Section 202	Very High	3/31/2012
Mountain View	80	HFDA/Section 8	Very High	9/17/2011
Total	129			

Source: California Housing Partnership Corporation and Southern California Association of Governments

HCD indicates:

Section 8 contracts, which were originally issued for 15-20 year terms, are now subject to annual renewal. Upon expiration of the Section 8 contract, owners are generally under no obligation to accept a contract renewal and maintain the affordability of the units to lower income households. Section 8 assisted properties include both the HUD older-assisted properties (approximately half of these), and newer assisted properties which were generally financed by HUD under the Section 221(d)(4) program, or by the California Housing Finance Agency (CHFA).

Source: California Department of Housing and Community Development, *Affordable Rental Housing at Risk of Conversion*, page 4

The process of converting affordable housing to market rate housing is a difficult and lengthy process, which requires notices to tenants, local government, local housing authorities and qualified entities. State notice requirements apply to any multifamily rental housing development that receives governmental assistance from specific housing programs including the two listed below:

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- Section 8 project based rental assistance
- Section 202 elderly housing
- Section 515 of the Housing Act of 1949, as amended

Table A-10 summarizes the State notice requirements.

Table A-10
State Preservation Notice Requirements
Pursuant to Government Code Sections 65863.10, 65863.11, and 65863.13

Type of Notice	When	Parties
Intent to Prepay, Terminate, or Expiration of Subsidies	6 and 12 Months	Tenants Affected Public Agencies
Opportunity to Submit a Purchase Offer	12 Months	Qualified Entities
Notice to Affected Public Agencies	6 Months	Affected Public Agencies
Notice of Any Changes	Within 7 business days of any change	Tenants

b. Cost Analysis

The cost analysis involves estimates of the costs to preserve or replace the affordable housing units in the event all were converted to market rate housing.

A cost estimate to preserve the housing is difficult to establish because of many unknown factors. Preservation could occur by providing tenant based rental assistance in 129 housing units located in Beaumont. Preservation by means of rental assistance would annually cost an estimated \$774,000 based on average monthly subsidy of \$500 ($\$500 \times 12 = \$6,000 \times 129 = \$774,000$).

Preservation by means of acquisition and rehabilitation of the at-risk housing units is estimated to cost \$23,013,600 based on assumed cost of \$178,400 per housing unit ($\$178,400 \times 129 = \$23,013,600$).

Replacement by means of new construction is estimated to cost \$30,685,230 based on average per unit cost of \$237,870 ($\$237,870 \times 129 = \$30,685,230$).

(The per unit new construction cost is based on the least costly tax credit project costs. The per unit acquisition and rehabilitation cost is based on 75% of the new construction cost. Source: California Tax Credit Allocation Committee, *Cost Containment and the LIHTC Program*, July 2011 Public Forums.)

c. Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming “at-risk”. Should a property become “at-risk” the City maintains an active list of qualified entities that may have an interest in preserving that property.

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In addition, the City of Beaumont will develop procedures for monitoring and preserving at-risk units, which will include:

- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing have access to applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay.

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The following is a list of current local, state and federal programs.

- HOME Investment Partnerships (HOME) Program
- County of Riverside Housing Authority administers federal and state funds for its public housing projects and government assisted housing units such as the Section 8 Housing Choice Voucher Program (rental assistance). Beaumont is located within the service area of the Housing Authority.
- Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units at affordable rent levels. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation of at-risk housing.
- Preservation Financing Program, operated through California Housing Finance Agency (CHFA), offers tax-exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or individuals that agree to maintain the long-term affordability of projects.

Thirty-two qualified entities that have expressed an interest in preserving the affordability of at-risk housing developments located in Riverside County.

5. SPECIAL HOUSING NEEDS

Special housing needs refer to the needs of populations such as:

- Elderly
- Persons with disabilities
- Persons with developmental disabilities
- Large families
- Farmworkers

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- Families with female heads of household
- Families and persons in need of emergency shelter

a. Elderly

The special housing needs that the elderly potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation, shopping and medical services

The special housing needs of seniors are unique because of the aging process. The housing needs of seniors are often the result of the age, gender, health, and economic status of elderly couples and individuals.

According to the 2010 Census, there are 2,620 elderly households (62+ years of age) –

- 2,188 owners
- 432 renters

The HUD CHAS data estimates that 765 elderly households are cost burdened –

- 585 owners
- 180 renters

Therefore, 27% of elderly owners (585/2,188) and 42% elderly renters (180/432) are cost burdened. Table A-11 shows the number of cost burdened elderly households by tenure and income group.

Table A-11
City of Beaumont
Cost Burdened Elderly Households by Income and Tenure

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	235	50	285
Very Low (31-50%)	140	50	190
Low (51-80%)	210	80	290
Total	585	180	765

Source: U.S. Department of Housing and Urban Development, 2006-2010 CHAS (Comprehensive Housing Affordability Strategy)
Table construction by Castañeda & Associates

While 424 elderly owners are overpaying, there are no ongoing programs to provide monthly financial assistance to such owners. Some homeowners may benefit from the County's rehabilitation programs and some may need financial counseling to reduce overpaying.

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Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program which is administered by the Riverside County Housing Authority. Another important housing resource for the elderly is existing stock of mobile homes.

b. Persons with Disabilities

Some key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation
- Assistance in locating housing or in securing shared housing
- Housing with design features that facilitate mobility and independence

The majority of housing units in most communities lack features such as ramps, extra wide doors, raised toilets, hand rails, lowered counters, or slip-resistant floors that would make them suitable for, or readily adaptable, to people with mobility limitations and people using assistive technology. The majority of existing dwellings are inaccessible to people with a mobility impairment.

The 2010 American Community Survey asks respondents about six different types of disabilities:

- Hearing difficulty – “deaf or [had] serious difficulty hearing.”
- Vision difficulty – “blind or [had] serious difficulty even when wearing glasses.”
- Cognitive difficulty – “serious difficulty concentrating, remembering, or making decisions.”
- Ambulatory difficulty – “serious difficulty walking or climbing stairs.”
- Self-care difficulty – “difficulty dressing or bathing.”
- Independent living difficulty – “difficulty doing errands alone such as visiting a doctor’s office or shopping.”

About 2,950 disabled persons live in Beaumont. The elderly have the highest rate of disabilities as 29.6% of all people 65 years of age or older report one or more disability. Table A-12 shows the number and percentage of disabled persons by age group.

Disabled householders could benefit from programs that provide assistance to retrofit their homes. One component of the County housing rehabilitation programs provides such assistance.

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Table A-12
City of Beaumont
Disability Status of Civilian Non-institutionalized
Population by Age Group – April 2010

Age Group	Total Population	Disabled Population	Percent Disabled
< 5 years	3,369	17	0.5%
5-17 years	7,678	238	3.1%
18-64 years	21,858	1,574	7.2%
65 years +	3,761	1,113	29.6%
Total	36,666	2,942	8.0%

Note: Total population per Census is 36,877 with 211 institutionalized persons residing in Beaumont. No institutionalized persons less than 5 years of age. 74 subtracted from the 5-17 age group, 9 institutionalized persons are subtracted from the 18-64 years of age total population and 128 are subtracted from the 65+ age group total.

Sources: 2010 Census Summary File 1, Table P12 Sex by Age (total population by age group)

2010 Census Summary File 1, Table QT-P13 Group Quarters Population by Sex, Age, and Type of Group Quarters: 2010 (institutionalized population by age group)

Source: American FactFinder, U.S. Census Bureau, *2010 American Community Survey 1-Year Estimates, Table S1810, Disability Characteristics*

c. Persons with Developmental Disabilities

According to Section 4512 of the 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 mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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 State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center (IRC) which serves both Riverside and San Bernardino counties, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to

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individuals with developmental disabilities and their families. There is a field office located in the City of San Bernardino at 1365 South Waterman Avenue.

The Inland Regional Center serves 25,000 developmentally disabled persons residing in the Counties of Riverside and San Bernardino. Beaumont’s proportionate share of the two-county developmentally disabled population is 350 persons. To better serve the needs of its consumers, Inland Regional Center designed programs according to age, specialization, and geographic location. Categories include Early Start/Prevention, 0-3; School, 3-15; Transition, 16-22; Adult, 23-59; and Senior, 60+.

There are a number of housing types appropriate for people living with a development 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.

Section 2 – Housing Program - describes program to address the needs of developmentally disabled persons.

d. Large Families

HCD defines large families as consisting of five or more persons. Lower income, large families need three, four or five bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher costs than smaller units, affordability is another key need of large families/households.

According to the 2010 Census, there are 2,289 large family households – 1,599 owners and 690 renters

The HUD CHAS data estimates that 475 large family households are cost burdened – 255 owners and 220 renters

Therefore, 16% of the large family owners (255/1,599) and 32% of large family renters (220/690) are cost burdened. Table A-13 shows the number of large family households by household size and tenure. Table A-14 shows the number of cost burdened large family households by tenure and income group.

**Table A-13
City of Beaumont
Large Families by Tenure - 2010**

Large Families	Owners	Percent	Renter	Percent	Total	Percent
5 Persons	875	71.3%	352	28.7%	1,227	53.6%
6 Persons	409	67.6%	196	32.4%	605	26.4%
7 Persons+	315	68.9%	142	31.1%	457	20.0%
Total	1,599	69.9%	690	30.1%	2,289	100.0%

Source: American FactFinder, Census 2010, Summary File 1, Table H16: Tenure by Household Size

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Table A-14
City of Beaumont
Cost Burdened Large Families by Tenure and Income Group

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	0	85	85
Very Low (31-50%)	35	90	125
Low (51-80%)	220	45	265
Total	255	220	475

Source: U.S. Department of Housing and Urban Development, 2006-2010 CHAS (Comprehensive Housing Affordability Strategy)
Table construction by Castañeda & Associates

e. Farmworkers

HCD guidance indicates that a housing element should estimate the number of permanent and migrant farmworkers within the community. A farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.”

[Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition]

Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Using recent American Community Survey data, the Southern California Association of Governments (SCAG) has estimated that Beaumont has 63 residents employed in farming occupations. These resident *housed* “farmworkers” who may reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the CHAS housing needs, and estimates of existing and projected housing needs produced by SCAG. Consequently, the resident low-income “farmworker” households – if any -- would be included among all the households. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding, and living in substandard housing.

f. Female Householders

Some important housing needs of female householders include:

- Affordable housing
- Housing developments that provide supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space

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Table A-15 shows that there are 2,814 female householders live in the City. That number represented about one-fourth of all the City’s householders. About 1,450 female householders live with a family and 1,100 live alone. About 18% of all female householders are 65 years of age or older and live alone. Potential housing needs include rental assistance and assistance with home maintenance and repairs for owner female householders living alone.

**Table A-15
City of Beaumont
Female Householders by Tenure – 2010**

Type of Household	Owner	Renter	Total	Percent
Family, No Husband	766	686	1,452	51.6%
Living with others	172	80	252	9.0%
Living Alone				
<65 Years	425	189	614	21.8%
65 Years+	366	130	496	17.6%
Subtotal Living Alone	791	319	1,110	39.4%
Total	1,729	1,085	2,814	100.0%
Percent	61.4%	38.6%		

Source: 2010 Census Summary File 1 (SF 1), Table QT-H3 Household Population and Household Type by Tenure: 2010
Table construction by Castañeda & Associates

g. Families and Persons in Need of Emergency Shelter

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in an emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Generally there are two forms of homelessness-the “permanent homeless” who are the transient not visible homeless population, and the “temporary homeless”, who are homeless due to evictions and may stay with friends, family or in a shelter until obtaining a permanent residence. As a result of their transient nature, it is difficult to get an exact count on the number of homeless in a given area at any given time.

Beaumont has an estimated 49 unsheltered homeless of which about 20 are chronically homeless. The homeless estimates are based on the *2011 County of Riverside Homeless Count & Survey – Comprehensive Report*. The *Report* presents the following summary:

The 2011 County of Riverside Homeless Survey revealed a diverse population with many different needs; however, some consistent themes emerged from the results. The survey showed that 55% of homeless persons were over the age of 40 and 51% had been homeless for one year or more. Forty-five percent (45%) of survey respondents were White/Caucasian, 27% were Hispanic/Latino, and 19% were Black/African American. Sixty-nine percent (69%) of survey respondents reported that they had one or more disabling conditions. Forty-two percent (42%) of survey respondents reported that

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they were currently experiencing substance abuse issues, highlighting the critical importance of integrated support services. Further, 31% of respondents reported experiencing mental illness and/or severe depression and 14% of respondents reported experiencing domestic violence at the time of the survey.

6. PROJECTED HOUSING NEEDS

a. Population Trends and Projections

Over the past 33 years, the City's population grew by nearly 40,000 persons. The largest population gains happened in the 10 years between 2000 and 2010. Table A-16 shows the population trends during the past three decades.

Table A-16
City of Beaumont
Population Growth Trends - 1980 to 2013

Year	Population	Incremental Increase	Incremental % Increase	Cumulative Increase	Cumulative % Increase
1980	6,818				
1990	9,685	2,867	42.1%	2,867	42.1%
2000	11,384	1,699	17.5%	4,566	67.0%
2010	36,877	25,493	223.9%	30,059	440.8%
2013	39,776	2,899	7.9%	32,958	483.4%

Source: U.S. Census of Population and Housing for years 1980, 1990, 2000 and 2010 State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State 2012, with 2010 Benchmark* Sacramento, California, May 2013.
Table construction by Castañeda & Associates

The population growth projections indicate considerable growth. The SCAG 2012 RTP Forecast shows an increase of 22,900 persons and 7,800 households between 2008 and 2020.

b. Employment Trends and Projections

Employment generates income, which leads to effective housing demand and housing choice. The *2009-2011 American Community Survey* reports a civilian labor force of 17,272 of which 8.8% are unemployed.

Table A-17 shows the industries in which the 17,272 civilian employed population work. The two largest employment sectors are: educational services, and health care and social assistance and retail trade.

Few residents work in Beaumont as there are only 5,570 jobs located in Beaumont of which 41% are in Education, Health and Social Services (1,275) and Retail Trade (1,025). [Source: Southern California Association of Governments, "Jobs by Industry by Place of Work for Places with Population 20,000 or Above from the 2006-2008 Census Transportation Planning Package"]

The SCAG 2012 RTP Forecast shows an increase in employment of 3,500 jobs between 2008 and 2020.

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**Table A-17
City of Beaumont
Civilian Employed Population by Industry**

Industry	Civilian Employed Population	Percent Distribution
Agriculture, forestry, fishing and hunting, and mining	34	0.2%
Construction	1,216	7.0%
Manufacturing	917	5.3%
Wholesale Trade	1,075	6.2%
Retail Trade	2,469	14.3%
Transportation and warehousing and utilities	597	3.5%
Information	186	1.1%
Finance and Insurance, and real estate and rental and leasing	697	4.0%
Professional, scientific, and management, and administrative and waste management service	1,431	8.3%
Educational services, and health care and social assistance	4,563	26.4%
Arts, entertainment, and recreation, and accommodation and food services	1,236	7.2%
Other services, except public administration	952	5.5%
Public administration	1,899	11.0%
Total	17,272	100.0%

Source: American FactFinder, American Community Survey (ACS) 2009-2011 3-Year Estimates, Table DP03: Selected Economic Characteristics. Census 2010, Summary File 1, Table DP-1: Profile of General Population and Housing Characteristics.

Note: ACS percentages were applied to Census 2010 population numbers. Percent in the Labor Force (64.4%) applied to the 2010 population (26,820) 16 years+.

c. Share of Regional Housing Needs

Pursuant to State law, SCAG has allocated to each city and county in the region its share of the regional housing need. The regional share includes new housing need to -

- Accommodate household growth
- Replace units lost from the inventory due to demolitions, fires and other causes
- Provide a healthy vacancy rate

The City's share of the regional housing need for the period from January 1, 2014 to October 1, 2021 is 5,250 housing units. Table A-18 shows number of housing units needed for five income groups.

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Table A-18
City of Beaumont
Share of Regional Housing Needs
January 1, 2014 – October 1, 2021

Income Category	Number	Percent
Extremely Low	644	12.3%
Very Low	623	11.9%
Low	854	16.3%
Moderate	969	18.4%
Above Moderate	2,160	41.1%
Total:	5,250	100.0%

Source: Southern California Association of Governments, 5th Cycle Final Regional Housing Needs Assessment Allocation Plan, adopted by the Regional Council on October 4, 2012

C. SITES INVENTORY AND ANALYSIS

1. INTRODUCTION

Section 65583(a)(3) states that a housing element must include:

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.

Section 65583.2(a) states that the inventory of land suitable for residential development –

...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels....”

As shown in Table A-18 the City's share of the regional housing need is 5,250 new housing units in order to accommodate household growth, replacement of housing units lost from the inventory, and a vacancy adjustment. Sites to accommodate the housing needs are identified as follows:

- Eight sites have a combined capacity of almost 4,900 low density housing units. These sites accommodate the above moderate income housing need of 2,160 housing units.
- Sites to accommodate the moderate income housing need of 969 housing units include approved housing sites, Urban Village Specific Plan, vacant residential sites and vacant mixed-use sites.
- Sites to accommodate the lower income need of 2,121 housing units include the Beaumont Commons, Oak Valley Senior Center, and Urban Village Specific Plan.

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2. SITES TO ACCOMMODATE THE ABOVE MODERATE INCOME HOUSING NEED

Government Code Section 65583.2(c) states:

“...a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period.”

Table A-19 describes the eight sites that can accommodate the above moderate income housing need of 2,160 housing units. The combined capacity of the eight sites is almost 4,900 low density, single-family housing units. Residential densities range from 1.8 to 4.9 dwelling units per acre. Exhibit A-1 shows the locations of the above moderate income housing sites.

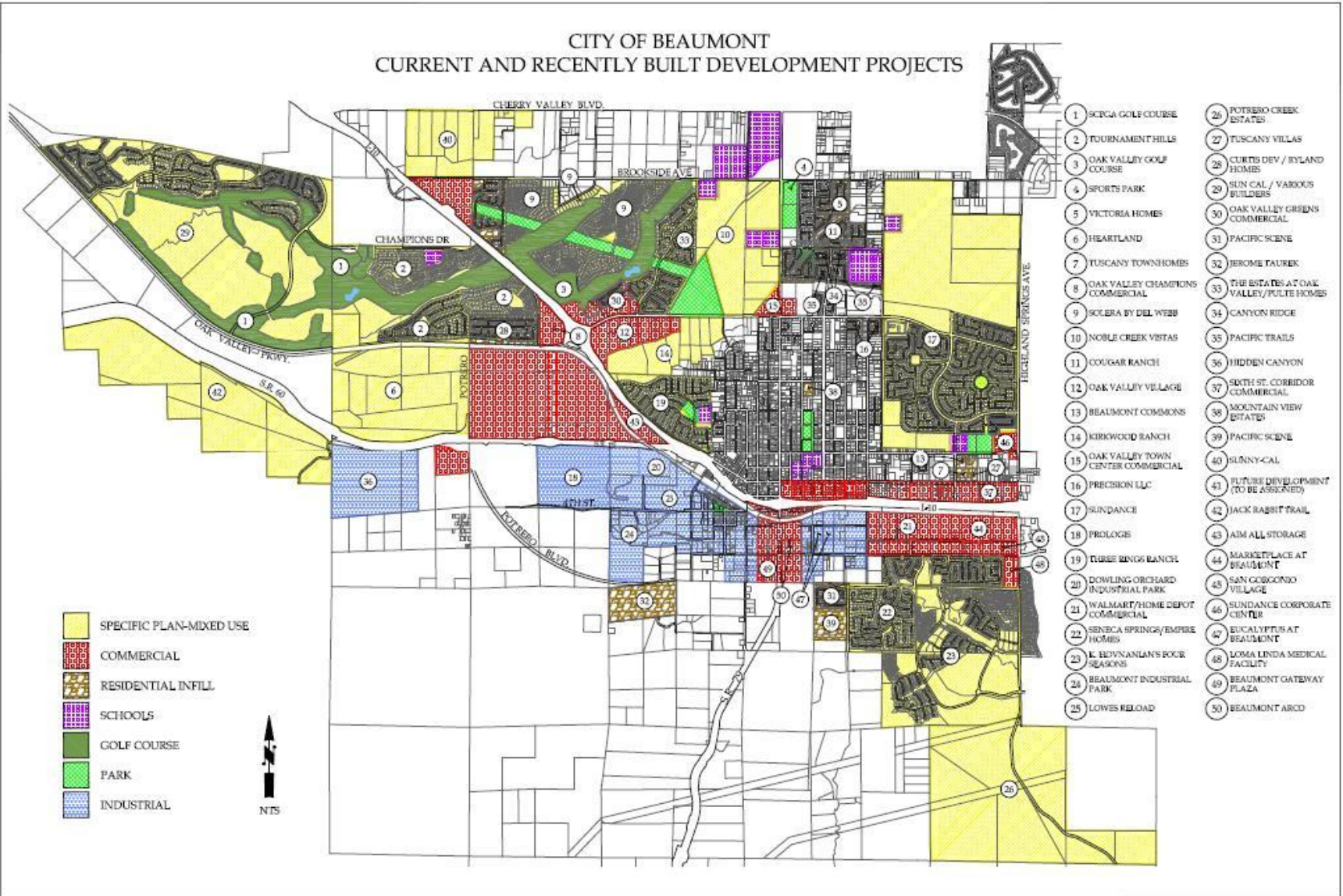
APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

**Table A-19
City of Beaumont
Sites Accommodating the *Above Moderate Income* Housing Need
Housing Capacity of Approved Projects Not Under Development**

Project Name	Geographic Identifier	General Plan	Zone District	Size (Acres)	Housing Units	Density (DUs/Ac)	Project Status
Tract No. 32850	E/Manzanita Park Rd.; N/First Street	Rural Residential	Rural Residential (RR)	29.09	95	3.2	Tract 32850 Approved
Tournament Hills 3 TM 36307	N/Oak Valley Parkway; 1 mile west of Desert Lawn Dr.	Single-Family Residential	Specific Plan Area (SPA)	63.56	233	3.6	Tract 31288, Amendment to Oak Valley Specific Plan 10-TM-01 Submitted
Taurek Tract No. 31162	S/Fourth St.;W/Viele Ave.; Outside Beaumont City Limits	Rural Residential		130.0	244	1.8	Tentative Tract Map Submitted; Annexation, Map and EIR Pending Public Hearing
Kirkwood Ranch	N/I-10; S/Oak Valley Parkway	Single-Family Residential	Specific Plan Area (SPA)	128.0	403	3.1	Specific Plan (1991); Tentative Tract Map 27357 Approved
Sunny-Cal Specific Plan	North of Brookside and West of I-10	Specific Plan		216.05	571	2.6	Specific Plan/Annex. Pending
Noble Creek Vistas	N/14 th St.; W/Beaumont Ave.	Single-Family Residential	Specific Plan Area (SPA)	222.5	648	2.0	Specific Plan/Annex. Complete
Potrero Creek Estates	S/I-10;W/Highland Springs Ave.	Rural Residential	Specific Plan Area (SPA)	307.8	700	2.2	Specific Plan 1989
Jack Rabbit Trail	S/SR60;W/Jack Rabbit Trail	Rural Residential		402.0	2,000	4.9	Specific Plan/Annex. Pending
Total				1,499	4,894	3.3	

Source: City of Beaumont Planning Department, *Major Project Status as of May 30, 2013*
Table construction by Castañeda & Associates

CITY OF BEAUMONT
CURRENT AND RECENTLY BUILT DEVELOPMENT PROJECTS



APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

3. SITES TO ACCOMMODATE THE MODERATE INCOME HOUSING NEED

The RHNA allocates a moderate-income housing need of 969 housing units. The following sites accommodate the moderate income housing need:

➤ Approved Housing Sites	584
➤ Urban Village Specific Plan	336
➤ Urban Village Specific Plan – Rezoning	<u>64</u>
	984

a. Approved Housing Sites

Five approved housing sites have a combined capacity of 584 housing units. The densities of the five sites range from 11.5 to 19.5 housing units per acre. Exhibit A-1 shows the locations of the above moderate income housing sites.

Table A-20
City of Beaumont
Housing Sites Approved for Moderate Income Housing – September 1, 2012

Project Name	Geographic Identifier	General Plan	Zone District	Size (Acres)	Housing Units	Density (DUs/Ac.)	Project Status
Pennsylvania Avenue Apartments	850 Pennsylvania Ave.	Multi-Family Residential	Residential Multi-Family (RMF)	0.41	8	19.5	Plot Plan (12-PP-03) Submitted Pending Public Hearing
8 th Street Condos	1343 E. 8 th St.	Multi-Family Residential	Residential Multi-Family (RMF)	1.39	16	11.5	Plot Plan Approved (07-PP-02)
American Villas	693 W. American Ave.	Multi-Family Residential	Residential Multi-Family (RMF)	2.3	36	15.6	Plot Plan Approved (07-PP-08)
Tuscany Townhomes	Xenia and 8 th St.	Multi-Family Residential	Residential Multi-Family (RMF)	10.9	188	17.2	Plot Plan Approved (06-PP-14)
Urban Village Specific Plan	Refer to Table A-21	Specific Plan	Specific Plan Area (SPA)	21.0	336	16.0	Approved
Totals				36.0	584	16.2	

Source: City of Beaumont Planning Department, *Major Project Status as of May 30, 2013*
 Table construction by Castañeda & Associates

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

b. Urban Village Specific Plan

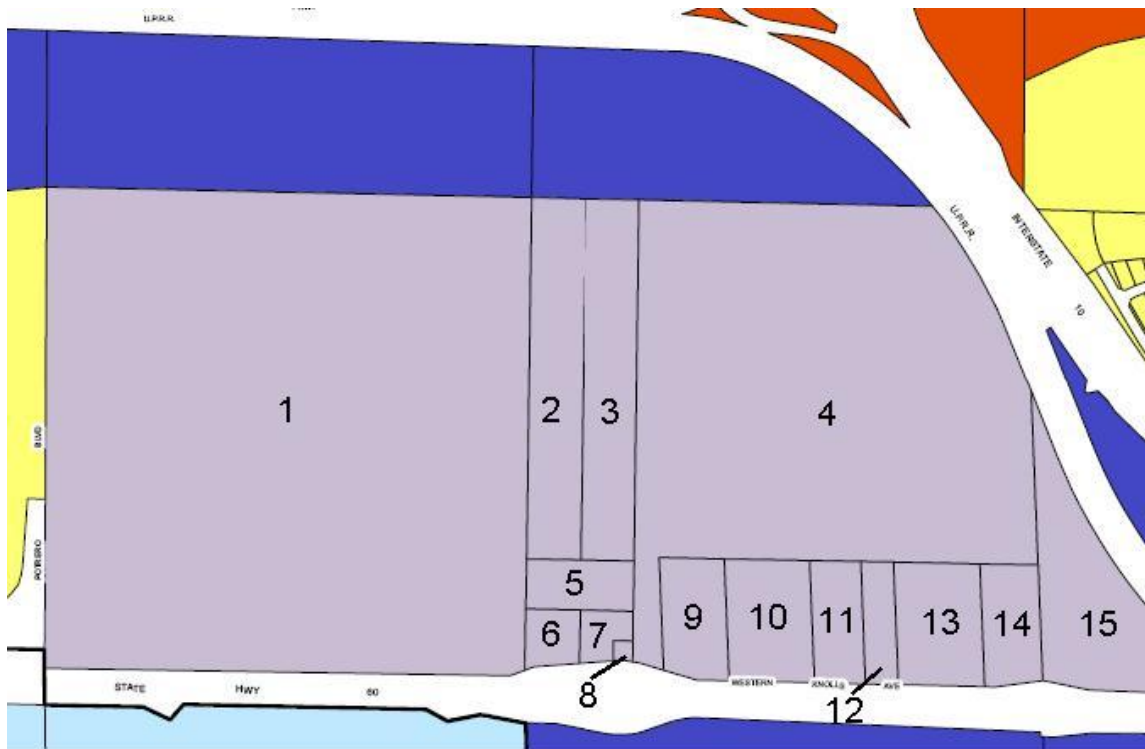
The Urban Village Specific Plan Overlay applies to an area of Beaumont located between the I-10 and the SR-60 Freeways. The General Plan allows three land use types: a regional commercial center, higher density residential development, and open space/recreation. The Urban Village Specific Plan Overlay permits by right the following residential land uses:

- Accessory Rental Units (“Granny Flats”)
- Congregate Care Facilities
- Duplexes
- Multi-Family Apartments
- Planned Residential Development
- Senior Housing Developments

The Urban Village Specific Plan, as described in Section 17.03.130 of the Zoning Ordinance, designates 21 acres for housing at a density of 12-20 housing units per acre. The housing capacity is 336 housing units based on an average density of 16 dwelling units per acre. The City plans to rezone an additional four acres at a density of 12-20 housing units per acre to increase housing capacity by 64 housing units.

Exhibit A-2 shows the boundaries of the Urban Village Specific Plan.

EXHIBIT A-2 – URBAN VILLAGE SPECIFIC PLAN OVERLAY



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Table A-21 identifies the existing uses and vacant parcels by assessor parcel number. The entire Urban Village is 315 acres. The area has a few developed parcels. However, these existing land uses are not high intensity or high value developments and will not impede future development. The residential development planned for the Urban Village can be constructed on vacant sites. The area is bank-owned.

Site #16 accommodates a portion of the moderate income housing need and a portion of the lower income housing need. The Urban Village Zoning Overlay District requires that 25 acres be developed at a density of 12-20 dwellings per acre and that 90 acres be developed at a minimum density of 20 dwellings per acre. As no maximum is established, housing capacity is based on a density 24 dwellings per acre.

**Table A-21
Vacant Land in Acres and Existing Uses By Assessor Parcel Number
General Plan Land Use Element Designation: Urban Village Overlay
Zoning Designation: Urban Village Overlay District**

Site Number	Assessor Parcel Number	Existing Uses	# of Acres	Housing Capacity 12-20 dus/ac ¹	Housing Capacity 24 dus/ac ²
1	414-130-011	Vacant	0.89		
2	414-130-012	Vacant	13.61		
3	414-120-004	Vacant	91.5		
4	414-120-006	Vacant	4.66		
5	414-120-009	SFR	4.47		
6	414-120-010	Vacant	13.16		
7	414-120-011	Vacant	13.15		
8	414-120-012	Vacant	3.8		
9	414-120-013	Vacant	2.04		
10	414-120-015	Yankee Mini Storage	6.9		
11	414-120-016	SFR	5		
12	414-120-017	Vacant	1.76		
13	414-120-018	4Plex	0.27		
14	414-120-019	RV Sales	7.12		
15	414-120-020	Towing	2.72		
16	414-120-022	Vacant ³	25	400	
16	414-120-022	Vacant ³	90		2,160
Total			115	400	2,160

¹Accommodates moderate income housing need

²Accommoates lower income housing need

³The size of the entire parcel is 144.38 acres

Note: Vacant parcels typically do not have addresses assigned and are designated solely by their assessor parcel number.

Note: Street name for parcels 5, 10, 11, 13, 14, 15 and 16 is Western Knolls. No other parcels have a street name.

Source: Assessor parcel information obtained from Realist and confirmed through field work conducted by Castaneda and Associates on June 2, 4 and 11 2009. APNs reconfirmed in April 2013.

Table construction by Castañeda & Associates

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Water and sewer is in place at the western edge of the Urban Village and it sized to accommodate the development of the site. A bridge has been constructed to link this “plateau” to Oak Valley Parkway and I-10 (across San Timoteo Creek). Construction will start in 2013 on a new interchange at Potrero Boulevard/SR 60.

4. SITES TO ACCOMMODATE THE LOWER INCOME HOUSING NEED

a. Beaumont’s Default Densities and Affordable Housing Densities

The RHNA allocates a lower income housing need of 2,121 housing units. Beaumont’s “default density” was revised upward from a minimum of 20 to 30 dwelling units per acre. HCD explains the change as follows:

Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the Department must accept that density as appropriate in its review.

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners and advocates through the Housing Element Working Group which was convened by the Department in 2003. Default densities are established using population based criteria as detailed in [Government Code] 65583.2(b)(i) through (iv) and 65583.2(d) through (f) as summarized below:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

Because of Beaumont’s population growth, the default density is now 30 instead of 20 housing units per acre. A density of 20 dwelling units per acre can still facilitate the development of affordable housing in Beaumont for the following reasons:

- Land values are currently lower than they were in 2008.
- Often construction costs increase as densities increase; in other words the value of an increased density can be diminished by a rise in construction costs.
- The vast majority of affordable housing communities within the Beaumont Market Area have been developed at densities below 20 dwelling units per acre.
- Non-profit housing developers such as Jamboree Housing Corporation have indicated that densities in the range of 20-24 housing units per acre are appropriate for affordable housing development and facilitate the financial feasibility of developing affordable housing.
- Four State agencies are in the process of completing a major affordable housing cost study which may contribute to a better understanding of key cost drivers, including minimum densities.

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Table A-22 lists nine family and two senior affordable housing developments located within the Beaumont Housing Market Area. Nine of the 11 developments have densities of less than 20 dwelling units per acre.

**Table A-22
Residential Densities of Affordable Apartment Complexes
Developed in the Beaumont Housing Market Area**

City/Project	Lot Size	Units	Density
Beaumont			
Orchard Park Apartments	9.90	144	14.55
Noble Creek Apartments	8.76	108	12.33
Mountain View Apartments	7.88	80	10.15
Banning			
426 E. Nicolet Street	7.46	82	10.99
555 N. Hathaway Street	6.78	82	12.09
Desert Hot Springs			
65921 Flora Avenue	4.77	62	13.00
66765 Two Bunch Palms Trail	9.58	94	9.81
Moreno Valley			
Perris Isle Senior Housing 12960 Perris Boulevard	6.26	189	30.19
Oakwood Apartments 15170 Perris Boulevard	19.16	241	12.58
Palm Desert			
Palm Village 73650 Santa Rosa Way	1.29	38	29.4
La Roca Villas 42205 Eagle Lane	2.65	27	10.2

Source: California Tax Credit Allocation Committee, Active Projects Receiving Tax Credits 1987-2013 YTD, USDA Project History, City Housing Elements, Realist Property Profiles, Assessor Parcel Information, and aerial photographs

Table construction by Castañeda & Associates

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

b. Vacant and Underutilized Site Accommodating the Lower Income Housing Need

Table A-23 shows the sites that accommodate the City's share of the regional housing need for lower income housing. The combined capacity of the sites is 3,253 housing units which exceeds the City's share of the regional housing need. Residential densities range from 22 to 30 dwelling units per acre.

**Table A-23
City of Beaumont
Housing Sites for Lower Income Housing – May 2013**

Project Name	Geographic Identifier	General Plan	Zone District	Size (Acres)	Housing Units	Density (DUs/Ac.)	Project Status
Beaumont Commons	Xenia between 6 th & 8 th Streets	Multi-Family Residential	Residential Multi-Family (RMF)	4.14	120	30	Plot Plan Approved Affordable Housing (06-PP-16)
Oak Valley Senior Center	Northwest Corner of Oak Valley Parkway & Oak Valley Dr.	Community Commercial	Community Commercial (CC)	4.41	132	30	Conditional Use Permit Submitted; Pending Public Hearing
Urban Village Specific Plan ¹	Refer to Table A-21	Specific Plan	Specific Plan Area (SPA)	90.00	2,160	24 ¹ No maximum density	Zoning Approved
8 th Street Multi-Family Residential	Refer to Table A-24	Multi-Family Residential	Residential Multi-Family (RMF)	Lot sizes vary	450	22	Zoning Approved
6 th Street Mixed Use	Refer to Table A-25	Commercial Residential	Commercial General C-G	32.21	391	24	Zoning Approved
Total				98.55+	3,253		

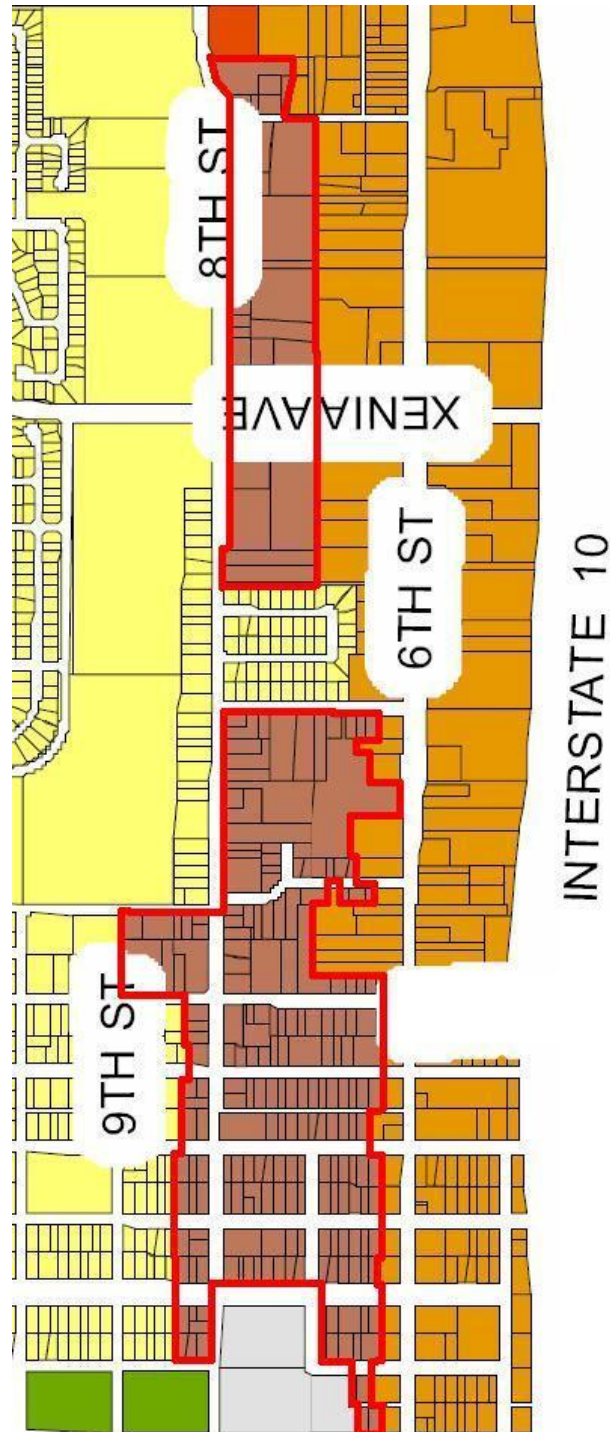
¹The Specific Plan designates 90 acres at a minimum density of 20 dwelling units per acre; no maximum is established by the Specific Plan.

c. Vacant Residential Sites - 8th Street Multi-Family Residential

1. General Plan and Zoning Designations

The 8th Street Multi-Family Residential Area refers to an area located mainly along 8th Street between Orange Avenue and Highland Springs Avenue. Exhibit A-3 delineates the area boundaries. Most of the lots situated in the area bounded by Palm Avenue, 6th Street, Pennsylvania and 8th Street have a General Plan designation of Multi-Family Residential and a Zoning designation of Residential Multi-Family (RMF). Other parcels located along 8th Street also have these two designations.

**EXHIBIT A-3
8TH STREET MULTI-FAMILY RESIDENTIAL SITES**



Housing in the R-MF Zone requires a minimum lot area of 6,000 square feet, a minimum of 1,980 square feet of lot area per dwelling (22 dus/ac) and an average lot width of 60 feet and a minimum average lot depth of 100 feet. This means that a triplex, for example, could be constructed on a lot as small as 6,000 square feet.

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The area occupied by all structures in the R- MF zone shall not exceed 70% of the lot area. This provision may be modified through the application of the City's Density Bonus Ordinance.

2. Housing Capacity

The housing capacity is estimated on the basis of a density of 22 dwelling units per acre, or a minimum lot area per dwelling of 1,980 square feet. R-MF lots having 6,000 square feet have the physical capacity to accommodate a triplex. After accounting for the space needed for setbacks and parking and the maximum lot coverage of 70%, there is sufficient space to develop a triplex. The City established the various development standards, especially the minimum lot area, so that three dwellings physically can be constructed on a 6,000 square foot lot.

Table A-24 identifies the *vacant* sites located in the 8th Street residential area. An estimated 450 housing units can be developed on the vacant R-MF sites located in the 8th Street residential area.

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**Table A-24
City of Beaumont
Sites Inventory and Analysis: 8th Street Multi-Family Residential Area
General Plan/Zoning: Multi-Family Residential (22 dus/ac)
Inventory of Vacant Land**

Assessor Parcel Number	House Number	Street Name	Lot Sq. Ft.	Housing Capacity
415-301-008		See Note	13,068.0	6
415-303-004		See Note	17,859.6	9
418-043-002		See Note	10,018.8	5
418-043-019	728	Chestnut	14,374.8	7
418-053-005	636	Chestnut	10,018.8	5
418-031-010	662	Michigan	10,018.8	5
418-031-020	673	Massachusetts	10,018.8	5
418-032-029		See Note	16,552.8	8
418-020-008		See Note	435.6	0
418-020-027		See Note	12,632.4	6
418-020-032		See Note	12,632.4	6
418-020-033		See Note	13,068.0	6
418-020-034		See Note	17,859.6	9
419-222-003	1341	8th	10,454.4	5
419-222-011 ¹	1343	8th	54,885.6	27
419-222-022 ²		See Note	21,780.0	11
419-222-018		See Note	22,651.2	11
419-222-019	743	American	9,583.2	5
419-222-020		American	56,192.4	28
419-222-021	693	American	43,560.0	22
419-170-016		See Note	114,127.2	57
419-170-017		See Note	16,552.8	8
419-170-018		See Note	40,946.4	20
419-170-022		See Note	20,037.6	10
419-170-026		See Note	17,424.0	8
419-170-027		See Note	121,096.8	61
419-160-005		See Note	142,441.2	71
419-160-024		See Note	20,908.8	10
419-150-020		See Note	13,503.6	6
419-150-022	790	Allegheny	14,810.4	7
419-150-030		See Note	13,503.6	6
Total				450

¹Abandoned house on large lot

²Has become vacant since the prior survey was completed in 2009.

Note: Vacant parcels typically do not have addresses assigned and are designated solely by their assessor parcel number.

Source: Assessor parcel information obtained from Realist and confirmed through field work conducted by Castañeda & Associates on April 18, 2013

Table construction by Castañeda & Associates

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

d. Vacant Sites - 6th Street Mixed-Use Commercial/Residential (California Avenue to Highland Springs Avenue)

1. Land Use and Zoning Designations

According to the Zoning Ordinance:

The Sixth Street Overlay applies to areas with a base underlying zoning of C-G (Commercial General), located on either side of Sixth Street between California Avenue and Highland Springs Avenue. This overlay provides for the development of mixed uses (residential and/or commercial), with a required minimum lot area of one (1) acre, within the area included in this Zone District. For all mixed use projects (combination of residential and commercial), fifty (50) percent of the lot area shall be devoted to housing, at a permitted density range of 20-24 units per acre.

Exhibit A-4 (page A-36) shows the boundaries of the 6th Street Mixed Use District.

2. Inventory of Vacant Mixed Use Sites

Through assessor information, aerial photographs and field research, seven vacant mixed use site areas were identified. The seven areas are listed below:

- Area 1-Three parcels along the western side of Pennsylvania between 6th Street and the I-10 Freeway.
- Area 2-Nine sites south of 6th Street and east of Pennsylvania.
- Area 3-One parcel on the south side of 6th Street at approximately 1400 6th Street.
- Area 4-One parcel with a boarded-up single family dwelling located at 1406 6th Street.
- Area 5-One parcel on the north side of 6th Street located 1462 6th Street.
- Area 6-Five parcels on the north side of 6th Street just west of Allegheny.
- Area 7-Two parcels at approximately 700 Highland Springs Avenue and one parcel at approximately 700 Allegheny.

Exhibit A-4 delineates the boundaries of the seven areas. Table A-23 identifies the assessor parcel number, parcel size and housing capacity.

3. 6th Street Lot Consolidation Program

In order to maximize the mixed use development potential along the 6th Street corridor the City will implement an aggressive Lot Consolidation Program. The Program, which is described in Section 3, is modeled after HCD's sample lot consolidated program. Lot consolidation will be facilitated because a few owners own multiple lots. One person owns seven lots; one firm owns five lots, and three persons own two lots each.

4. Mixed-Use Incentives Program

A Mixed Use Incentives Program is described in Section 3. Incentives to encourage and facilitate mixed-use development could include:

- Development of a 6th Street Specific Plan
- Public infrastructure improvements

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

- Reduced and/or shared parking
- Expedited processing
- Fee deferrals, reductions or waivers

5. Housing Capacity

The total housing capacity on mixed use sites is 391 housing units. Because of the lot consolidation and mixed use incentives, it is anticipated that that all lots will meet the 1-acre minimum threshold. Housing capacity is based on the lot size times 50% times 24 dwelling units per acre. For example:

APN 419-150-050 is 1.48 acres in size times .50 = .74 acres X 24 = 18 (rounded up)

In Table A-25, Assessor Parcel 419-213-039 is 1.8 acres in size and the adjacent 3.66 acre site has been added for a total size of 5.46 acres. The adjacent parcel has low intensity uses – a deteriorating mobile home park and motorcycle dealership – that will not impede future development. The economic recovery and the highest and best use potential of this site should stimulate new mixed use development.

In Table A-25, Assessor Parcel 419-202-015 is 1.91 acre in size and the adjacent 2.50 acre site has been added for a total size of 4.41 acres. The adjacent parcel has low intensity uses – an older motel and garden center – that will not impede future development. The economic recovery and the highest and best use potential of this site should stimulate new mixed use development.

The total housing capacity of the 6th Street mixed use sites is 391 housing units.

EXHIBIT A-4
MIXED USE SITES – 6TH STREET VACANT SITES



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**Table A-25
City of Beaumont 6th Street Vacant Parcels
General Plan: General Commercial
Zoning: C-G Commercial, General Zone**

Assessor Parcel Number	Size (Acres)	Capacity
Area 1		
418-122-028	1.33	16
418-122-021	1.00	12
418-160-006	0.33	4
Subtotal	2.66	32
Area 2		
418-123-003	1.22	15
418-123-005	0.92	11
418-123-006	0.58	7
418-123-007	0.33	4
418-123-008	1.01	12
418-123-009	0.91	11
418-123-011	0.31	4
418-123-012	0.17	2
419-250-004	0.51	6
419-250-006*	0.46	6
Subtotal	6.42	78
Area 3		
419-190-014	5.32	64
Area 4		
419-213-039	1.80 + 3.66 = 5.46	66
Area 5		
419-202-015	1.91 + 2.50 = 4.41	53
Area 6		
419-160-012*	0.35	4
419-160-013*	0.30	4
419-160-014*	0.65	8
419-160-015	0.39	5
419-160-016	0.30	4
419-160-017	1.56	19
419-160-019	0.51	6
419-160-020	0.82	10
Subtotal	4.88	60
Area 7		
419-150-026	0.79	10
419-150-027	0.79	10
419-150-050	1.48	18
Subtotal	3.06	38
Grand Total	32.21	391

*Additional vacant parcels since the first survey was completed on June 2, 4 and 11, 2009

5. ENVIRONMENTAL CONDITIONS

Section 65583.2 (b)(4) states that the inventory of sites shall include:

A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation of which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

HCD indicates that:

The element should include a general description of any constraints to the development of residential projects. Examples of such environmental constraints may include hillside development, flood zones, wetlands, fault lines, contamination, and contracts such as Williamson Act land or easements.

The City adopted a General Plan Update in March 2007. An Environmental Impact Report was prepared for the Beaumont General Plan Update (EIR SCH No. 2004061001). The General Plan EIR analyzed the impacts all residential entitled projects, including those specific projects identified in the previous tables. Consequently, environmental constraints on the specific sites/projects identified in these tables were considered in the General Plan EIR, as well as project specific EIRs. Therefore, there are no environmental constraints that would impede the development of housing at the capacities identified in the sites inventory and analysis.

The General Plan, EIR and CEQA findings addressed the potential impacts of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan). The MSHCP is a comprehensive, multi- jurisdictional Habitat Conservation Plan focusing on conservation of species and their habitats. Land use plans and policies articulated within the General Plan Update were developed consistent with provisions of the MSHCP. In this regard, the General Plan Update land use plan preserves and maintains significant contiguous habitat areas providing for protection and preservation of valuable biological resources. More specifically, General Plan Update Resource Management Elements Policies 11 through 13, and supporting implementation programs, provide for the promotion of development concepts that preserve sensitive biological resources, including open space areas and conservation areas.

In addition, the General Plan, EIR and CEQA findings addressed impacts on agricultural lands. Within the larger General Plan Area, approximately 9,000 acres is vacant and undeveloped. Many of these vacant properties are considered to be generally suitable for agricultural uses. However, ongoing development pressures have acted to severely constrain any profitable agricultural production within these areas. No agricultural properties within the General Plan Area are currently covered under the provisions of a Williamson Act Contract, nor are any properties designated as prime farmlands, or farmlands of statewide importance. No properties within the current City limits are zoned for agricultural uses.

Based on the information contained in the General Plan, General Plan EIR, General Plan Update CEQA findings and project specific EIRs, there are no environmental constraints that would impede the development of housing at the capacities identified in the sites inventory and analysis.

6. PUBLIC FACILITIES AND SERVICES

As noted on page D-1, the Housing Element must include “...an analysis of the relationship of zoning and public facilities and services to these sites.” Section 65583.2 (b)(5) states that the inventory of shall include:

A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

HCD provides the following guidance:

“The analysis is a means of determining the current or proposed timing of availability of essential public facilities and services (e.g., sewer and water system trunklines and treatment facilities, roads, and storm drainage facilities) for sites identified for residential development. The element must include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, and indicate whether public or private. A site specific analysis is not required. The element must include sufficient detail to determine whether water delivery systems and sewer treatment capacity is or will be (i.e., within the planning period) available to the identified sites. However, if parcel specific detail is available, this information could be included in the element.

“Any phasing plans of a relevant specific plan, development agreement or Capital Facilities Financing Plan should be described.”

State Department of Housing and Community Development, *Housing Element Questions and Answers*, October 2006, page 25.

a. City of Beaumont Wastewater Treatment Plant

The City of Beaumont Wastewater Treatment Plant was recently expanded to accommodate up to 4.0 million gallons per day of effluent. The City estimates that up to 2,240 acres feet of recycled wastewater are made available to the community through this plants operation on an annual basis. Incremental expansion of the City’s existing wastewater treatment plant is programmed to keep pace with and anticipate development within the General Plan Area.

Financing of treatment plant expansion(s) is realized through payment of developer impact fees, and financing mechanisms established under the City’s Community Facility District. At build out, the waste water treatment plant will provide a minimum treatment capacity of 8.0 million gallons per day (MGD), with treatment to be realized consistent with Santa Ana Regional Water Quality Control Board (SARWQCB) requirements. Planning and implementation of near-term and long-term treatment plant improvements will be reviewed and assessed consistent with applicable CEQA requirements, and mitigation of potential impacts associated with plant expansions(s) will be provided as required.

b. Beaumont/Cherry Valley Water District

The Beaumont/Cherry Valley Water District provides service in the City and portions of the surroundings sphere of influence. The District draws groundwater from shallow wells in Little San Gorgonio Canyon, which is located in the southern foothills of the San Bernardino

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Mountains, and from deeper wells that extract water from the Beaumont Storage Unit. The District utilizes the shallow wells whenever feasible to reduce pumping costs related to groundwater extraction and storage. During periods of drought and low precipitation, the canyon wells become less reliable and the District increases production from the BSU to meet demands.

As part of the adopted BCVWD Urban Water Management Plan, and consistent with the provisions of the Adjudication Agreement, existing water supplies will be augmented to support anticipated development within the General Plan Area. Existing and anticipated sources of water available to the General Plan Area include: groundwater, recycled water, new capture of storm water for recharge of the Basin and purchase of State Water Project water.

Buildout pursuant to the proposed General Plan Update is fully supported by existing and anticipated water supplies identified under the BCVWD Urban Water Management Plan and Adjudication Agreement. Although new and expanded water supplies will be required to support buildout conditions anticipated under the General Plan Update, these water supplies are identified and accounted for under the adopted UWMP, and will be available as specified under the Adjudication Agreement.

c. Electricity

Sempra Energy Company provides basic electrical service for all residential and nonresidential customers within the City. There are no under-served areas, and there are no constraints to additional electric service needed for future development. Underground power is available to most service areas, with line situated along several of the major streets.

d. Natural Gas

The Gas Company provides basic residential and business gas services. There are no underserved areas, and they don't foresee any constraints to substantial future development within the City.

e. Other Public Services and Facilities

Potential impacts to public services are discussed in Section 4.12 of the General EIR. The analysis concludes that based on existing funding mechanisms, including applicable revenues, development impact fees and school development fees, potential impacts to public services from implementation of the General Plan Update will be less than significant.

The Beaumont General Plan Update, which was adopted in March 2007, considered the importance of infrastructure. The General Plan states:

“Many thousands of new housing units and millions of square feet of commercial and industrial development are contemplated under the General Plan's land use policy. The timely provision of new infrastructure to meet both existing and projected demand is an important consideration that is addressed in the policies contained herein.”

The adopted General Plan Update contains the following Community Development Element policies:

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- The City of Beaumont will continue to require future development to pay their pro-rata share for infrastructure and public facilities.
- The City of Beaumont will continue to explore the feasibility of using assessment districts, benefit assessment districts, traffic mitigation fees, Mello-Roos, or other financial mechanisms as a means to finance the construction of new infrastructure.
- The City of Beaumont will continue to assist in the provision of public services and facilities through the collection of appropriate development fees to cover the cost of providing expanded facilities and services.

Based on the existing level of services, planned improvements and General Plan Update policies, no public facilities and services constraints would impede the development

D. HOUSING MARKET CONSTRAINTS

1. INTRODUCTION

Government Code Section 65583(a)(6) requires –

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

According to HCD:

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- Land Costs – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- Construction Costs – Estimate typical total construction costs which include materials and labor.
- Availability of Financing - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.

Although not stated in the Government Code, housing market constraints are commonly known to include monthly rents and the cost or price of sales housing.

2. LAND COSTS

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types, raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again the values can increase the further a piece of land is in the entitlement process. Finally, land can be categorized as “finished lots”. This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table A-26 shows the most recent residential land prices. There has been only once closed land sale within the last year. The estimated per housing unit land costs are as follows:

- Raw Single Family land \$50,927 per unit (assumes 3.0 DUs/Ac.)
- Raw Multi-family land \$22,851 per unit (assumes 13.0 DUs/Ac.)

3. CONSTRUCTION COSTS

Average construction costs are difficult to estimate because they can vary due to the following physical characteristics:

- Design type
- Construction type
- Quality
- Shape
- Location (mountains vs. flatlands)

[Source: California State Board of Equalization, Assessors’ Handbook Section 531, *Residential Building Costs*, January 2010, page 4]

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the “average” construction costs per square foot, which can be used to determine permit fees for a jurisdiction. The ICC states:

...it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table A-27 shows the BVD average per square foot construction costs for three types of buildings.

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**Table A-26
City of Beaumont
Land Prices**

Address	Parcel Number	Price	Lot Sq. Ft.	Price Per Sq. Ft.
Apartments/Multi-Family				
1341 8th	419222003	\$45,000	10,454	\$4.30
0 Elm	417130016	\$49,000	13,650	\$3.59
693 American	419222020	\$1,250,000	99,752	\$12.53
NWC Pennsylvania & Michigan ¹	N/A	\$2,495,000	437,778	\$5.70
Average		\$959,750	140,409	\$6.84
Single Family				
0 Michigan Ave	415200032	\$25,000	10,454	\$2.39
0 Cherry AVE	415080005	\$37,000	27,878	\$1.33
0 Beaumont Avenue	415043026	\$55,000	9,583	\$5.74
0 Beaumont Ave	415043026	\$55,000	9,583	\$5.74
512 12th	415130049	\$75,000	52,272	\$1.43
30595 San Timoteo Canyon	413400015	\$125,000	775,804	\$0.16
Off Robert and Cherry Valley	407090011	\$150,000	871,200	\$0.17
310 Elm	417110015	\$169,900	30,928	\$5.49
0 Elm	417130013	\$199,900	43,996	\$4.54
0 Elm	417110008	\$199,900	43,560	\$4.59
0 none	407240056	\$280,000	339,768	\$0.82
39255 Butterfly	401302029	\$340,000	216,057	\$1.57
0 Viele	417130012	\$420,000	97,574	\$4.30
0 4 th St.	421020004	\$1,199,000	1,742,400	\$0.69
0 Manzanita ¹	421110014	\$3,135,000	1,273,258	\$2.46
14125 Manzanita ²	421110014	\$11,280,000	130,244	\$86.61
11543 Beaumont	N/A	\$2,950,000	405,979	\$7.28
NEC Beaumont & Orchard		\$2,495,000	668,210	\$3.73
1249 Orange	415130047	\$32,000	21,344	\$1.50
Average		\$1,222,247	356,321	\$3.43

All properties except 1249 Orange are active on the market. 1249 Orange was the only closed sale.

¹This property is advertised as possible multi-family site.

²This property is advertised as a 95 Lot Final Tract for \$33,000 per lot and has been on the market just over one year.

³This property is advertised as a 94 Lot Tentative Tract for \$120,000 per lot and has been on the market over six years.

Source: Pacific West Association of Realtors and LoopNet.

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Table A-27
Construction Costs per Square Foot for Residential Construction

Group (2012 International Building Code)	Type IV Classification
R-2 Residential, multiple family	\$127.81
R-3 Residential, one- and two-family	\$124.55
R-4 Residential, care/assisted living facilities	\$154.51
Private garage	\$58.17

Source: International Code Council, Building Valuation Data (BVD), February 2013

Based on the above, the following are estimated construction costs for a -

- 1,000 SF housing unit in an apartment building \$127,810
- 1,500 SF single-home on a level lot \$186,825
- 400 SF garage for single family home \$23,268

However, it is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

The above costs are too low to be representative of construction costs. For example, the average cost of a low income housing tax credit unit built in the Inland Empire was \$288,473. (Source: California Tax Credit Allocation Committee, *Cost Containment Forums Report*, August 23, 2011) The statewide average new construction cost for a project awarded tax credits in 2013 is \$337,732. (Source: California Tax Credit Allocation Committee, *Preliminary Results for 2013 Round 1 Applications*, April 2013)

Affordable housing projects need to pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%.

The cost of construction alone exceeds the cost affordable to lower income households. Several factors contribute to the cost of construction such as dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, and profit motivations.

New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in the City.

4. AVAILABILITY OF FINANCING

a. Financing Availability Based On Interest Rates

For a sustained period of time, market mortgage interest rates have been either very reasonable or at historic lows. Table A-28 shows interest rates for two points in time. According to a weekly

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survey of 20 southland lenders, as of October 30, 2013, the average mortgage interest rates on all loans have *increased* during the past six months. For loans up to \$417,000, a 30-year fixed rate loan is available at an interest rate of 4.14%, which is 0.70% higher than six months ago. For “jumbo” loans of more than \$417,000, the interest rate is 4.17% for 30-year term, which is .40% higher than six months ago.

Table A-28
Average Mortgage Rates
Weekly Survey of 20 Southland Lenders - As of October 30, 2013

Type of Loan	Last Week	Six Months Prior
<i>Rates for loans up to \$417,000</i>		
30-year fixed	4.14%/.40 pt.	3.44%/.39 pt.
15-year fixed	3.34%/.33 pt.	2.70%/.33 pt.
<i>Rates for loans of \$417,00 and up</i>		
30-year fixed	4.17%/.42 pt.	3.77%/.38 pt.
15-year fixed	3.56%/.32 pt.	3.13%/.31 pt.

Note: A pt. (point) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.

Source: Compiled by HSH Associates, Financial Publishers

It should be noted that not all would be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores.

(FICO refers to Fair Issac Corporation, a firm that developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant’s credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on: payment history, amounts owed, length of credit history, new credit, and types of credit in use.)

b. Financing Availability Based on HMDA Data

1. Introduction

HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

It is important to remember that the *census tract location* in the following tables refers to the *property location* on which a loan application was made. However, borrowers who live outside the City frequently make the loan applications, and the reasons for denial may be due entirely to the credit worthiness of the borrower, and not the characteristics of a census tract.

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Financing had been readily available until early 2007. Because of the large number of southern California owners defaulting on subprime loans and the number of foreclosed homes, financing is not as available as it was prior to these two events. The number of loan applications and approved loans has dropped as mortgage loan standards have tightened, including the unavailability of 100% financing, the need for larger down payments and verified income, and a requirement for a solid credit history including high FICO scores.

2. 2011 Loan Applications

In calendar year 2011 904 home loan applications were made – 27% (246) for conventional loans and 73% (658) for FHA insured, VA guaranteed and FSA loans. HMDA data for calendar year 2012 will be released in September 2013.

Table A-29 shows that more than one half of the conventional loan applications were made in one census tract. About 15% of the conventional loan applications were denied. However, 19.3% of the conventional loan applications to purchase homes in Census Tract 438.05 were denied. The conventional loan denial rate is was about the same as experienced in other Inland Empire communities.

**Table A-29
City of Beaumont
Conventional Loan Denial Rates by Census Tracts – 2011**

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
438.05	103	14	28	145	19.3%
438.07	20	0	2	22	9.1%
438.08	41	4	4	49	8.2%
439.00	27	1	2	30	6.7%
440.00	0	0	0	0	0.0%
Total	191	19	36	246	14.6%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

Table A-30 shows that 658 owner occupied FHA, VA and FSA home purchase loan applications were made in 2011. Almost 70% of the loan applications were made to buy homes in Census Tract 438.05. Two census tracts had low denial rates of 0% and 8.5%. Three census tracts had loan denial rates exceeding the city wide average rate of 15%.

It should be noted that HMDA data is based on 2000 census tract boundaries. According to Census 2000, Beaumont is comprised of eight census tracts. Three census tracts were excluded from the HMDA analysis because there was little or no housing located within the city limits: 435.10, 438.06 and 438.09. Further, it should be noted that since HMDA data is based on the 2000 boundaries, census tract 438.05 was split into several tracts for the 2010 census and undoubtedly there has been significant development within those new census tracts.

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**Table A-30
City of Beaumont
FHA/VA/FSA Loan Denial Rates by Census Tracts – 2011**

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Applications	Denial Rate
438.05	355	23	73	451	16.2%
438.07	57	4	11	72	15.3%
438.08	69	6	7	82	8.5%
439.00	36	2	8	46	17.4%
440.00	6	1	0	7	0.0%
Total	523	36	99	658	15.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

3. Home Improvement Loan Applications – 2011

Typically, loan applications for home improvement loans have higher denial rates than home purchase loans. In 2011 13 home improvement loans were originated and 38 (73.1%) were denied. One application was approved but not accepted.

During the four year period from 2008 through 2011, as shown in Table A-31, there was a total of 87 loans originated and a four year average of about 22 home improvement loans originated city-wide. Because in recent years the City's access to housing rehabilitation financial assistance has dwindled, it is of concern that so few owners are seeking private loans to fix-up their homes.

**Table A-31
City of Beaumont
Home Improvement Loans Originated by Census Tracts – 2008-2011**

Census Tract	2008	2009	2010	2011	Total	Average
438.05	11	10	7	7	35	8.75
438.07	10	2	2	2	16	4.00
438.08	4	4	8	3	19	4.75
439.00	11	0	3	1	15	3.75
440.00	0	2	0	0	2	0.50
Total	36	18	20	13	87	21.75

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2008-2011.

While home improvement loans were made in all the Census Tracts, about 40% were made in one tract-438.05. Therefore, current home owners may need to seek other financing sources for home improvements such as CDBG funds.

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4. Reasons for Loan Denial – 2011

Table A-32 shows that 173 loan applications for conventional, FHA/VA/FSA and home improvement loans were denied in 2011. About 43% of all loans were denied for either debt-to-income ratios or credit history. Thirty-six of the 246 conventional applications were denied and 99 of the 658 FHA/VA/FSA loans were denied. The three major reasons for loan denials were:

- Credit history about 22%
- Debt-to-income ratio about 21%
- Other reasons about 35%

According to HMDA:

- Credit history refers to insufficient number of credit references provided; unacceptable type of credit references provided; no credit file; limited credit experience; poor credit performance with us; delinquent past or present credit obligations with others; garnishment, attachment, foreclosure, repossession, collection action, or judgment; and bankruptcy.
- Debt-to-income ratio refers to “income insufficient for amount of credit requested and excessive obligations in relation to income.”

Source: Federal Financial Institutions Examination Council, *A Guide to HMDA Reporting – Getting Right*, January 1, 2008, Appendix A, Reasons for Denial

**Table A-32
City of Beaumont
Reasons for Loan Denial by Type of Loan – 2011**

Reasons for Loan Denials	Conventional	FHA/VA	Home Improvement	Total	Percent
Debt-to-Income Ratio	9	21	8	38	22.0%
Employment History	0	0	0	0	0.0%
Credit History	4	20	13	37	21.4%
Collateral	4	14	1	19	11.0%
Insufficient Cash	1	2	0	3	1.7%
Unverifiable Information	2	2	0	4	2.3%
Credit Application Incomplete	3	8	0	11	6.4%
Mortgage Insurance Denied	1	0	0	1	0.6%
Other	12	32	16	60	34.7%
Total	36	99	38	173	100.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.

The County’s housing rehabilitation programs can assist some of these denied applicants through grants and deferred loans. These grants and deferred loans would not increase an applicant’s debt-to-income ratio.

5. MONTHLY HOUSING RENTS

Although the Government Code does not explicitly mention monthly apartment rents as a housing market constraint, it is a common understanding that high rents lead to cost burdens and may impede the use of Section 8 rental assistance in certain neighborhoods and communities.

In August 2007 and April 2013, telephone surveys were completed of apartment complexes containing 630 housing units of which 35% were market rate and 65% had affordable or rent restrictions.

Tables A-33 and A-34 provide the findings for the 218 market-rate apartments. The overwhelming majority (69%) of the units were two bedroom units. In 2007, more than half (51.3%) of all the units had monthly rents between \$700 and \$800. In 2013, the percentage of apartments having monthly rents in the \$700 to \$800 range had decreased to 44.1%. The market rate monthly rents have increased slightly in the past six years, perhaps on average about \$25-\$35.

Tables A-35 and A-36 provide the findings for the 412 affordable apartments. A much lower percentage – 51% - of the rent restricted apartments is comprised of two bedroom units. The affordable housing inventory also has many more (32) three bedroom units compared to the market rate apartment stock (4). In 2007, 25.2% of the affordable apartments had monthly rents of \$750 or more. In 2013, reflecting rent increases, 45.6% of the apartments had monthly rents exceeding \$750 per month.

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**Table A-33
City of Beaumont
Market Rate Apartment Rents-2007**

Rent	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	Total	Percent
\$595		24			24	11.0%
\$620	4				4	1.8%
\$675			28		28	12.8%
\$700		21			21	9.6%
\$750-800		15	76		91	41.7%
\$890			29		29	13.3%
\$999			17		17	7.8%
\$1,199				4	4	1.8%
Total	4	60	150	4	218	100.0%

Source: Telephone survey conducted by Castaneda & Associates August 2007
Table construction by Castañeda & Associates

**Table A-34
City of Beaumont
Market Rate Apartment Rents-2013**

Rent	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	Total	Percent
\$595		12			12	5.5%
\$625-\$665		17			17	7.8%
\$685	4				4	1.8%
\$700-\$725		16	45		61	28.0%
\$750-800			35		35	16.1%
\$801-885		15	41		56	25.7%
\$925			29		29	13.3%
\$1,050				4	4	1.8%
Total	4	60	150	4	218	100.0%

Source: Telephone survey conducted by Castañeda & Associates April 2013
Table construction by Castañeda & Associates

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**Table A-35
City of Beaumont
Affordable Apartment Rents-2007**

Rent	1 Bedroom	2 Bedrooms	3 Bedrooms	Total	Percent
\$400	50			50	12.1%
\$501	8			8	1.9%
\$542	30			30	7.3%
\$550-643	52	28		80	19.4%
\$650-743	24	116		140	34.0%
\$750-843		68	12	80	19.4%
\$985			24	24	5.8%
Total	164	212	36	412	100.0%

Source: Telephone survey conducted by Castañeda & Associates August 2007
Table construction by Castañeda & Associates

**Table A-36
City of Beaumont
Affordable Apartment Rents-2013**

Rent	1 Bedroom	2 Bedrooms	3 Bedrooms	Total	Percent
\$300 ¹	50			50	12.1%
\$557	16			16	3.9%
\$604	12			12	2.9%
\$660-682	58	56		114	27.7%
\$709-750	12	20		32	7.8%
\$806-823	16	76	4	96	23.3%
\$904-940		60	4	64	15.5%
\$1,045			4	4	1.0%
\$1,119			24	24	5.8%
Total	164	212	36	412	100.0%

\$300 is the average rent; a decrease of about \$100 per month since August 2007
Source: Telephone survey conducted by Castañeda & Associates April 2013
Table construction by Castañeda & Associates

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6. HOUSING SALES PRICES

The sales price analysis also helps to determine whether local, State or Federal programs can be practically applied to address the needs of first-time homebuyer

The sales prices for existing single family homes and condominiums were analyzed for calendar year 2012. Tables A-37 and A-38 provides details on the 2012 sales price distribution of single-family homes and condominiums. A summary is presented below:

- There were a total of 640 sales of existing single family homes to owner occupants.
- 177 of the 641 (28%) owner-occupied sales were bank-owned sales.
- One hundred seventy nine sales were made to non-owner occupants or investors.
- About one-third (59 out of 179) of the non-owner occupied sales were bank-owned sales.
- Less than half (46%) of the 641 owner occupied sales were sold for less than \$180,000.
- About one half (51.4%) of the non-owner occupied sales were less than \$170,000.

Table A-37
City of Beaumont
Sales Prices of *Owner Occupied* Single Family Homes
And Condominiums - Calendar Year 2012

Price	Number of Sales	Percent
<\$100,000	11	1.7%
\$100,000-\$109,999	9	1.4%
\$110,000-\$119,999	19	3.0%
\$120,000-\$129,999	21	3.3%
\$130,000-\$139,999	29	4.5%
\$140,000-\$149,999	27	4.2%
\$150,000-\$159,999	44	6.9%
\$160,000-\$169,999	54	8.4%
\$170,000-\$179,999	79	12.3%
\$180,000-\$189,999	64	10.0%
\$190,000-\$199,999	44	6.9%
\$200,000-\$209,999	49	7.7%
\$210,000-\$219,999	38	5.9%
\$220,000-\$229,999	33	5.2%
\$230,000-\$239,999	31	4.8%
\$240,000-\$249,999	21	3.3%
\$250,000+	67	10.5%
Total	640	100.0%

Note: One sale in did not record a sales price.

Source: Realist property tax records from the Pacific West Association of Realtors

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Table A-38
City of Beaumont
Sales Prices of *Non-Owner* Occupied Single Family Homes
And Condominiums - Calendar Year 2012

Price	Number of Sales	Percent
<\$100,000	17	9.5%
\$100,000-\$109,999	5	2.8%
\$110,000-\$119,999	6	3.4%
\$120,000-\$129,999	7	3.9%
\$130,000-\$139,999	8	4.5%
\$140,000-\$149,999	15	8.4%
\$150,000-\$159,999	18	10.1%
\$160,000-\$169,999	16	8.9%
\$170,000-\$179,999	17	9.5%
\$180,000-\$189,999	17	9.5%
\$190,000-\$199,999	11	6.1%
\$200,000-\$209,999	5	2.8%
\$210,000-\$219,999	11	6.1%
\$220,000-\$229,999	8	4.5%
\$230,000-\$239,999	3	1.7%
\$240,000-\$249,999	3	1.7%
\$250,000+	12	6.7%
Total	179	100.0%

Source: Realist property tax records from the Pacific West Association of Realtors

E. GOVERNMENTAL CONSTRAINTS ANALYSIS

1. INTRODUCTION

Government Code Section 65583(a)(5) requires -

An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis also shall demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need ... and from meeting the need for housing for persons with disabilities...

Thus, the Government Code requires an analysis of seven subjects:

- Land use controls
- Building codes and their enforcement
- On- and off-site improvements
- Fees and exactions
- Processing and permit procedures
- Constraints on meeting regional share housing needs
- Constraints on housing for persons with disabilities

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The purpose of the analysis is to find out if a standard or practice -

...constitute a barrier to the maintenance, improvement or development of housing.

And whether certain policies –

...have a disproportionate or negative impact on the development of particular housing types (e.g., multifamily) or on housing developed for low- or moderate-income households.

The analysis should determine whether each potential constraint poses an actual constraint.

2. CONSTRAINTS REMOVED DURING THE 4TH CYCLE HOUSING ELEMENT PLANNING PERIOD

Governmental constraints were identified during the preparation of the *2008-2014 Housing Element*. The narrative below describes the constraints that were removed during the 4th cycle housing element planning period.

a. Emergency Shelters

The Zoning Ordinance was amended to permit by right emergency shelters in the Commercial, General (CG) Zone and to conditionally permit this use in the Community Commercial (CC) Zone, Manufacturing (M) Zone, and Community, Light Manufacturing (CM) Zone. The CG Zone contains more than 50-acres of vacant land as well as some vacant buildings. There is sufficient land and buildings in the CG Zone to accommodate the homeless need of 38 persons.

b. Single Room Occupancy (SRO) Housing

Chapter 17.16 of the Zoning Ordinance now permits SRO housing in the Community General (CG) and Community Commercial (CC) Zones. Additionally, SROs are conditionally permitted in the Sixth Street Overlay and Beaumont Avenue Overlay. The housing unit size of SROs may range between 150 square feet to 400 square feet. SROs are not required to meet the density standards of the General Plan.

c. Density Bonus Ordinance

Chapter 17.10 of the Zoning Ordinance was amended to establish density bonus provisions and procedures consistent with Government Code Sections 65915-65918. Chapter 17.10 describes the following:

- Types of bonuses and incentives allowed
- Requirements for projects with affordable units
- Development standards
- Processing of bonus requests
- Density bonus housing agreement

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d. Mitigation of Land and Construction Costs Associated with Meeting Parking Standards

Chapter 17.10 of the Zoning Ordinance (Density Bonuses) complies with the parking requirements per Government Code Section 65915(p). The Zoning Ordinance states:

Upon request by the applicant, the City shall not require that a housing development provide a vehicular parking ratio, inclusive of handicapped and guest parking that exceeds the following:

Zero to one bedrooms: one onsite parking space

Two to three bedrooms: two onsite parking spaces

Four and more bedrooms: two and one-half parking spaces

e. Reduction in Enclosed Parking Requirements for Multi-Family Housing

Pursuant to an action program included in the *2008-2014 Housing Element*, Zoning Ordinance Table 17.05-1 Off Street Parking Requirements for enclosed parking was revised as follows:

- Studio/One bedroom unit: 1.25 spaces, all uncovered
- Two-Three bedroom unit: 1 covered space, plus 1.5 uncovered

f. Reduction in Parking Requirements

Pursuant to a program included in the *2008-2014 Housing Element*, the Zoning Ordinance was amended to permit - following the completion of a parking demand analysis - shared parking for mixed uses. Additionally, the Zoning Ordinance was revised to permit remote parking for multi-family uses, provided the parking is no further than 300 feet from the residents it is intended to serve.

g. Reasonable Accommodation Procedure

On December 7, 2010, the City Council adopted an ordinance adding Chapter 15.24 of the Municipal Code to establish a reasonable accommodation procedure. The Municipal Code defines this procedure as follows:

A request for reasonable accommodation shall state the basis of the request including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice.

h. Community Care Facilities

The Zoning Ordinance was amended to permit by right licensed group homes and community care/residential care facilities in the three residential zones: Rural Residential, Single Family Residential and Multi-family Residential as well as the Sixth Street Overlay, Beaumont Avenue Overlay and Urban Village Specific Plan Overlay. Additionally, a definition of these facilities was added that is consistent with those of the Health and Safety Code and the Welfare and Institutions Code.

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i. Family Definition

The family definition was revised to conform to fair housing laws. The revised definition reads as follows:

Family. One 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 living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

3. CONSTRAINTS NOT REMOVED DURING THE 4TH CYCLE HOUSING ELEMENT PLANNING PERIOD

a. Reduction on Parking Spaces for Special Needs Populations

The *2008-2014 Housing Element* included an action program to accomplish:

- 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.

As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.

b. Employee Housing

The prior element included an action program to make zoning provisions for employee housing as mandated by the Health and Safety Code. As this action program was not accomplished it will be carried forward into the 2013-2021 planning period.

c. Transitional and Supportive Housing

Transitional housing is conditionally permitted in the following zones: Residential Multi-Family, General Commercial, Community Commercial Zone, Sixth Street Overlay and Beaumont Avenue Overlay. No zoning provisions are made for supportive housing. Pursuant to Government Code Section 65583, the Zoning Ordinance will be amended to define both transitional and supportive housing and to state that this housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

4. GOVERNMENTAL FACTORS FOUND NOT BE CONSTRAINTS

a. Land Use Controls

According to HCD, the following is a list of typical development standards which should be identified and analyzed by zoning category:

- Density/Housing Types

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- Lot size requirements
- Height limits
- Lot area per dwelling unit
- Open space requirements
- Housing unit size requirements
- Setbacks
- Parking requirements (including standards for enclosed or covered and guest spaces)
- Moratoria and prohibitions against multifamily housing developments
- Growth controls and urban growth boundaries

1. Density/Housing Types

Table A-39 shows the basic development standards for the Rural Residential, Single Family and Multiple Family Zones. Multifamily rental housing is permitted by right the in Residential, Multiple Family (R-MF) Zone. Factory-built and mobilehomes are permitted by right in the Residential Rural (RR) Zone and Residential, Single-Family (R-SF) Zone.

Single-family housing can be constructed at densities of 5.45 and 6.22 dwelling units per acre. Multi-family housing can be constructed at a density of up to 22 dwelling units per acre.

**Table A-39
City of Beaumont
Development Standards – Residential Zones**

Development Standard	Rural Residential R-R Zone	Single Family R-SF Zone	Multiple Family R-MF Zone
Lot Area	8,000 sq. ft.	7,000 sq. ft.	6,000 sq. ft
Lot Dimensions	100 ft – depth 80 ft – width	- -	100 ft – depth 60 ft – width
Building Height	Lesser of 2 stories or 35 ft.	Lesser of 2 stories or 35 ft.	35 ft maximum
Lot area per DU	-	-	1,980 sq. ft 22 dus/ac
Open Space Requirement	-	-	Studio – 200 sq. ft 1 bedroom – 200 sq. ft. 2 bedrooms – 300 sq. ft. 3 bedrooms – 400 sq. ft.

Source: City of Beaumont Zoning Ordinance, Sections 17.03.50, 17.03.60 and 17.03.70

Housing also can be constructed at higher densities than permitted by the three base zones in two areas:

- Sixth Street Overlay: 20-24 dwelling unit per acre
- Urban Village Specific Plan Overlay: minimum of 20 dwelling units per acre

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The Zoning Ordinance describes these areas as follows:

The *Sixth Street Overlay* applies to areas with a base underlying zoning of C-G (Commercial General), located on either side of Sixth Street between California Avenue and Highland Springs Avenue. This overlay provides for the development of mixed uses (residential and/or commercial), with a required minimum lot area of one (1) acre, within the area included in this Zone District. For all mixed use projects (combination of residential and commercial), fifty (50) percent of the lot area shall be devoted to housing, at a permitted density range of 20-24 units per acre. Live/work units shall be permitted and encouraged on both sides of the north-south avenues north of Fifth Street between California Avenue and Michigan Avenue.

The *Urban Village Specific Plan Overlay* applies to a specific area of the City situated between the I-10 and the SR-60 Freeway corridors. In conjunction with policies and programs outlined in the Housing Element, a minimum of 90 acres within the Specific Plan area shall be reserved for housing development with a minimum density of 20 units per acre, and a minimum of 21 acres shall be reserved for housing development with a density range of 12-20 units per acre.

2. Lot Area, Dimensions and Lot Area Per Dwelling Unit

In the R-R and R-SF Zones, one single family dwelling unit can be constructed on lots that meet the minimum lot area and dimension standards.

Housing in the multifamily zone requires a minimum lot area of 6,000 square feet, a minimum of 1,980 square feet per dwelling (22 dus/ac) and an average lot width of 60 feet and a minimum average lot depth of 100 feet. This means that a triplex, for example, can be constructed on a lot as small as 6,000 square feet.

The area occupied by all structures in the R-MF zone shall not exceed 70% of the lot area. This provision may be modified through the application of the Density Bonus Ordinance.

R-MF lots having 6,000 square feet have the physical capacity to accommodate a triplex. After accounting for the space needed for setbacks and parking and the maximum lot coverage of 70%, there is sufficient space to develop a triplex. The City established the various development standards, especially the minimum lot area, so that three dwellings physically can be constructed on a 6,000 square foot lot.

3. Building Height

In the R-R and R-SF Zones, the maximum height of any building is 35 feet or two stories, whichever is less. A two-story height limit in single family zones is common and is not a development constraint for developers.

In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed 35 feet. It is physically possible to build three stories with a 35 foot height limit. The Tuscany Villas multi-family development contains three-story buildings.

Chapter 17.10.040 of the Density Bonus Ordinance permits increases in the maximum height limit in the R-MF Zone.

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4. Open Space Requirements

For single-family homes, outdoor open space areas are provided by the setback standards. For multi-family housing, open space requirements range from 200 to 400 square feet depending on the number of bedrooms. The useable open space standards consume very little of the area of a lot. For example, balconies may be credited as useable open space provided they each have linear dimensions a minimum of five feet. Enclosed recreation or multi-purpose activity rooms also may be credited as useable open space. Landscaping may also satisfy the open space requirements.

The open space requirements are not excessive and do not hinder the capacity to develop housing at the maximum densities permitted by the R-MF Zone.

5. Minimum Housing Unit Sizes

Table A-40 shows minimum housing unit size standards for different housing types. The minimum housing unit sizes range from a low of 150 square feet (SROs) to a maximum of 1,100 square feet (3-bedroom unit).

**Table A-40
City of Beaumont
Requirements for Size of Dwellings**

Unit Type	Floor Area (in Sq. ft.)
Studio	500 sq. ft. minimum bedroom combined
One Bedroom Residential Unit	600-650 sq. ft. minimum ¹
Two Bedroom Residential Unit	800 sq. ft. minimum
Three Bedroom Residential Unit	1,000 – 1,100 sq. ft. minimum ²
Single family Detached Residential Unit	1,000 sq. ft. minimum
Accessory Buildings	400 sq. ft minimum to 640 sq. ft maximum
Single Room Occupancy (SRO) Units	150 sq. ft minimum to 400 sq. ft maximum

¹ Multiple-Family Zone (RMF) requires 600 SF

² Multiple-Family Zone (RMF) requires 1,100 SF

Source: City of Beaumont Zoning Ordinance, Table 17.11-1 and Chapter 17.03.070, Building Area

The housing unit size standards do not constrain multi-family housing development because:

- Housing units of 150 square feet are the smallest allowed under the provisions of Health and Safety Code Section 17958.1 (“efficiency dwelling unit”).
- Affordable housing units have been constructed in Beaumont with more living space than the minimums required by the Zoning Ordinance. For example, the one bedroom units have 650, 679 and 814 SF of living space respectively. The two bedroom units have 864, 912 and 944 SF of living respectively. The three bedroom units have 1,189 SF of living space.
- The Zoning Ordinance standards are almost identical to those of the California Tax Credit Allocation Committee. TCAC requires a minimum living space of 750 SF for a two bedroom unit and 1000 SF for a three bedroom unit. The TCAC minimum housing unit size for a one bedroom unit is 500 SF, which is smaller than the City standard. However, the Zoning Ordinance standard for a studio unit is 500 square feet.

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6. Setbacks

Setbacks are necessary for several reasons including the separation of buildings, avoidance of fire hazards, security, privacy and provision of open space among others. Table A-41 shows the single-family zone setbacks. Given the minimum lot area of 7,000 square feet, the setbacks do not hinder the capacity to build a home on a lot that meets minimum lot area requirement.

**Table A-41
Setback (Yard) Requirements for Residential, Single Family Zone (R-SF Zone)**

Yard	Single Level	Two-Level
Front Yard	20 ft.	20 ft.
Rear Yard	20 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side Yard	5 ft. for interior lots < 70 ft. in width 10 ft. on one side and 5 ft on the other side for interior lots > 70 ft. in width 10 ft. for corner lots (street side yard)	10 ft.

Source: City of Beaumont Zoning Ordinance, Section 17.03.60

Table A-42 shows the setback requirements for the Residential, Multiple-Family Zone (R-MF Zone). The setbacks can be provided on lots meeting the minimum lot area requirements without impeding the capacity to construct the maximum number of housing units.

**Table A-42
Setback (Yard) Requirements for Residential, Multiple-Family Zone (RMF Zone)**

Yard	Setback Requirement	Two-Level
Front Yard	25 ft.	25 ft.
Rear Yard	15 ft. for interior lots 5 ft. for accessory structures used exclusively for parking	20 ft.
Side yard	5 ft. for interior lots 10 ft. for interior lots >70 ft. in width; 10 ft. for corner lots	15 ft. 20 ft. for corner lots

Source: City of Beaumont Zoning Ordinance, Section 17.03.70

7. Parking Requirements

Table A-43 shows the off street parking requirement by housing type. The City standards have not impeded the development of new housing. During the past nine years, there have been no requests for variances to permit carports instead of garages. Pursuant to HCD's recommendation, the requirement for enclosed parking was revised as follows:

- Studio/One bedroom unit: 1.25 spaces, all uncovered
- Two-Three bedroom unit: 1 covered space, plus 1.5 uncovered

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**Table A-43
Off Street Parking Requirements**

Land Use	Parking Required	Compact/Truck Parking
Residential		
Single-Family Residential Units	2 enclosed spaces/unit (accessory units that are rentals must provide 2 spaces, of which one shall be enclosed)	Not Applicable
Attached Single Family and Duplex Units	2 enclosed spaces/unit	Not Applicable
Multi-Family (efficiency/1-bedroom units)	1.25 spaces per unit (spaces may be uncovered)	Not Applicable
Multiple-Family (2 or more bedrooms/unit)	2.5 spaces per unit (at least 1 space must be covered)	Not Applicable

Source: City of Beaumont Zoning Ordinance, Table 17.05.01, Off Street Parking Requirements

8. Moratoria and Prohibitions Against Multifamily Housing Developments

The City has no moratoria or prohibitions against multi-family housing developments. Multifamily rental housing is a permitted use in the Multiple-Family (RMF) Zone as well as the Sixth Street Overlay and Urban Village Specific Plan Overlay.

9. Growth Controls, Urban Growth Boundaries

The City has no growth controls or limitations. The City's General Plan guides growth and development within the City limits. The City has provided for sufficient sites to accommodate its share of the regional housing need.

b. Building Codes and Enforcement

HCD guidance indicates -

The element must describe the building code adoption and enforcement process, including identification of any local amendments to the Uniform Building Code (UBC) and how building code enforcement is carried out by the jurisdiction.

1. Uniform Building Code

In administering construction activities, the City employs the codes and standards published by the International Code Council, as the California Code of Regulations Title 24, parts 1-12, known as the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code and the California Energy Code. The City Council has adopted the 2010 California Building Code as the Code for the City of Beaumont regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all building or structures.

Housing developers are familiar with this Code, as it is adopted and enforced by all cities. The City's major housing developers have residential developments under construction in Beaumont

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and throughout southern California. Among the prominent developers with residential projects in Beaumont are KHovnanian, Beazer, KB Homes, Lennar, Pardee Homes, Ryland Homes and Standard Pacific.

2. Local Amendments to UBC and State Housing Law

A city (or county) may make such changes or modifications in the requirements contained in the California Building Standards Code if the city (or county) makes findings that they are reasonably necessary because of local climatic, geological, or topographical conditions. The following amendments have been approved by the City Council:

Drainage across property lines. All graded lots shall drain to the street or publicly maintained facility. Cross lot drainage may be allowed at the sole discretion of the City Engineer/Director of Public Works. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained onsite or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices acceptable to the City Engineer.

Erosion control. The faces of cut and fill slopes and graded surfaces shall be prepared and maintained to control erosion. The control shall be permitted to consist of effective planting and other practicable means.”

These amendments, which protect property rights and public safety, do not pose constraints to the development of new housing.

The State Legislature has given Division 13, Part 1.5, commencing with Section 17910, in the Health and Safety Code the name “State Housing Law.” The State Housing Law (SHL) charges HCD with the responsibility to adopt administrative regulations necessary to carry out its provisions, and for proposing building standards to the California Building Standards Commission (CBSC) for adoption with application to the construction of hotels, motels, lodging houses, apartments, and dwellings. Additionally, the SHL mandates preemptive requirements applicable to such housing structures, including substandard abatement proceedings for local government’s enforcement.

The City has adopted the various provisions of the State Housing Law, as set forth in California Health and Safety Code Section 17910 et. Seq. and the State Housing Law Regulations as set forth in Title 25 of the California Code of Regulations. The adoption and enforcement of the SHL does not pose a constraint to the housing maintenance and development as it is a statewide law.

3. Type and Degree of Enforcement

According to Health and Safety Code Section 17920:

Enforcement means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process.”

... enforcement may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed...

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The City implements a Building and Housing Code enforcement program. Enforcement of these codes has resulted in the repair of substandard housing and the demolition of deteriorated housing. California Health and Safety Code Section 17920.3 defines the conditions that constitute a “substandard building,” which include, but are not limited, to:

- Inadequate sanitation
- Structural hazards
- Defective wiring, plumbing and mechanical equipment
- Faulty weather protection.

The Zoning Ordinance defines substandard housing as “substandard structures” that are:

Structurally unsafe buildings, including but not limited to those with known fire hazards; faulty weather protection broken roofs; windows and doors; partially constructed structures when construction has ceased; unoccupied buildings that are left open; hazardous fences or walls; abandoned signs; and damaged buildings shall be demolished, removed, or fenced to prevent public access.

Through its Website, the City’s code enforcement and compliance program informs homeowners and tenants of their responsibilities of proper property maintenance including the exterior maintenance, which includes the landscape strips located on the right-of-way from the fence line to the curb. The homeowners and tenants also are informed of what is blight on private and public properties.

More specifically, code enforcement encompasses the enforcement of all Municipal Codes and Ordinances, various State and local laws and Health and Safety regulations as they relate to *conditions* or *activity* within the City.

a) Code Violations: Condition related violations are violations that are visible from public view, which is defined as being visible from streets or adjacent properties. Such violations include, but are not limited to; junk, trash and debris, excessive outside storage of household items, (couches, refrigerators or other appliances), structures, fences or other attached additions that are in disrepair, are substandard, or constructed without permits or approvals, garbage containers that are kept in public view 24 hours before or after pick up, abandoned, dismantled or inoperative vehicles, vehicles parked on non-paved surfaces of the front yard, RV, boat or trailer parking within the front yard.

Activity related violations include, but are not limited to, construction without permits, illegal use of properties (zoning violations), illegal business activities such as conducting business within the City without obtaining a business license, illegal dumping and similar types of violations. Some condition or activity related violations may constitute an imminent circumstance, which could result in immediate enforcement action and will require immediate compliance. Such violations include; hazardous electrical wiring, lack of required utilities, storage of hazardous waste or materials and structures which are in such disrepair that they are no longer safe to be occupied.

b) Property Owner and Tenant Responsibilities: The property owner is the ultimate responsible party for any violations that occur on any given property, whether the property owner lives on the property or the property is rented to a tenant. In the case of a rental, the owner is responsible for all items the tenant has no control of. For instance, a tenant cannot pull permits to correct structural deficiencies that occur on the rental property, nor is the tenant

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responsible for anything the property owner provides within the rental, such as, appliances, air conditioning or heating equipment or, (if agreed upon), utilities such as water, electrical or gas. If the mechanisms break down or the utilities are disconnected, it becomes the responsibility of the owner to repair and maintain what was provided within the rental agreement.

The tenant is responsible for keeping the property clean and free of any visible code violations and to maintain the utilities on the property if not provided by the owner. Additionally, it is also the responsibility of the tenant not to change the structure or alter the property in any way without first obtaining the permission of the owner.

c) *Methods for Code Compliance:* There are several methods of compliance utilized by the City in order to obtain compliance. The primary method is Voluntary Compliance. Initially code enforcement will explain the violation to the owner or tenant and resolve the issue. If they do not comply, the next step is a Notice of Violation, a document that contains a formal period of time to comply.

If owner or tenant does not comply within the specified time period, they will be responsible for the fines imposed by the citation and/or assessed administrative cost of the Notice of Violation. If the notices and citations are not successful or if the situation warrants further action, a court infraction or misdemeanor citation may be issued and a court appearance will be required. This action will result in additional fines and/or possible jail time.

Another consequence is the imposition of liens against the property resulting from abatement actions initiated by the City including abatement cost, fines and other administrative cost that will be assessed to the property in the form of a lien.

4. California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5

In extreme cases, because of the substandard conditions of the property being rented, the City informs the property owner that he/she/they may also lose tax benefits that are associated with his or her rental properties. By way of explanation, property owners in violation of Health and Safety Code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5.

The Franchise Tax Board (FTB) administers the above CR & TC Sections and operates the Substandard Housing Program which assists the State and local agencies responsible for abating unsafe living conditions that violate Health and Safety Codes. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation Fund. These funds are allocated and disbursed to the cities and counties that generated the notification of substandard housing to the FTB.

The City Council periodically approves, following a public hearing, the abatement of substandard structures. The purpose of the public hearing is to declare a public nuisance and approve the cost for demolition and removal of the substandard structure.

5. Code Enforcement and Housing Rehabilitation Programs

Homeowners cited for code violations are referred to the County of Riverside Economic Development Agency who administers the following housing rehabilitation programs in the unincorporated area and 13 participating cities, including Beaumont:

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- Home Repair Loan Program (HRLP) - \$10,000 deferred loan
- Senior Home Repair Grant (SHRG) - \$6,000 grant for seniors (62+)

If the homeowner is disabled or a senior, the City refers the owner to the Riverside County Office on Aging to help streamline the application process.

In summary, the California Building Code was adopted by reference with only minor amendments. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The cost of new housing is not adversely impacted by the adopted amendments as home builders in Beaumont are very familiar with the Code. The quality of existing housing is maintained through an active code enforcement and compliance program. This program informs owners of substandard properties of the potential loss of tax benefits. The City also has procedures in place to remove substandard structures that are a threat to public safety and are a public nuisance. Finally, the City refers owners to housing rehabilitation programs.

c. On-Site and Off-Site Improvement Requirements

HCD guidance indicates the analysis should:

Identify and analyze street widths, curb, gutter, and sidewalk requirements, water and sewer connections, landscaping, circulation improvement requirements, and any other on/off-site improvement required by the jurisdiction. In addition, the element must describe any generally applicable level of service standards or mitigation thresholds.

1. Street Dedication and Improvement Standards

In order to promote the development of a comprehensive circulation and roadway network, the City has adopted the following street improvement performance standards:

Street Dedications and Improvements. All streets must be dedicated and improved to the width established in the Circulation Element of the City of Beaumont General Plan. The City standard for local residential streets is 60 feet (with a curb-to-curb pavement width of 36 feet, two lanes and on-street parking on both sides). These streets provide access to individual parcels and only provide circulation within a neighborhood block. In addition:

- Street improvements must include curb and gutter, sidewalks, storm drains, landscaped parkway.
- Street dedication shall include a corner cut-off area at intersections.
- Whenever uncertainty exists regarding the need for street dedication and improvement, the Director of Public Works determines the need for dedication or improvement based upon studies and analysis and information contained in any applicable plans.

Street Dedication Standards. Dedication of street right-of-way and construction of street and related improvements may be required as a condition of approval of permits issued in compliance with the Zoning Code. The following standards shall govern any street dedication or improvement:

- No new construction or renovation shall be granted utility connections and a certificate of occupancy until one-half (½) of the street along the entire length of the

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lot frontage is dedicated and improved according to City standards. For development of a portion of a lot, dedication and improvement shall apply only to abutting streets of that portion of the lot. A bond may be placed in lieu of improvements until the Director of Public Works deems it practical to construct the improvements.

- The maximum area of land required for dedication shall not exceed twenty-five (25) percent of the total lot area.
- Additional street improvements shall not be required when the abutting street is already improved according to City standards.
- A deed granting an easement for a public street shall be submitted to the City Engineer before approval of any permit is issued.

Beaumont's housing developers have been able to satisfy these requirements. The City's standards have not hampered the developer's ability to produce housing. As reported in the Sites Inventory and Analysis, there are numerous residential developments in Beaumont either under construction or approved.

2. Water and Sewer Connections

The performance standards for the provision of utilities and infrastructure to satisfy the service demands of existing and future development include:

Provision of Utility Connections. The developer or owner of a property is responsible for utility service connections, in cooperation with the utility company.

Under-grounding of Utility Lines. In order to protect the public safety and improve the appearance and functioning of the community, all electrical distribution lines of sixteen (16) kilovolts or less, telephone, cable television, and similar wires that provide customer services shall be installed underground. There are exceptions to this rule such as temporary utilities during construction.

3. Circulation Improvements

In 1992, the City implemented the Comprehensive Public Facilities Financing Program which requires developers to construct off-site arterials and interchanges. The City's programs uses a community facilities district, an assessment district, development agreements, mitigation fees, fee credit agreements and facility acquisition agreements to fund construction of the arterials and interchanges on a "fair share" basis. Beaumont has started work on the planning and design of four existing freeway interchanges and one new freeway interchange in the City, including work on the Potrero Bypass/Interchange and I-10/SR 79 Interchange.

One of the major goals of the Circulation Element is "to actively pursue the required interchange and ramp improvements within the City." The off-site circulation improvements and required fees are necessary to provide adequate circulation in Beaumont. As new neighborhoods are constructed and the City adds to its job base, it is vital for City's progress to provide adequate access to, from and within the Beaumont.

4. Landscaping

On June 3, 2008, the City Council adopted water efficient landscape requirements. The water-efficient landscape requirements apply to all discretionary permits and/or approvals for commercial, industrial and residential uses including, but not limited to, subdivision common

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areas and perimeter landscaping, except for grading permits such as commercial, industrial and residential uses.

Landscaping in residential zones is required in front, side and rear yards where the lot adjoins a dedicated street. Aside from landscaping in yards, development in the R-MF Zone must provide landscaping and street trees or sidewalk and street trees for the parkway portions of adjoining streets.

The City's performance standard is to assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of 80% of its reference evapotranspiration (ETO) or any lower percentage as may be required by state law.

In adopting the landscape requirements, the City's goals are:

- To promote water-efficient landscaping, water use management and water conservation through the use of water-efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management.
- To reduce the water demands for landscapes without a decline in landscape quality or quantity.
- To retain flexibility and encourage creativity through appropriate design.
- To eliminate water waste from overspray and/or runoff.
- To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program

The City's requirements describe the type of landscaping required by development in the single-family and multi-family zones. Meeting the landscape requirements involves costs; however, the City's main goal is to achieve water conservation.

5. Level of Service Standards

Besides the performance standards mentioned above, the City has adopted Roadway Performance Standards which include Level of Service (LOS) and Intersection Capacity Utilization (ICU). LOS describes the operating condition of a roadway segment or intersection and is measured on a sliding A through F scale. ICU is a ratio between an intersection's design capacity (as measured in traffic volumes) and the existing and/or projected traffic volumes. The City has established LOS "D" as a target LOS standard and LOS "E" as a threshold standard. LOS "D" is considered to be the maximum acceptable operating condition.

In summary, on- and off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements and landscaping. These improvements are necessary to ensure that local infrastructure is adequate to meet the needs of new housing and neighborhoods. The City's standards were approved in March 2007 as part of the General Plan Update or through adoption by ordinance. Public hearings were conducted during the process of adopting the General Plan and ordinances.

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d. Fees and Exactions

HCD guidance indicates that:

The element must identify permit processing and planning fees and development and impact fees and exactions for impacts on the cost, feasibility, and affordability of housing. The analysis should include an estimate of the average fees for typical multifamily and single-family developments.

1. Fee Categories

The City categorizes its fees as:

- Planning Fees
- Public Works/Plan Checking of Approved Projects
- Sewer Fees and Charges
- Mitigation and Area of Benefit Fees

The City Council approved the Development Fee Schedule on July 1, 20128.

The Beaumont Unified School District serves the community. The developer fee schedule was adopted on May 14,, 2012.

2. Total Cost of Fees for a Typical Single- and Multi-Family Housing

a) *Single-Family Housing:* Most of Beaumont’s new single-family housing is developed within specific plan areas. Following approval of the specific plans, the approval of individual tract maps precedes the start of development. The list below enumerates the fees that a typical single family housing development incurs.

Total Project Costs/Fees

Environmental Impact Report	\$5,000.00
Specific Plan	\$5,000.00

Total Subdivision Costs/Fee

Tentative Tract Map (per map)	\$2,500.00
Final Tract Map (per map)	\$2,500.00

Per Single Family Unit Fees

Transportation Uniform Mitigation Fee	\$7,040.25
Sewer Connection Fee	\$3,141.05
Multiple Species Habitat Conservation Plan	\$1,938.00
Regional Park and Open Space	\$620.80
School Fees	\$6,560.00

The fee estimates for individual housing units is based on the following assumptions:

Specific Plan Area encompasses 1,000 dwelling units

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Tract development includes 250 dwelling units
 Average housing unit size is 2,000 square feet
 School Facility Fee of \$3.28 per square foot-Level 2 Effective April 10, 2013

Based on the above, the per unit fee estimate of \$22,947.89 was computed, an amount that represents 7.6%, 5.7% or 4.6% of the sales price of homes ranging in price from \$300,000 to \$500,000. Refer to Table A-44.

**Table A-44
 City of Beaumont
 Single Family Fee Estimate**

EIR	\$5,000
Fish and Game	\$2,044
Specific Plan	\$5,000
\$50 per acre	\$14,750
4 Tract Maps	\$10,000
\$25 per lot	\$25,000
Final Tract Map	\$10,000
\$50 per lot	\$50,000
4 Landscape Review	\$2,000
4 Minor Plot Plans	\$8,000
Mitigation (Econ)	\$19,300,100
Total	\$19,431,894
Per Unit	\$19,431.89
Building Plan check and Fees Per Unit	\$1,916.00
Public Works Plan Check and Fees Per Unit	\$1,600.00
Total Per Unit	\$22,947.89
% of \$300,000 Home	7.6%
% of \$400,000 Home	5.7%
% of \$500,000 Home	4.6%

b) *Multi-Family Housing:* A 40-unit multi-family development would incur the following fees based on the current fee schedule:

Tentative Tract Map	\$2,500.00
Final Tract Map	\$2,500.00
Transportation Uniform Mitigation Fee	\$281,610.00
Sewer Connection Fee	\$125,642.00
Multiple Species Habitat Conservation Plan	\$49,640.00
Regional Park and Open Space	\$27,714.40
School Fees	\$196,800.00

The fee estimates for individual housing units are based on the following assumptions:

Average housing unit size is 1,500 square feet
 School Facility Fee of \$3.28 per square foot-Level 2 Effective April 10, 2013

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In general, multifamily condominium fees are about three-fourth of the single family home fee amounts. Condominium developments, which are typically much smaller in project size than single family homes, do not incur certain costs such as specific plans. However, on a percentage basis the condominium fees represent about the same percentage as for single family homes. The reason is that condominiums have lower prices than single family homes. The City estimates that fees for condominium developments represent about 5.7% of the total sales price (\$17,160.16 as a percentage of \$300,000).

Table A-45 shows the total fees as a percentage of the development costs for single-family and multi-family housing units.

**Table A-45
Proportion of Fees in Overall Development
Cost for a Typical Residential Development**

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$22,947.89	\$17,160.16
Typical estimated cost of development per unit	\$400,000	\$300,000
Estimated proportion of fee cost to overall development cost per unit	5.7%	5.7%

3. Policies to Reduce Fee Impacts on Affordable Housing

The Beaumont Unified School District developer fee for federally qualified senior housing is \$0.51 per square foot. This per square foot fee is about 16% of the Level 1 residential developer fee (\$3.20).

Affordable housing is exempt from the TUMF fee. Affordable housing is defined as follows:

Low and lower-income residential housing, including single-family homes, apartments, and mobile homes built for those whose income is no more than 80% of the median income in the San Bernardino-Riverside Standard Metropolitan Statistical Area and as determined and approved by the applicable legislative body or its designee. The sales or rental price shall not exceed the affordability criteria as established under HUD Section 8 guidelines.

Subject to an applicant's request and approval by the City Council, fees may be waived. On July 1, 2008, the City Council approved waiving all relevant fees in connection with acquisition and rehabilitation of Mountain View Apartments. The fee waiver contributed to the preservation of an at-risk rent restricted apartment community.

In February 2009, the City Council approved fee reductions and deferrals to stimulate the housing recovery. Developer Impact Mitigation Fees were temporarily lowered by 40% for residential projects. This effort was accompanied by a Deferral Program that temporarily defers the collection of fees until the final building inspection stage of development. A report prepared by economist Dr. John Husing in April 2010 found that the stimulus program had the intended effect of stimulating residential construction.

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The Housing Element includes a policy to mitigate the cost impact of fees on affordable housing developments. The policy is:

Defer, reduce and/or waive development fees in order to facilitate and encourage the development of affordable housing.

4. Exactions and Land Dedications

All streets must be dedicated and improved to the width established in the Circulation Element of the City of Beaumont General Plan. The City standard for local residential streets is 60 feet. Dedication of street right-of-way and construction of street and related improvements may be required as a condition of approval of permits issued in compliance with the Zoning Ordinance.

e. Processing and Permit Procedures

HCD guidance states that the analysis should:

Describe and analyze the types of permits required, by housing type, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district and housing type

1. Types of Permits for Residential Land Uses by Zone District

Development projects which are consistent with the General Plan and Zoning Ordinance will require one of three types of permits:

- Administrative Plot Plan
- Plot Plan
- Conditional Use Permit

An Administrative Plot Plan is required for a single family dwelling unit on an existing legal lot and other residential projects with two to four dwelling units on one legal lot.

A Plot Plan application is required for any use which exceeds the limitations applicable to the Administrative Plot Plan. These uses, such as subdivision and multi-family projects require a public hearing before the Planning Commission.

Certain residential uses require a Conditional Use Permit:

- Mobile Home Parks in the R-MF Zone
- Senior Housing in the CG Zone
- SRO Housing in the R-MF and CG and CC Zones
- Transitional Housing in the R-MF and CG and CC Zones

2. Description of Permit Procedures and Processing Timeline

a) *Administrative Plot Plan:* A Plot Plan requires a review of the configuration, layout, location and impact of the proposed use by comparing the use to established standards in order to determine whether the permit should be approved.

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For Administrative Plot Plan applications, the Planning Director renders a decision in writing without notice or hearing. An Administrative Plot Plan for residential projects is processed in two weeks.

b) *Plot Plan:* For Plot Plan applications, the Planning Department prepares a report outlining facts and recommendations relating to the application. The report shall be provided to the applicant prior to any scheduled public hearing on the application. A multi-family project can be processed within two months. The review is essentially limited to the plot plan.

The Planning Commission may approve and/or modify a Plot Plan permit in whole or part, with or without conditions, provided that all of the following findings of fact are made:

- The proposed use is permitted, or is substantially similar to a use permitted, within the subject zone and complies with the intent of all applicable provisions of this Zoning Ordinance;
- The proposed use is consistent with the objectives, policies, general land uses and programs of the general plan and any applicable specific plans;
- The subject site is physically suitable for the type and intensity of the proposed land use;
- 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;
- There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed land use would not be detrimental to the public convenience, health, safety or general welfare;
- The approval of the Plot Plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act and there would be no significant adverse impacts upon environmental quality and

c. *Conditional Use Permit:* The City recognizes that certain uses, due to the nature of use, intensity, or size, require special review to determine if the use proposed, or the location of that use, is compatible with surrounding uses, or through the imposition of development and use conditions, can be made compatible with surrounding uses. The Conditional Use Permit is provided for this purpose. The Planning Commission approves, conditionally approves, or denies the application.

The Planning Commission is empowered to grant and deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of such permit. The findings for approval are similar to those of a Plot Plan.

3. Approving Bodies

Table A-46 shows the Permit Approval Matrix and identified the bodies responsible for approvals, recommendations, and appeals based on the type of application. Project applications for multi-family which are consistent with the General Plan and Zoning Ordinance are approved by the Planning Commission. Subdivision developments are approved by the City Council.

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**Table A-46
City of Beaumont Permit Approval Matrix**

Application	Staff	Planning Commission	City Council
Final Tract Map	Review	--	Approval
General Plan Amendment	Review	Recommendation	Approval
Specific Plan	Review	Recommendation	Approval
Tentative Parcel Map	Review	Recommendation	Approval
Tentative Tract Map	Review	Recommendation	Approval
Zone Change	Review	Recommendation	Approval
Zoning Ordinance	Review	Recommendation	Approval
Conditional Use Permit	Review	Approval	Appeal
Variance	Review	Approval	Appeal
Plot Plan (without EIR)	Review	Approval	Appeal
Plot Plan (with EIR)	Review	Approval	Appeal
Administrative Plot Plan Review	Approval	Appeal	Appeal

Source: City of Beaumont Zoning Ordinance, Table 17.02-1

4. Processing Timelines

Table A-47 shows the typical processing time for individual processing procedures. .As previously indicated multi-family and subdivision projects require a plot plan which can be approved within two months by the Planning Commission. Residential subdivision projects can be processed in four months. The processing time includes the Plot Plan, Tentative Tract Map and Final Map.

**Table A-47
City of Beaumont
Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time	Approval Body
Plot Plan	2 months	Planning Commission
Conditional Use Permit	2 months	Planning Commission
Variance	2 months	Planning Commission
Zone Change	4 months	City Council
General Plan Amendment	4 months	City Council
Architectural Review	1 week	Staff
Tentative and Final Subdivision Map	4 months	City Council
Parcel Maps	3 months	City Council
Negative Declaration	2-4 months	PC or CC
Environmental Impact Report	Varies	City Council

Source: City of Beaumont Planning Department

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5. Permit Processing Procedures for Emergency Shelters, Single-Room Occupancy Units, Transitional Housing, Supportive Housing, and Employee Housing

Emergency shelters are permitted in the General Commercial Zone. Development in the General Commercial Zone requires the processing of a Plot Plan which is subject to a public hearing.

The City conditionally permits SRO housing in the Residential Multi-Family Zone, General Commercial Zone and Community Commercial Zone.

Transitional housing is a conditionally permitted use. However, the City will amend the Zoning Ordinance to define transitional housing, supportive housing and employee housing and to list such housing as permitted uses in the residential zones.

f. Constraints on Meeting the City's Chare of the Regional Housing Need

The final RHNA, adopted by SCAG in October 2012 and approved by HCD in December 2012, projects the following needs by income group:

- Above Moderate-Income 2,121 housing units
- Moderate-Income 969 housing units
- Lower-Income 2,160 housing units

The City has identified sufficient sites to accommodate the needs of each income group. There are no environmental conditions or infrastructure constraints impeding the development of the identified sites most of which have been approved.

g. Constraints on Housing for Disabled Persons

HCD guidance indicates:

The housing element must identify governmental constraints to the development, improvement and maintenance of housing for persons with disabilities including identifying local efforts to remove any such constraints and identifying procedures for reasonable accommodations for persons with disabilities in zoning

The City amended the Zoning Ordinance during the 4th cycle planning period in order to address the housing needs of disabled persons, as follows:

- Revised the family definition to comply with fair housing laws
- Permitted by right for license residential care facilities in all residential zones that permit single family homes
- Defined licensed residential care facilities consistent with those of Health and Safety Code and Welfare and Institutions Code
- Adopted a reasonable accommodation procedure

Additionally, a brochure describing the reasonable accommodation procedure is available at the Planning Department and Building Department counters.

As permitted by State law, the City conditionally permits licensed group homes housing seven or more persons.

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The City has not adopted a universal design ordinance or requirements for accessibility features such as roll-in showers and grab bars. City staff plans to evaluate universal design ordinances adopted by other cities located in Riverside County. No amendment has been made to the Building Code that diminishes the ability to accommodate persons with disabilities.

The City has not established siting or separation requirements for licensed residential care facilities that are different from or more stringent than provided by State law. Over concentration of certain care homes in a neighborhood is regulated by the State for licensed facilities.

The City plans to explore a Zoning Ordinance amendment to establish alternate residential parking requirements, including reductions, for persons with disabilities.

F. PROGRESS REPORT

1. INTRODUCTION

HCD suggests that the Progress Report (officially known as review and revision) discuss:

- *Appropriateness of goals, objectives and policies* (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.
- *Effectiveness of the element* (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation), but may be qualitative where necessary (e.g., mitigation of constraints).
- *Progress in implementation* (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

2. APPROPRIATENESS OF GOALS AND POLICIES

The *2008-2014 Housing Element* includes six goals and 24 policies. All the goals and 21 of the 24 policies remain appropriate and, therefore, are incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element*. Three policies are not incorporated in the update because of the dissolution of the Beaumont Redevelopment Agency:

- Meet housing needs through the Redevelopment Agency’s working proactively with property owners and developers to assist in site acquisition and through fee credits and incentives.
- Establish maximum housing unit sizes as a condition of the City’s or Redevelopment Agency’s participation in funding affordable, multifamily rental housing developments.
- Establish maximum housing unit sizes as a condition of financial participation in funding affordable, multifamily rental housing developments

3. EFFECTIVENESS OF THE ELEMENT AND IMPLEMENTATION PROGRESS

Table A-48 describes the effectiveness of the element by comparing results to planned actions. Almost all planned programs were successfully implemented. The dissolution of the Beaumont Redevelopment Agency caused the suspension of three programs due to the lack of a funding resource.

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

**Table A-48
City of Beaumont
2008 – 2014 Housing Element Effectiveness/Implementation Progress**

Program Category and Program	Accomplishments/Implementation Progress
Program Category 1: Adequate Housing Sites	
General Plan Implementation (Program #1)	Implemented continuously throughout the planning period beginning on July 1, 2008.
Urban Village Specific Plan Overlay Program (Program #2)	Re-zoning to increase housing capacity for lower and moderate income housing sites adopted on March 1, 2011 (Ordinance 990)
Energy Conservation Program (Program #3)	Not yet implemented.
Program Category 2: Assist in the Development of Low and Moderate Income Housing	
Section 8 Rental Housing Assistance Program (Program #4)	Riverside County Housing Authority implements this rental assistance program. 82 resident households are presently receiving rental assistance.
First-Time Home Buyer Program (Program #5)	10 households assisted with HOME funds between mid-year 2008 and mid-year 2012. An additional 12 households assisted by the Neighborhood Stabilization Program (NSP).
Mortgage Credit Certificate Program (Program #6)	21 households assisted by this program between mid-year 2008 and mid-year 2012.
Affordable Housing Financial Incentives (Program #7)	Program effort suspended due to dissolution of the Beaumont Redevelopment Agency.
Affordable Housing Density Bonus Ordinance (Program #8)	Ordinance in compliance with Government Code Sections 65915-65918 was adopted on December 7, 2010 (Ordinance 982).
Mixed-Use Zoning Ordinance Program (Program #9)	Re-zoning adopted on March 1, 2011 (Ordinance 989).
Mixed-Use Incentives Program (Program #10)	Program not yet implemented.
Site Replacement Policy and Program (Program #11)	Development activity did not cause a need to implement this program.
Category 3: Removal of Governmental Constraints	
Emergency Shelter Program (Program #12)	Zoning Ordinance was amended to address the Government Code requirements. Emergency shelters are permitted in the General Commercial (CG) Zone pursuant to Zoning Ordinance Table 17.03-3 Permitted Land Uses for Base Zone Districts.
Special Housing Needs Program (Program #13)	Program implemented with the exception of zoning provisions for transitional and supportive housing. The latter will be implemented in the 2013-2021 planning period.
Mitigation of Land and Construction Costs Associated with Meeting Parking Standards (Program #14)	Program implemented per Ordinance 979 adopted on December 7, 2010.

APPENDIX A – HOUSING NEEDS, SITES, CONSTRAINTS & PROGRESS

**Table A-48 continued
City of Beaumont
2008 – 2014 Housing Element Effectiveness/Implementation Progress**

Program Category and Program	Accomplishments/Implementation Progress
Category 4: Conserving Existing Affordable Housing	
Housing Code Enforcement (#15)	Program implemented continuously throughout the planning period beginning on July 1, 2008.
Major Rehabilitation Program (Program #16)	Program effort suspended due to dissolution of the Beaumont Redevelopment Agency.
County Housing Improvement Programs (Program #17)	County housing programs were implemented. A total of almost \$2 million was expended on CDBG, HOME, NSP and MCC programs.
Demolition of Substandard Structures (Program #18)	Program effort suspended due to dissolution of the Beaumont Redevelopment Agency.
Category 5: Fair Housing	
Fair Housing Services (Program #19)	Fair Housing Council of Riverside County, Inc. provides fair housing services to Beaumont residents. The FHC recently transmitted to the City information on the type and number of housing discrimination complaints made by residents
Fair Housing Information (Program #20)	Program not yet implemented and, therefore, will be carried forward into the 2013-2021 planning period.
Category 6: Preserve Low Income Income Assisted Housing Developments	
Preservation of Existing and Future Assisted Housing (Program #21)	Program was implemented continuously during the planning period beginning on July 1, 2008.

APPENDIX B

ORGANIZATIONS CONSULTED, DATA SOURCES & DEFINITIONS

City of Beaumont
2013-2021 Housing Element of the General Plan
Appendix B-Stake Holders & Organizations Consulted, Data Sources & Definitions

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A. COMMUNITY STAKEHOLDER INTERVIEWS

- Beaumont Senior Center
- Area Agency on Aging
- Community Access Center (disabled)
- State Independent Living Center
- Department of Development Services – Inland Regional Center
- Homeless Programs Unit – County of Riverside Department of Public Social Services
- Affordable and Market Rate Apartment Managers

B. OTHER ORGANIZATIONS CONSULTED

- California Housing Partnership Corporation
Main Office
369 Pine Street
Suite 300
San Francisco, CA 94104
415-433-6804
- Southern California Association of Governments
Main Office
818 West 7th Street
12th Floor
Los Angeles, CA 90017-3435
213-236-180
- State Employment Development Department
Labor Market Information Division
Customer Outreach Unit
P.O. Box 826880, MIC 57
Sacramento, CA 94280-0001
916-262-2162
- State Independent Living Counsel
1600 K Street, Suite 100
Sacramento, CA 95814
866-866-7452

C. DATA SOURCES

- 2000 and 2010 Census
- 2005-2009 American Community Survey

- California Department of Housing and Community Development, *Year 2013 Income Limits*, February 25, 2013
- California State Board of Equalization, *Assessors' Handbook Section 531, Residential Building Costs*, January 2010
- City of Beaumont, *General Plan*
- City of Beaumont, *2008-2014 Housing Element*
- City of Beaumont, *Zoning Ordinance*
- Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), *Loan Application Register System (LARS)*, 2011
- HSH Associates, Financial Publishers, Interest Rates
- International Code Council (ICC), *Building Valuation Data (BVD)*, August 2012
- Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)
- Pacific West Association of Realtors Multiple List Service
- Realist property tax records available from Pacific West Association of Realtors
- Southern California Association of Governments, *5th Cycle Final Regional Housing Needs Assessment Allocation Plan*, adopted by the Regional Council on October 4, 2012
- Southern California Association of Governments, *Local Housing Element Assistance: Existing Housing Needs Data Report, City of Beaumont*
- Southern California Association of Governments, *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*
- State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2013, with 2010 Benchmark* Sacramento, California, May 2013
- State Independent Living Council, *2009 Statewide Needs Assessment for People Living with Disabilities*, 40 pages
- Alene M. Taber, Esq., AICP and Michael J. Alti, Esq., Jackson, Demarco, Tidus & Peckenpaugh, *Residential Recovery Homes and Their Local Impacts*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

- U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*

D. DEFINITIONS

Above Moderate Income: A household whose annual income is 120% or more of the Imperial County median income, adjusted by number of persons in the household.

Cost Burden: For lower income households, gross housing costs including utilities that exceed 30% of gross income

Crowding, Overcrowding: A housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

Developmental Disability: "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. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Disabled Person: A person who is determined to:

(1) Have a physical, mental or emotional impairment that:

(i) Is expected to be of long-continued and indefinite duration;

(ii) Substantially impedes his or her ability to live independently; and

(iii) Is of such a nature that the ability could be improved by more suitable housing conditions;

or

(2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007)

Elderly: Persons 62 years of age or older.

Emergency Shelter: 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. (per Health and Safety Code 50801)

Extremely Low Income: A household whose annual income is between 0% and 30% of the Imperial County median income, adjusted by number of persons in the household.

Homeless person: According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in: An emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Large family: Family of five or more persons.

Low Income: A household whose annual income is between 50% and 80% of the Imperial County median income, adjusted by number of persons in the household.

Moderate Income: A household whose annual income is between 80% and 120% of the Imperial County median income, adjusted by number of persons in the household.

Overpaying: Same as cost burden and severe cost burden

Severe Cost Burden: For lower income households, gross housing costs including utilities that exceed 50% of gross income

Small family: Family of two to four persons.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (per Health and Safety Code 50675.14(b))

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Per Health and Safety Code 50675.2(h))

Very Low Income: A household whose annual income is between 30% and 50% of the Imperial County median income, adjusted by number of persons in the household.