CITY OF
BIG BEAR LAKE *California*

2021-2029
HOUSING ELEMENT

Draft

July 2021

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I. INTRODUCTION

A. Purpose of the Housing Element

The purpose of the Housing Element is to identify the City's housing needs and outline goals, policies and programs to address them. The Housing Element is an eight-year plan, extending from October 15, 2021 to October 15, 2029. The primary issues addressed in the Housing Element include: 1) preservation and improvement of the existing housing stock, 2) housing availability for special needs populations, 3) planning for a sufficient supply of new housing to meet the City's fair share of regional need, and 4) fair housing.

B. Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources. The 2021-2029 Housing Element consists of five chapters: 1) Introduction, 2) Housing Action Plan, 3) Housing Needs Assessment, 4) Resources and Opportunities, 5) Constraints, plus three Appendices. The evaluation of the 2013-2021 Housing Element is found in Appendix A, while Appendix B contains details regarding the City's inventory of sites for housing development. Appendix C contains a summary of public participation efforts.

Guidelines adopted by the California Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

C. Public Participation

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission/City Council Study Session #1	February 17, 2021
Planning Commission/City Council Study Session #2	April 20, 2021
City Council Discussion/Submittal of Draft to HCD	July 19, 2021
Planning Commission hearing	_____
City Council hearing	_____

Additional information regarding public participation efforts and how public comments were incorporated into this Housing Element is provided in Appendix C.

D. State Housing Element Requirements

The preparation of the Housing Element is guided by California *Government Code*, Article 10.6. The law governing the contents of Housing Elements is among the most detailed of all elements of the General Plan. According to §65583 of the *Government Code*, "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community".

E. Consistency with Other Elements of the General Plan

The Housing Element must be consistent with other elements of the General Plan. For example, the location of housing determines the extent of school, park, library, police, fire and other services. The Housing Element works in conjunction with the other General Plan Elements and is consistent with the policies and proposals set forth elsewhere in the Plan.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods.

Because of the requirement for consistency between the various General Plan elements, any proposed amendment to an element will be evaluated against the other elements to ensure that no conflicts occur.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

II. HOUSING ACTION PLAN

A. Housing Goals, Policies and Programs

This section describes the City's housing goals, policies and programs for the 2021-2029 planning period. Each implementation program describes specific actions the City will take to support and achieve the goals and policies. In addition, each program identifies the responsible agency, timeframe, funding source, and objective. It should be noted that where funding sources list "General Fund", these may consist of in-kind staff services, expedited permit processing, and/or reduced permitting fees.

GOAL H1 PROVIDE ADEQUATE SITES TO ACCOMMODATE PROJECTED HOUSING NEEDS.

Policy H1.1 Ensure availability of adequate land capacity to allow for different densities suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing.

Program H1-A Adequate Housing Inventory

The City of Big Bear Lake will regularly monitor housing development and the inventory of potential sites throughout the planning period to ensure than sufficient sites are available to accommodate the City's remaining housing need throughout the planning period.

Responsible Agency:	Community Development Department
Timeframe:	Ongoing, at least annually
Funding source:	General Fund
Objective:	Maintain adequate sites to encourage and facilitate housing development commensurate with the City's RHNA allocation

Program H1-B Variety of Housing

The City of Big Bear Lake recognizes that increased density in multi-family zones produces housing that is affordable to a variety of income groups. The City will evaluate a minimum and maximum density increase to the R-3 zone in order to protect the R-3 zone from incompatible land uses and to encourage the development of multiple family housing. The City will review and revise, as appropriate, the Land Use Element and Development Code to support a variety of housing and establish density minimums or increases.

Responsible Agency:	Community Development Department
Timeframe:	Evaluations in 2022 and implement revisions in 2023
Funding source:	General Fund, SB2 Planning Grant, LEAP Grant
Objective:	Establish a minimum density, such as 12 units/acre or density increase, such as 24 units/acre, to encourage a variety of housing development

GOAL H2 ENCOURAGE AND SUPPORT DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW- AND MODERATE-INCOME HOUSEHOLDS.

Policy H2.1 Encourage partnerships between non-profit and for-profit housing developers to encourage needed affordable housing production.

Policy H2.2 Support homeownership opportunities for low-and moderate-income households.

Policy H2.3 Provide regulatory concessions and incentives for the development of affordable housing.

Program H2-A Partnership Opportunities

The City of Big Bear Lake will conduct an evaluation of City-owned properties that may be suitable for affordable housing development. If such sites are identified, the City will pursue partnership opportunities with non-profit and/or for-profit housing developers to create affordable workforce housing.

Responsible Agency:	Community Development Department
Time Frame:	Initiate an evaluation of properties that may be appropriate for affordable workforce housing in 2022.
Funding source:	General Fund
Objective:	Development of affordable housing commensurate with the City's RHNA allocation

Program H2-B Motel Cabin Conversions

The City of Big Bear Lake recognizes a potential opportunity to convert older motel-type cabins to full-tome residential housing. As such, the City will maintain an inventory of existing motel cabins, which can be uses to assess interest by property owners and/or investors to pursue conversion to full-time affordable housing.

Responsible Agency:	Community Development Department
Time Frame:	Ongoing
Funding source:	General Fund
Objective:	Utilization of existing buildings to create opportunities for long-term housing

Program H2-C First-Time Homebuyer Program

The County of San Bernardino participates in several programs to assist first-time homebuyers. The City of Big Bear Lake will disseminate, on the City's website, information about the affordable homeownership programs in the County.

Responsible Agency:	Community Development Department
Time frame:	Ongoing
Funding source:	State and Federal Grants, County Programs
Objective:	Provide information to low-income first-time homebuyers

Program H2-D Affordable Housing Programs

The Housing Authority of the County of San Bernardino offers a variety of affordable housing programs to assist eligible low-income households. The Housing Authority maintains a waiting list for its rental assistance vouchers provided under a number of programs. The City of Big Bear Lake will disseminate, on the City's website, information about the affordable housing programs available through the Housing Authority.

Responsible Agency:	Community Development Department
Timeframe:	On-going
Funding source:	State and Federal Grants, County Programs
Objective:	Provide information on the Housing Authority's Affordable Housing programs

Program H2-E Accessory Dwelling Units

Accessory dwelling units (ADUs) can provide affordable housing opportunities for small households including the elderly, household employees, persons with disabilities, and single adults. The City of Big Bear Lake allows ADUs as a long-term housing option within all residential zones consistent with State law (Government Code Sec. 65852.2 and 65852.22). The City currently restricts vacation rentals on properties which contain an ADU. The City will evaluate changes to ADU law and process required Ordinance updates to remain consistent with State law. To encourage ADU development, the City will explore additional incentives beyond those required under State law, such as:

- Allowing larger ADUs
- Potential incentives to encourage conversion of guest houses to ADUs
- Develop ADU promotional materials
- Evaluate the elimination of vacation rental restrictions on primary units

Responsible Agency:	Community Development Department
Timeframe:	Annual review of state law; City evaluations by 2024
Funding source:	General Fund; grant funds
Objective:	Increase ADU production for additional long-term housing options

Program H2-F Employee Housing

The City of Big Bear Lake will outreach with larger employers and/or employment sectors within Big Bear Valley to identify potential housing strategies to address the needs of these employees.

Responsible Agency:	City Manager's office
Timeframe:	Begin outreach in 2022
Funding source:	General Fund; grant funds
Objective:	Work with local employers to identify employee housing needs and potential strategies

Program H2-G Incentives for Needed Housing

The City of Big Bear Lake will review and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of residential units for needed workforce and affordable housing. Such incentives may include strategies such as assistance with entitlement processing, modifying development standards, and granting concessions for projects that provide housing to meet projected housing needs.

Responsible Agency:	Community Development Department
Timeframe:	2024
Funding source:	General Fund; grant funds
Objective:	Create incentives to encourage development of needed workforce housing

GOAL H3 FACILITATE HOUSING DEVELOPMENT WITH MINIMAL GOVERNMENTAL CONSTRAINTS

Policy H3.1 Support the development of workforce housing to enable the service/retail workforce to live in the community.

Program H3-A Review and Update Development Review Procedures and Fees

The City of Big Bear Lake will review current development review procedures to eliminate unnecessary constraints and City fees to ensure reasonable costs for the associated service(s). As appropriate, the City will identify feasible modifications to the procedures and/or fees to reduce the time and cost associate with housing developments.

Responsible Agency:	Community Development Department
Timeframe:	Annual review
Funding source:	General Fund/Development Fees
Objective:	Minimize the time and cost of the development review process. Ensure that development fees are reasonably related to the cost of providing service.

Program H3-B Emergency Shelters and Low Barrier Navigation Centers

Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and the Development Code has been amended in compliance with SB 2, including specific development standards that will apply to emergency shelters. AB 101 (2019) amended State law to require that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code Sec. 65660 et seq. The City will process a concurrent Development Code amendment to allow low barrier navigation centers in conformance with State law. The City of Big Bear Lake will continue to work cooperatively with San Bernardino County and homeless service providers to support shelter facilities and services to serve the needs of Big Bear Lake residents.

Responsible Agency:	Community Development Department
Timeframe:	2022
Funding source:	General Fund
Objective:	Work with local organizations and charitable groups to facilitate services for the homeless and locate a housing shelter in the City.

Program H3-C Transitional and Supportive Housing

Senate Bill 2 (SB 2) of 2007 requires that transitional and supportive housing be treated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone.
In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The City of Big Bear Lake will process an amendment of the Development Code to allow transitional and supportive housing consistent with State requirements.

Responsible Agency:	Community Development Department
Timeframe:	Development Code Amendment in 2021
Funding source:	General Fund
Objective:	Facilitate the provision of transitional and supportive housing consistent with State law

GOAL H4 MAINTAIN AND CONSERVE THE EXISTING AFFORDABLE HOUSING STOCK IN A SOUND, SAFE, AND SANITARY CONDITION

Policy H4.1 Promote good maintenance and rehabilitation of residential structures, and prevent poorly maintained structures from further deterioration.

Policy H4.2 Consolidate housing-related resources and information.

Program H4-A Preservation of Affordable Housing Units

The City of Big Bear Lake will implement Affordable Housing Agreements to ensure that affordable units provided through public assistance or public action are retained for the agreed-upon period. The City will also explore opportunities to retain affordability of housing, and promote adaptive reuse of older structures for affordable housing or mixed-use development. For example, Mountain Meadows Senior Housing is considered to be at risk of conversion to market rate during the 2021-2031 period. The City will contact the owner on an annual basis to explore opportunities for preservation of affordability for this project.

Responsible Agency:	Community Development Department
Time Frame:	Ongoing, as needed
Funding source:	Grant funds
Objective:	Preservation of affordable housing units

Program H4-B Housing Repair and Rehabilitation Programs

The City of Big Bear Lake will continue to provide information on the housing repair and rehabilitation programs provided by the San Bernardino County Department of Community Development and Housing. The City of Big Bear Lake will disseminate, on the City's website, information about the County's housing development resources.

Responsible Agency:	Community Development Department
Timeframe:	Ongoing
Funding source:	General Fund
Objective:	Provide information on the County's housing rehabilitation programs.

Program H4-C Code Enforcement Program

The City of Big Bear Lake will continue to respond to complaints pertaining to property blight conditions, including interior and exterior code violations. Substandard conditions will be addressed through enforcement of building codes and property maintenance codes. As feasible, the City will promote opportunities to improve substandard neighborhoods and housing conditions.

Responsible Agency:	Community Development Department
Timeframe:	Ongoing
Funding source:	General Fund
Objective:	Maintain residential neighborhoods and housing stock in sound, safe, and sanitary conditions.

Program H4-D Annual Review of the Housing Element

The City of Big Bear Lake, pursuant to State requirements, will conduct an annual implementation review of the Housing Element.

Responsible Agency:	Community Development Department
Timeframe:	Annual
Funding source:	General Fund
Objective:	Annual assessment of progress toward housing goals.

GOAL H5 PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL CITY OF BIG BEAR RESIDENTS

Policy H5.1 Promote fair housing standards.

Program H 5.1 Affirmatively Furthering Fair Housing

The City of Big Bear Lake will continue to coordinate with non-profit agencies, such as the Inland Fair Housing and Mediation Board, the County contractor for fair housing services, to provide information, as requested, on fair housing. The City will disseminate, on the City's website, information about fair housing assistance available through the County's resources.

Responsible Agency: Community Development Department
Time frame: Ongoing
Funding source: General Fund
Objective: Provide information and fair housing resources.

GOAL H6 INCREASE ACCESS TO DECENT AND SUITABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS INCLUDING HOMELESS PERSONS

Policy H6.1 Support efforts for the development of shelter and housing services for homeless persons and those of risk of homelessness in Big Bear Lake.

Policy H6.2 Promote the development of permanent housing to meet the needs of seniors and people with development disabilities in Big Bear Lake.

Program H6-A Support Homeless Service Providers

The City of Big Bear Lake will support the effort of agencies providing emergency shelter and services for homeless residents, including providing funding when feasible and appropriate.

Responsible Agency: Community Development Department
Time frame: Ongoing
Funding source: General Fund; Community Development Block Grant
Objective: Provide support and grant funds to local eligible public service groups that provide emergency, transitional, and permanent affordable housing.

Program H6-B Housing Needs of Persons with Developmental Disabilities

The City of Big Bear Lake will consult with the Inland Regional Center to accommodate housing needs for persons with developmental disabilities. As appropriate, Community Development Block Grant funds may be used to assist local eligible programs that provide housing services for persons with developmental disabilities. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Responsible Agency: Community Development Department
Time frame: Ongoing
Funding source: General Fund; grant funds
Objective: Support programs and housing developments which accommodate persons with disabilities.

GOAL H7 PROMOTE ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENT

Policy H7.1 Provide incentives to encourage builders to incorporate energy saving techniques in housing developments.

Program H 7.1 Reduce Permit Fees for Energy-Efficient Construction

Encourage energy conservation through the reduction of permit fees for energy-efficient construction and retrofits. This program will be publicized through flyers available at City Hall and on the City website.

Responsible Agency: Planning Division
Time frame: Ongoing
Funding source: General Fund
Objective: Reduce permit fees to encourage energy-efficient construction.

Program H 7.2 Publicize Local Utility and Services Programs

Publicize local utility programs that serve to increase energy efficiency, water conservation, and reduce waste, through flyers and brochures at City Hall and on the City website. The Big Bear Lake Department of Water (DWP) offers retrofits, turf buy-back, water conservation audits (indoor and outdoor), and xeriscape demonstration programs. Bear Valley Electric Services (BVES) offers energy savings programs and lighting exchange events. Big Bear Disposal offers regular recycling sites and annual electronic waste disposal days.

Responsible Agency: Planning Division/City Webmaster
Time frame: Ongoing
Funding source: General Fund
Objective: Expand access to local utility and service programs that offer energy efficiency programs and rebates.

B. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in **Error! Reference source not found.**.

Table II-1
Quantified Objectives – 2021-2029 City of Big Bear Lake

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals
New Construction	25	25	33	37	92	212
Rehabilitation*	0	10	10	0	0	20
Conservation**	29	27	14	2	0	74

*County-funded programs
**Preservation of Affordability Covenants for Mountain Meadows Senior Housing

III. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing needs based on the 2021 Regional Housing Needs Assessment (RHNA) are examined.

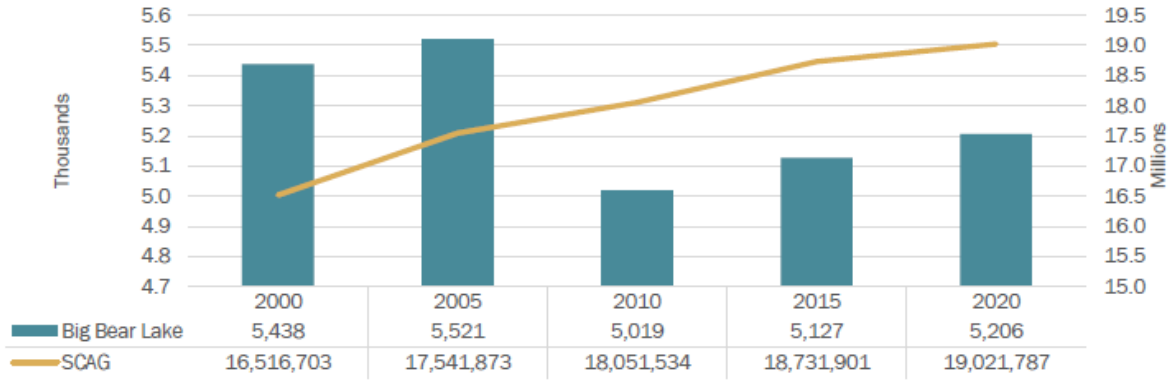
The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources.

A. Population Characteristics

1. Population Growth Trends

Big Bear Lake has a 2020 total population of 5,206 including 26 living in group quarters according to the California Department of Finance. Over the period from 2000 to 2020. Big Bear Lake had a population decrease compared to an annual growth rate of 0.7% for the SCAG region as a whole (Table III-1).

Table III-1
Population Trends 2000-2020 – Big Bear Lake vs. SCAG Region



	2000	2005	2010	2015	2020
Big Bear Lake	5,438	5,521	5,019	5,127	5,206
SCAG	16,516,703	17,541,873	18,051,534	18,731,901	19,021,787

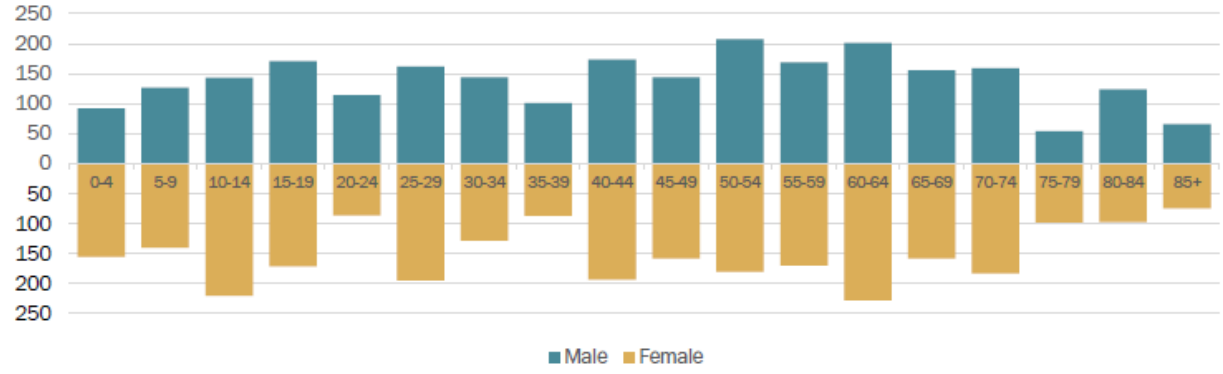
CA DOF E-5 Population and Housing Unit Estimates

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table III-2 shows that the population of Big Bear Lake is 48% male and 52% female. The share of the population of Big Bear Lake which is under 18 years of age is

21.2%, which is lower than the regional share of 23.4%. Big Bear Lake's seniors (65 and above) make up 22.4% of the population, which is higher than the regional share of 13%.

Table III-2
Age Distribution – Big Bear Lake



American Community Survey 2014-2018 5-year estimates

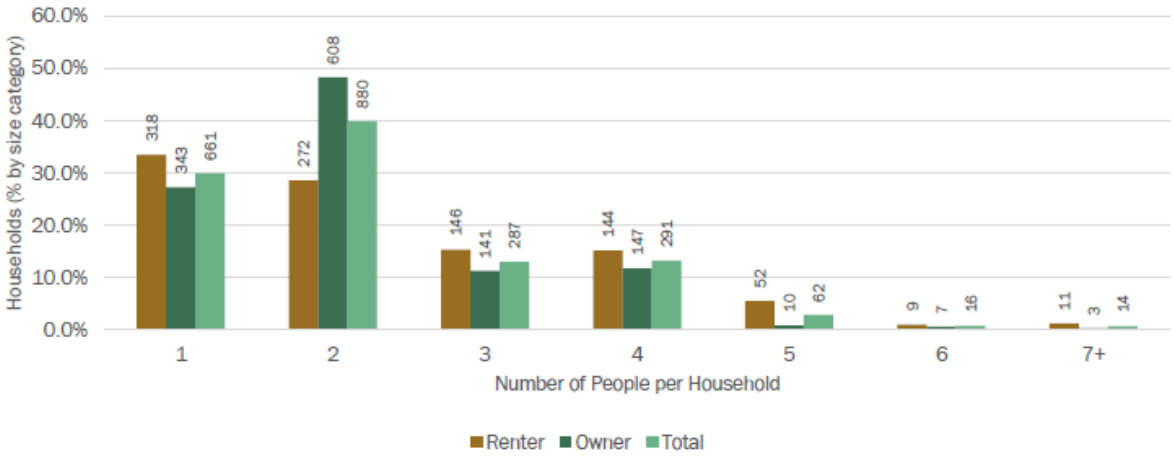
B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a City. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Big Bear Lake is unique in that approximately three-quarters of its housing units are vacation homes held for occasional use. Table III-3 shows the distribution of Big Bear Lake households by size and tenure. The most commonly occurring household size is of two people (39.8%) and the second-most commonly occurring household is of one person (29.9%). Big Bear Lake has a higher share of single-person households than the SCAG region overall (29.9% vs. 23.4%) and a much lower share of 7+ person households than the SCAG region overall (0.6% vs. 3.1%). These statistics suggest that there is less need for large units in Big Bear Lake than is typical for other areas of the region.

Table III-3
Household Size by Tenure – Big Bear Lake

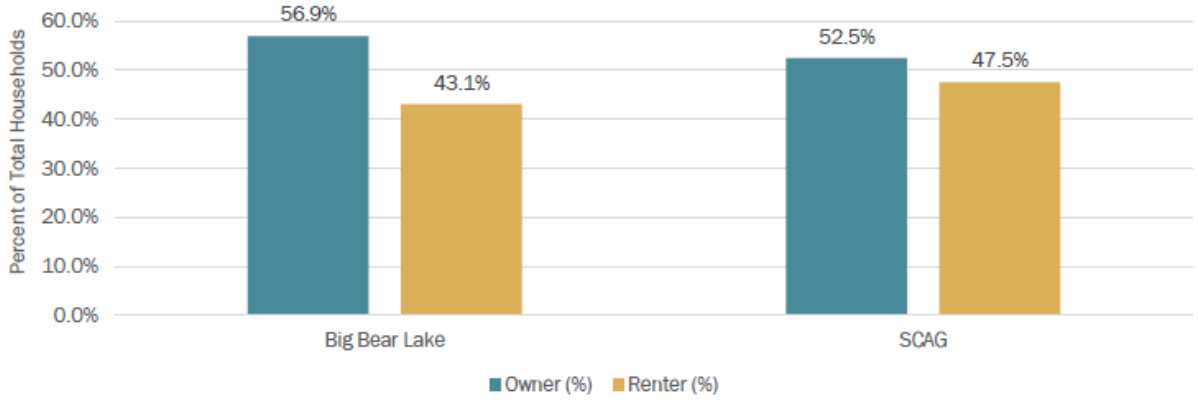


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table III-4 provides recent Census estimates of owner-occupied and renter-occupied units in Big Bear Lake as compared to the region as a whole. The table shows that the homeownership rate in the City is slightly higher than for the region. Note that these statistics refer to units intended for permanent occupancy and exclude vacation homes.

Table III-4
Household Tenure – Big Bear Lake vs. SCAG Region

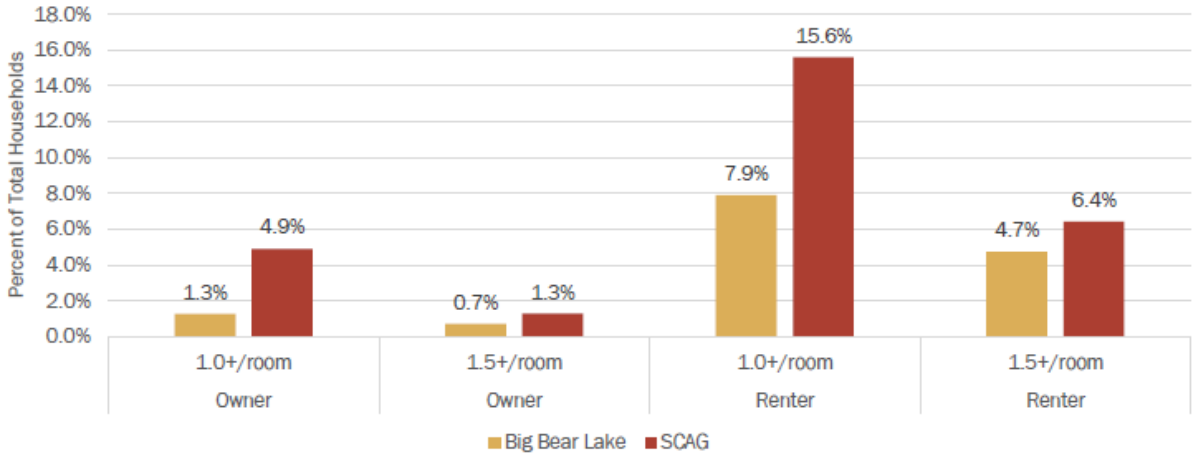


American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of a shortage of affordable housing. Table III-5 summarizes recent Census estimates of overcrowding for Big Bear Lake as compared to the region as a whole.

Table III-5
Overcrowding by Tenure – Big Bear Lake vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

In Big Bear Lake, overcrowding was more prevalent among renters, with approximately 8 percent of renter households having more than 1.0 person per room and 5 percent having more than 1.5 person per room.

4. Household Income

Household income is a primary factor affecting housing needs in a community. It can be assumed that the ability of residents to afford housing is directly related to household income. State law establishes five income categories used in housing analysis (Table III-6).

Table III-6
Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Housing the extremely-low-income population (below 30% of area median income) can be especially challenging. Recent HUD data (Table III-7) provides a breakdown of extremely-low-income households by race/ethnicity and tenure.

Table III-7
Extremely Low Income Households by Race and Tenure – Big Bear Lake

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,690	205	12.1%
Black, non-Hispanic	14	10	71.4%
Asian and other, non-Hispanic	57	14	24.6%
Hispanic	394	95	24.1%
TOTAL	**2,155**	**324**	**15.0%**
Renter-occupied	955	235	24.6%
Owner-occupied	1,205	85	7.1%
TOTAL	**2,160**	**320**	**14.8%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table III-8 displays recent HUD estimates for overpayment, and shows that overpayment is closely related to income, with lower-income households far more likely to be cost-burdened than those in higher income categories. For example, approximately 91 percent of extremely-low-income households paid more than 50 percent of their income for housing compared to only 3 percent of households with incomes above the countywide median.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, homeowners paying a higher percentage toward a mortgage may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table III-8
Overpayment by Income Category – Big Bear Lake

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	24	0	243
30-50% HAMFI	69	174	149
50-80% HAMFI	150	159	44
80-100% HAMFI	145	49	14
> 100% HAMFI	730	135	30
Total Households	*1,118*	*517*	*480*

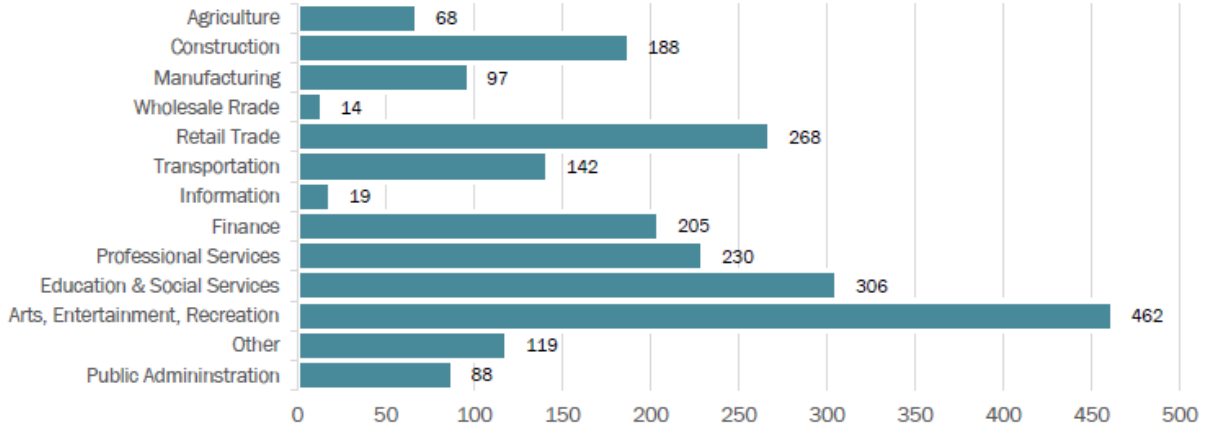
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

As seen in Table III-9 Big Bear Lake has 2,206 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Arts, Entertainment, Recreation with 20.9% of total employment while Education & Social Services represents 13.9% of total employment.

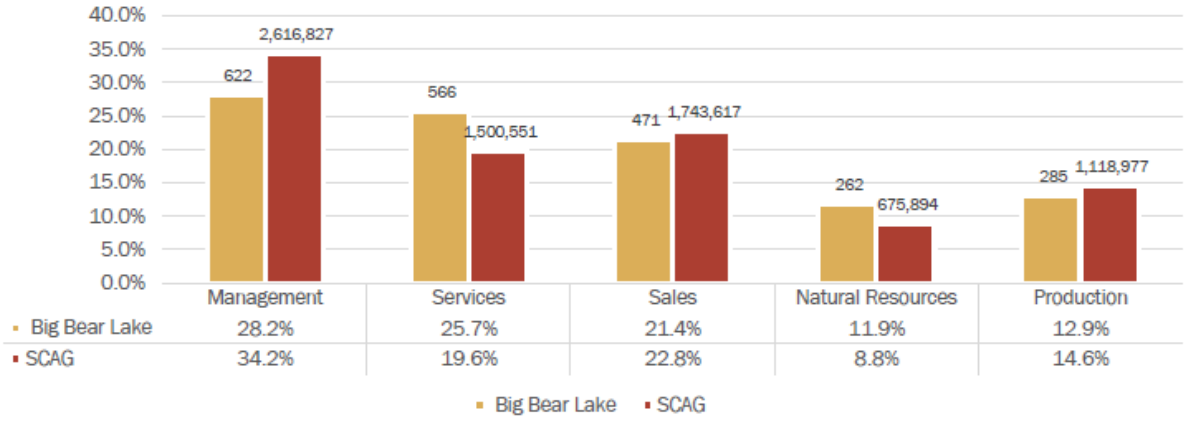
Table III-9
Employment by Industry – Big Bear Lake



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Occupational characteristics for Big Bear Lake residents are shown in Table III-10. The most prevalent occupational category in Big Bear Lake is Management, in which 28.2% of employees work. The second-most prevalent occupation is Services, which employs about 25.7% of all workers.

Table III-10
Employment by Occupation – Big Bear Lake



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Mountain communities like Big Bear Lake have a significant number of seasonal workers employed at the ski resorts, restaurants, hotels and other visitor-serving facilities. The City adopted a Development Code amendment in 2011 to allow extended-stay lodging facilities as a way to address housing options for seasonal workers.

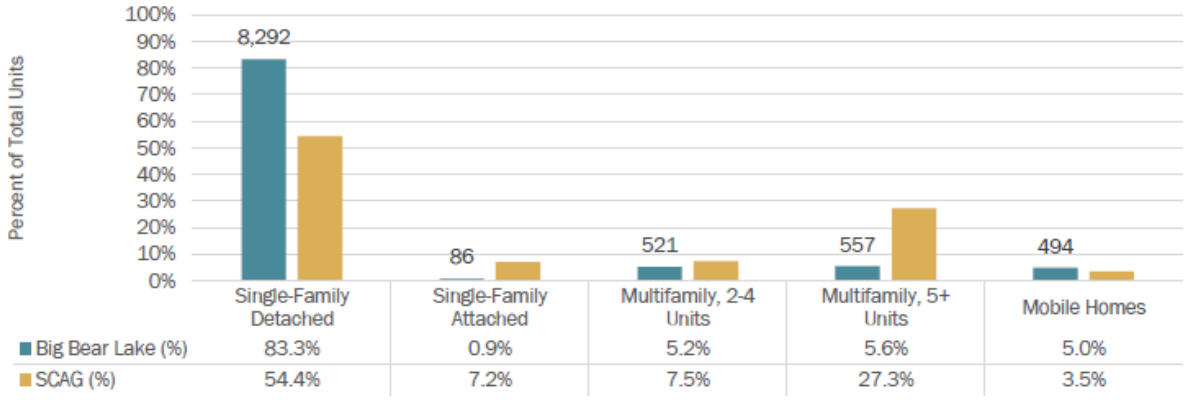
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type

Table III-11 provides a breakdown of the housing stock by type in Big Bear Lake. The most prevalent housing type in Big Bear Lake is single-family detached with about 83 percent of all units as compared to only 54 percent for the region as a whole.

Table III-11
Housing by Type – Big Bear Lake vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

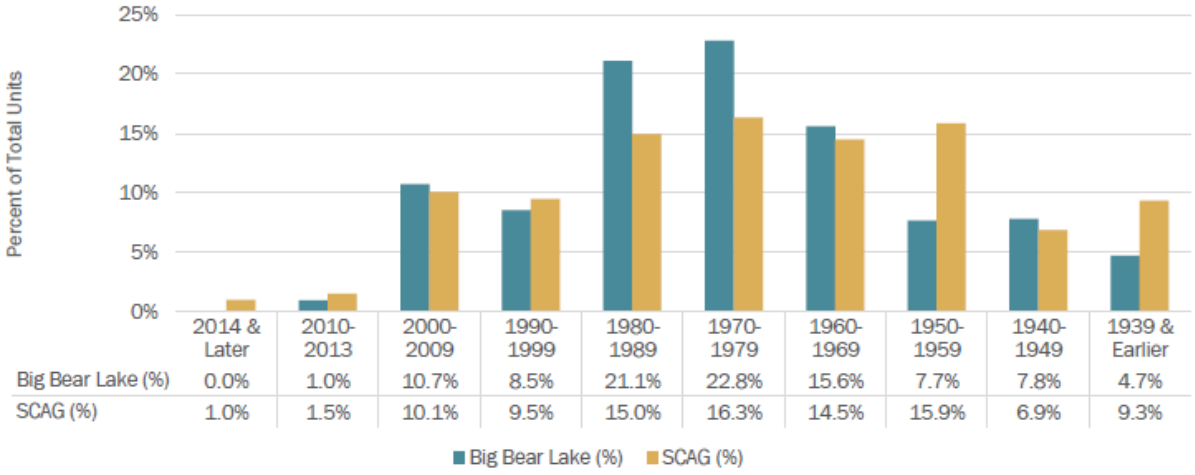
2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in

deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table III-12 shows the age distribution of the housing stock in Big Bear Lake compared to the SCAG region as a whole. About 80 percent of housing units in Big Bear Lake were built prior to 1990 and are more than 30 years old.

Table III-12
Age of Housing Stock – Big Bear Lake vs. SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Big Bear Lake (%)	0.0%	1.0%	10.7%	8.5%	21.1%	22.8%	15.6%	7.7%	7.8%	4.7%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the City's housing stock. Harsh weather conditions contribute to structural problems, such as damage to plumbing if water lines freeze during winter.

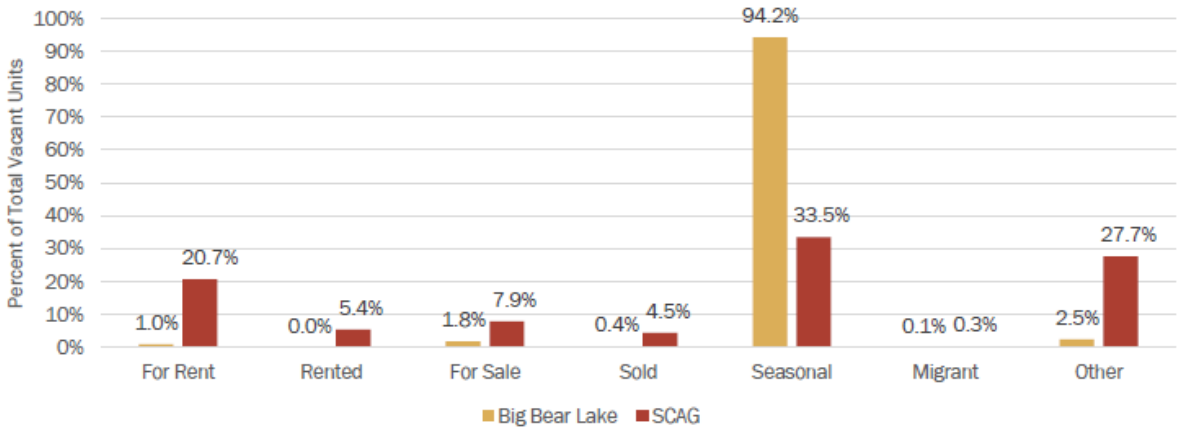


Based on observations of City staff, it is estimated that approximately 10% to 15% of housing units in the city are in need of some type of repair.

3. Vacancy

Recent Census estimates regarding housing vacancy are shown in Table III-13. Big Bear Lake is a resort community, and approximately 77 percent of all housing units in the city were vacant, with 94 percent of vacant units held for seasonal or occasional use. Only about 1 percent of vacant units were offered for rent. These statistics do not distinguish between units offered for short-term vs. long-term rental.

Table III-13
Vacancy Units by Type – Big Bear Lake vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development[1], housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table III-14 shows affordable rent levels and estimated affordable purchase prices for housing in San Bernardino County by income category for on a 4-person family. Based on State standards, the maximum affordable monthly rent for extremely-low-income households is $655, while the maximum affordable rent for very-low-income households is

[1] HCD memo of 4/18/07 (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf)

$941. The maximum affordable rent for low-income households is $1,506, while the maximum for moderate-income households is $2,259.

Affordable purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table III-14 have been estimated based on typical conditions.

Table III-14
Income Categories and Affordable Housing Costs – 2020/21 San Bernardino County

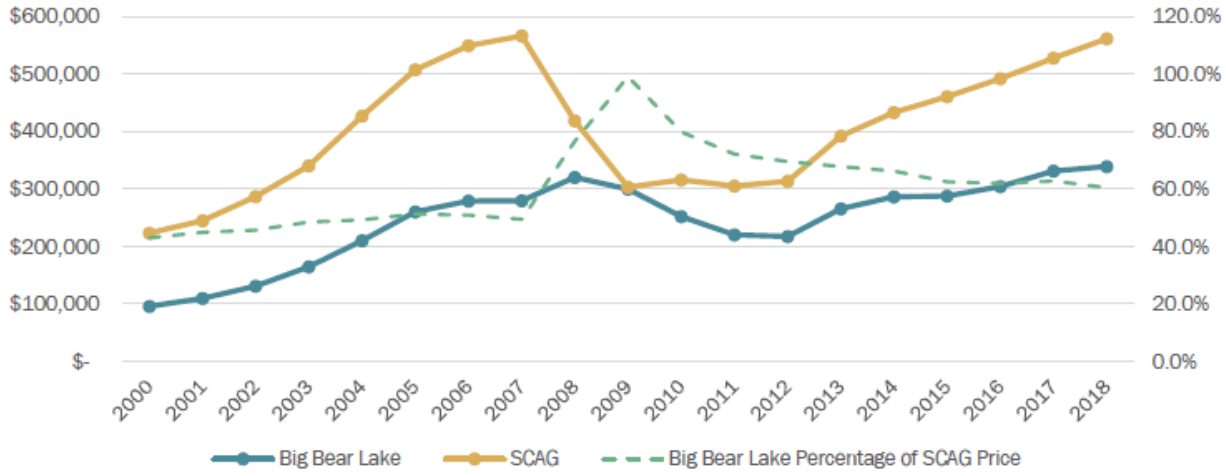
Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	$26,200	$655	*
Very low	$37,650	$941	*
Low	$60,250	$1,506	*
Moderate	$90,350	$2,259	$365,000
Above moderate	Over $90,350	Over $2,259	Over $365,000

Assumptions:
-Based on a family of 4 and 2020/21 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 3.75% interest, 1.25% taxes & insurance, $300 HOA dues
* For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Median home sales prices in Big Bear Lake were reported to be $339,000 in 2018, which is the highest since 2000 (Table III-15). Between 2000 and 2018, median home sales prices in Big Bear Lake increased 253 percent while prices in the SCAG region increased 151 percent. Prices in Big Bear Lake have ranged from a low of 43 percent of the SCAG region median in 2000 to a high of 99 percent in 2009. In comparing the estimated affordable purchase prices shown previously in Table III-14, home prices in Big Bear Lake appear to be more affordable than the average for the SCAG region.

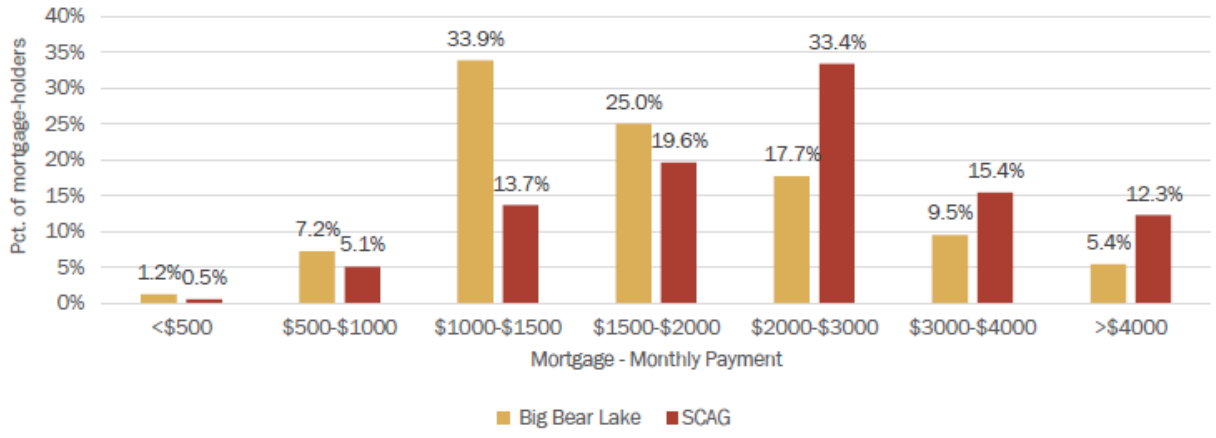
Table III-15
Median Home Sales Prices for Existing Homes – 2000-2018 Big Bear Lake vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Table III-16 shows recent Census estimates of housing expenses for homeowners with a mortgage in Big Bear Lake as compared to the SCAG region. The most common monthly housing cost for owners in Big Bear Lake was $1,000 to $1,500 as compared to $2,000 to $3,000 in the region as a whole.

Table III-16
Monthly Owner Costs for Mortgage Holders - Big Bear Lake vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

Recent Census estimates of the percentage of household income spent on rent are shown in Table III-17. Among Big Bear Lake's renter households, about half spend at least 30 percent of gross income on housing while an additional 30 percent spend at least half their income for housing.

Table III-17
Percentage of Income Spent on Rent - Big Bear Lake

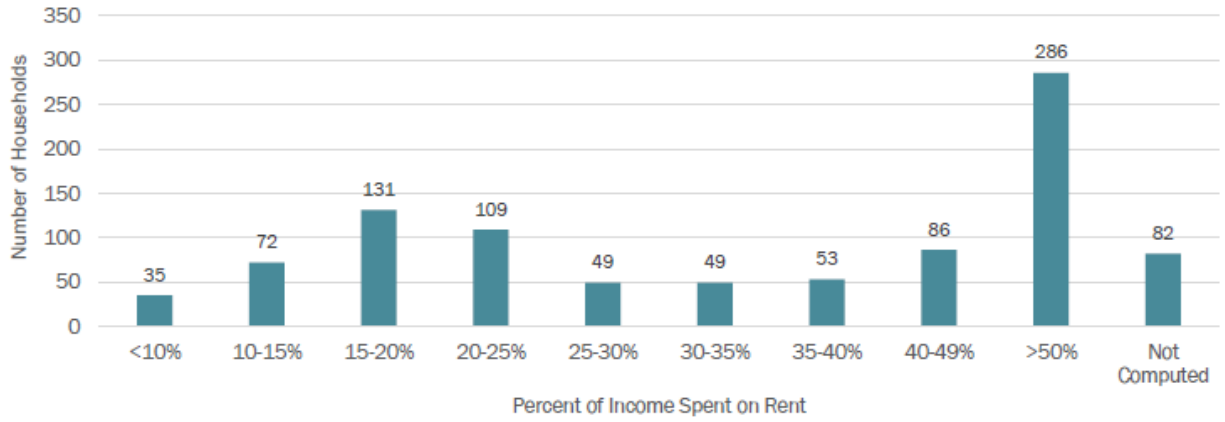
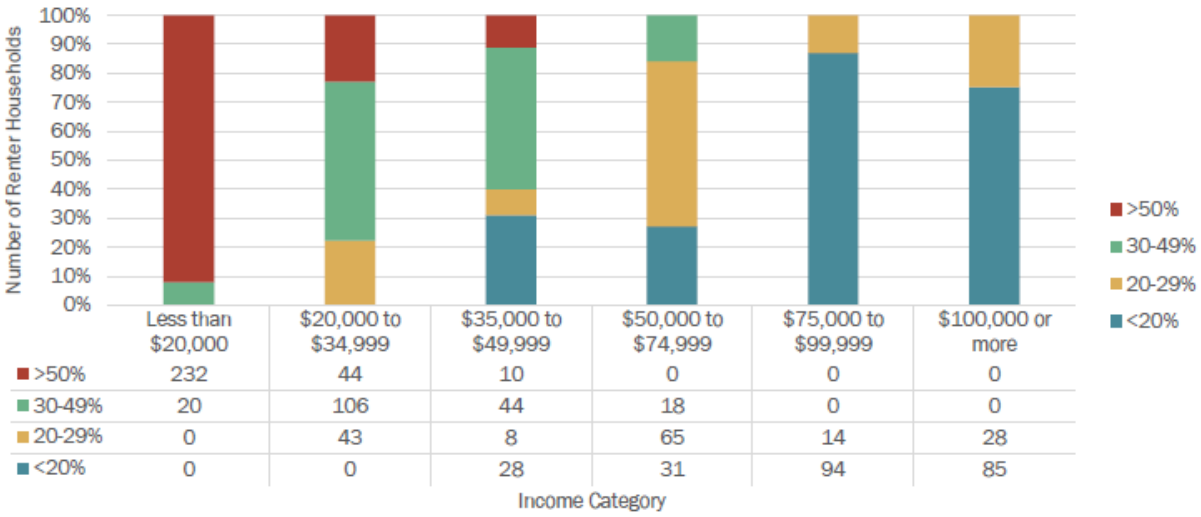


Table III-18 shows recent Census estimates of rental expenses by income category in Big Bear Lake. As would be expected, households in the lowest income categories spent a larger proportion of income on rent.

Table III-18
Spending on Rent by Income Category - Big Bear Lake



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	232	44	10	0	0	0
30-49%	20	106	44	18	0	0
20-29%	0	43	8	65	14	28
<20%	0	0	28	31	94	85

American Community Survey 2014-2018 5-year estimates.

E. Special Needs

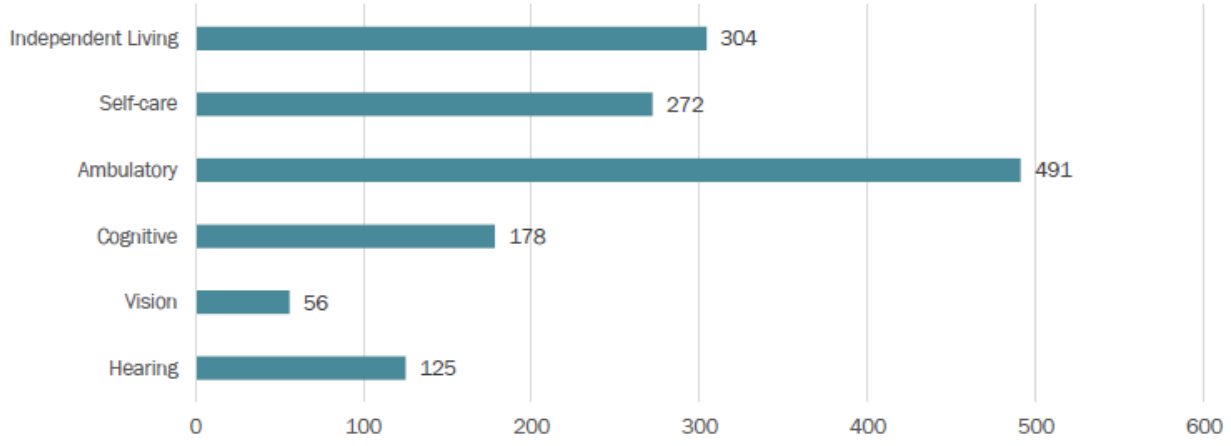
Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances related to employment and income, family characteristics, disability, or other conditions. As a result, some Big Bear Lake residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farmworkers. This section contains a discussion of the housing needs facing each of these groups. In addition, this section includes a discussion of the housing needs of the local workforce who serve the tourism industry.

1. Persons with Disabilities

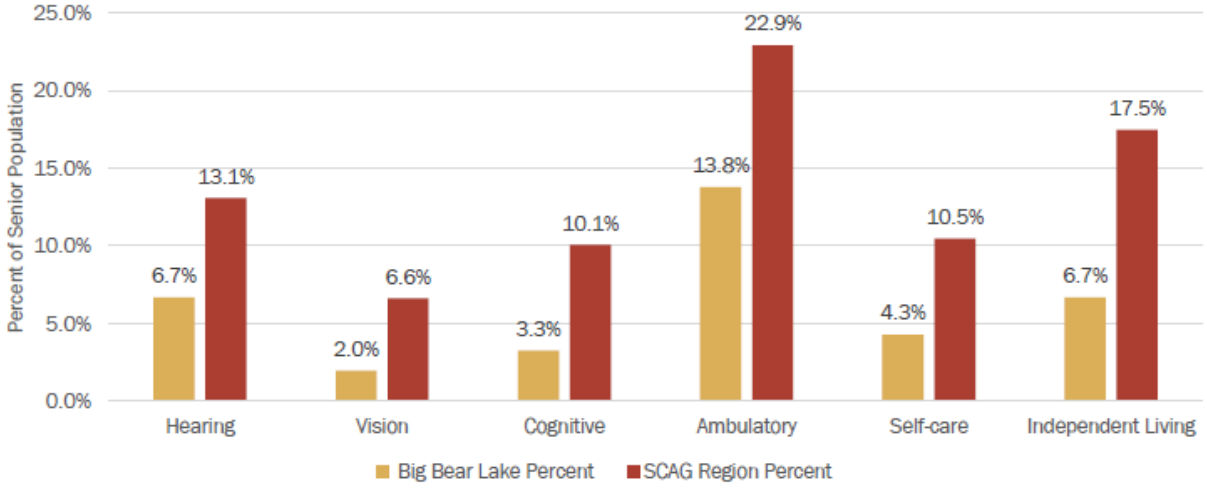
Recent Census estimates reported that the most prevalent types of disabilities for Big Bear Lake residents were ambulatory and independent living disabilities (Table III-19). Of those aged 65 and over, ambulatory difficulties were the most common type of disability, with approximately 14 percent of seniors affected (Table III-20). As seen in Table III-21, over one-third of those with a disability in Big Bear Lake were employed. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table III-19
Persons with Disabilities by Type of Disability – Big Bear Lake



American Community Survey 2014-2018 5-year estimates.

Table III-20
Disabilities by Type for Seniors – Big Bear Lake vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table III-21
Employment Status for Persons with Disabilities – Big Bear Lake

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	130	36%	1,878	73%
Unemployed	20	5%	57	2%
Not in Labor Force	214	59%	647	25%
TOTAL	364		2,582	

American Community Survey 2014-2018 5-year estimates.

The City of Big Bear Lake does not have any housing units specifically designated for persons with disabilities. However, there are 75 units for very-low- to moderate-income seniors that can accommodate persons with mobility limitations. In addition, the 42-unit affordable apartment building built in 2010 complies with the American with Disabilities Act.

2. Persons with Developmental Disabilities

Senate Bill 812 (Chapter 507, Statues of 2010) requires an evaluation of housing needs for persons with developmental disabilities. The Welfare and Institutions Code (Section 4512) defines "Developmental disability" to mean 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.

The California Department of Developmental Services (DDS) provides community services to persons with developmental disables and their families through a system of regional centers. In San Bernardino County, the Inland Regional Center (IRC) is the local service provider for the State Department of Developmental Services. The center provides access to a variety of resources such as educational, employment, health, and housing to persons with developmental disabilities. In Big Bear Lake, the IRC coordinates housing programs with In-Home Supportive Services (through the County Department of Aging and Adult Services) and family support services such as respite, for persons living at home with the family. Respite services may include a behavior modification specialist and educational services. The IRC also provides transportation vouchers. Detailed data regarding persons with developmental disabilities in Big Bear Lake are not available, although there is a day

center the Big Bear area called First Step, which offers educational, employment, and other support programs for qualifying residents.

Depending on the type of developmental disability, employment options are limited. Many persons with such disabilities may live independently with minimal supervision. Others may live in a group facility with some supervision, while more severe conditions may require institutional living with regular supervision.

3. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Big Bear Lake's 845 such households, 14.8% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 29.6% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region) (Table III-22). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table III-22
Elderly Households by Income and Tenure – Big Bear Lake

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	60	65	125	14.8%
	30-50% HAMFI	55	70	125	14.8%
	50-80% HAMFI	85	50	135	16.0%
	80-100% HAMFI	70	10	80	9.5%
	> 100% HAMFI	350	30	380	45.0%
	TOTAL	620	225	845	

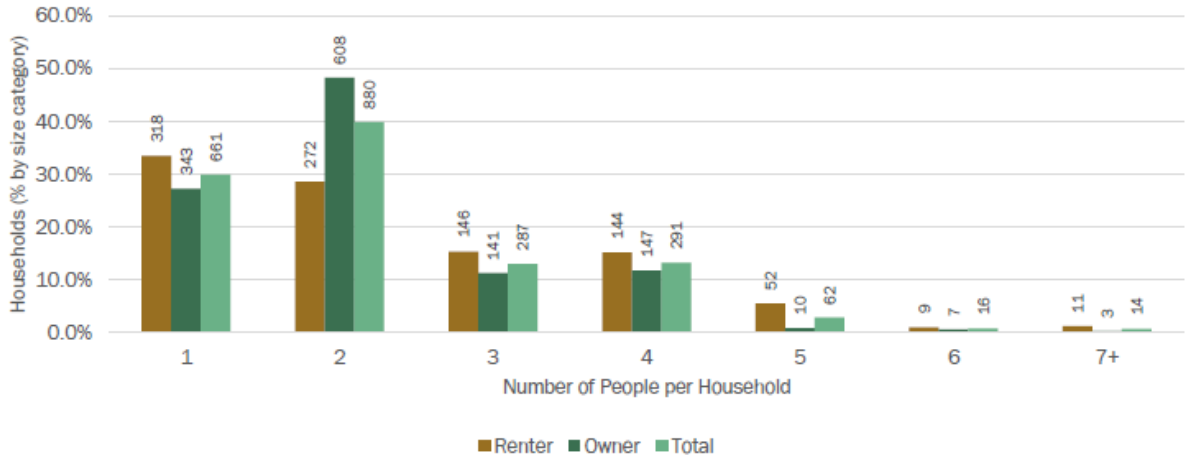
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

4. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. The City's average household size has dropped slightly from 2.31 persons in 2000 to 2.28 persons in 2010. Among both owners and renters, more than half of all households have only one or two members. About 11% of renter households had five or more members, while about 5% of owners were large households (Table III-23).

The most commonly occurring household size is of two people (39.8%) and the second-most commonly occurring household is of one person (29.9%). Big Bear Lake has a higher share of single-person households than the SCAG region overall (29.9% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.6% vs. 3.1%). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units.

Table III-23
Household Size by Tenure – Big Bear Lake

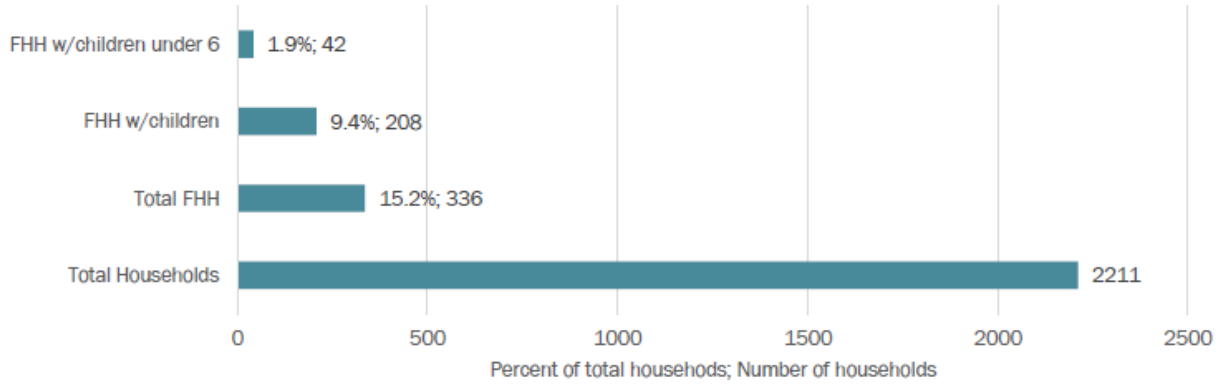


American Community Survey 2014-2018 5-year estimates.

5. Female-Headed Households

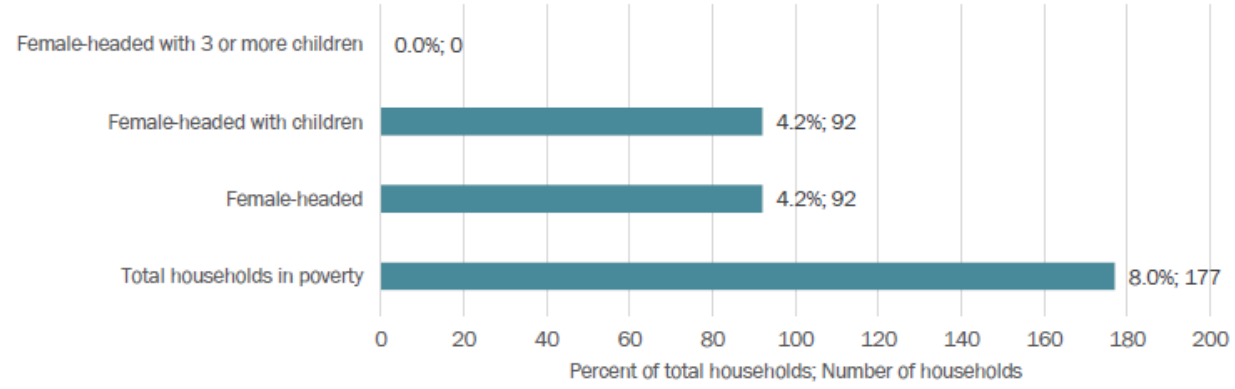
Of Big Bear Lake's 2,211 total households, 15.2% are female-headed (compared to 14.3% in the SCAG region), 9.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 1.9% are female-headed and with children under 6 (compared to 1.0% in the SCAG region) (Table III-24). Approximately 8 percent of Big Bear Lake's households are experiencing poverty. Poverty thresholds, as defined by the Census Bureau, vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below $13,064/year while the threshold for a family consisting of 2 adults and 2 children was $25,465/year. Over half of households below the poverty level in Big Bear Lake were female-headed households (Table III-25).

Table III-24
Female Headed Households – Big Bear Lake



American Community Survey 2014-2018 5-year estimates.

Table III-25
Female Headed Households by Poverty Status – Big Bear Lake



American Community Survey 2014-2018 5-year estimates.

6. Agricultural Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in San Bernardino County; however, Big Bear Lake is within a mountain recreation area adjacent to a national forest. There is no agricultural land within the City; nor is the City adjacent to any agricultural producing areas. Census Bureau data for farming employment also includes forestry occupations; therefore, it

seems likely that the workers reported in Table III-26 are primarily employed in forestry occupations such as National Forest employees or in logging operations.

Table III-26
Agricultural Employment – Big Bear Lake

Farmworkers by Occupation:

Big Bear Lake	Percent of total Big Bear Lake workers:	SCAG Total	
40	1.81%	57,741	Total jobs: Farming, fishing, and forestry occupations
20	1.31%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Big Bear Lake	Percent of total Big Bear Lake workers:	SCAG Total	
68	3.08%	73,778	Total in agriculture, forestry, fishing, and hunting
29	1.90%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

7. Temporary Resort Workers

During the winter months, the two ski resorts in Big Bear Lake hire a substantial number of additional workers. Some of those work full-time, while others are part-time weekend workers. Detailed information is not available regarding where they live while they work in Big Bear Lake and how they are housed. The ski resorts do not provide temporary housing for their workers, and management indicated that housing is generally not a problem in recruiting workers.

Although details regarding the demographics and needs of seasonal workers in Big Bear Lake are not readily available, it can be assumed that the incomes of these employees are relatively low, as with other service occupations. The Development Code allows short-term motel cabins to be converted into extended stay units for up to six months, which can help to increase the supply of small affordable units by making more effective use of the existing underutilized housing stock.

8. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities of San Bernardino County. During the past two decades, an increasing

number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

According to the 2020 San Bernardino County Homeless Count and Subpopulation Survey Report[2] there were 3,125 persons who were counted as homeless on Thursday, January 23, 2020. The previous homeless count and subpopulation survey was completed in 2019 when 2,607 homeless persons were counted. A comparison of the last two counts reveals that:

- 518 more persons were counted in 2020, which represents an increase of 19.9%;
- 470 more persons were counted as unsheltered in 2020 when compared to the unsheltered count in 2019, which represents an increase of 24.5%; and
- 48 more persons were counted as sheltered in 2020 when compared to the sheltered count in 2019, which represents an increase of 7.0%.

Big Bear Lake is fortunate, as studies and surveys by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in the community. The homeless count conducted by San Bernardino County in 2020 reported only 2 homeless persons in Big Bear Lake, both of which were sheltered. Mountain Homeless Coalition purchased a property and rehabilitated six cabins (with state Homekey funds and County partnership) to house homeless persons and families at risk of homelessness. The project will add two more new units, for a total of eight units. At-risk persons are an issue due to low-wage seasonal jobs combined with the small percentage of full-time rentals available.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the City that are under an affordability covenant, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period 2021-2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period. Table III-27 shows that three developments within the City of Big Bear Lake have affordability restrictions – Mountain Meadows Senior Housing, The Crossings at Knickerbocker, and the Mountain Meadows Homeless Coalition apartments for people at risk of homelessness.

[2] https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf

Table III-27
Assisted Affordable Housing Development –
Big Bear Lake

Project	Year	No. of Units	Program	Covenant Expires
Mountain Meadows Senior Housing	1998-2000	74	Very-low-, Low- and Moderate-income senior apartments	2030
The Crossings at Knickerbocker	2010	42	Very-low, low-, and moderate-income apartments	2065
Mountain Homeless Coalition	2020	8	Extremely-low-income persons at risk of homelessness	2075

The affordability covenant for the Mountain Meadows development runs until 2030 and therefore this project is considered to be at risk of conversion during the period 2021-2031. The expiration date for The Crossings at Knickerbocker workforce housing apartments extends until 2065 and is not considered to be at risk of conversion. In 2020, the Mountain Homeless Coalition purchased and converted a 6-unit lodge into housing units to serve mountain residents recently homeless or at-risk of homelessness, with incomes at 30% or less of area median income. The project proposes to construct two additional units. At build-out, the project will provide a unit mix of 1 studio, 4 one-bedroom units, 3 two-bedroom units (of which 2 will be ADA-compliant). The affordability term will be 55 years.

G. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the projection period of June 30, 2021 to October 15, 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. The need for additional households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at https://scag.ca.gov/rhna.

2. 2021-2029 Housing Needs

The additional housing need for the City of Big Bear Lake during the 2021-2029 planning period is 212 units, which is distributed by income category as shown in Table III-28. The need in the extremely-low-income category is not included in the RHNA; however, it is estimated to be 50% of the very-low-income category pursuant to State law.

Section III – Resources and Opportunities discusses how the City will accommodate this need for additional housing.

Table III-28
Regional Housing Growth Needs – 2021-2029
Big Bear Lake

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
25	251	33	37	92	212

Source: SCAG 3/4/2021

IV. RESOURCES AND OPPORTUNITIES

A. Land Resources

Pursuant to Government Code Section 65583.2(c)(3), the Housing Element must include an inventory of sites suitable for residential development to accommodate a jurisdiction's assigned share of regional housing need for all income levels.

Appendix B includes the detailed analysis and sites inventory, which is summarized in Table IV-1.

Table IV-1
Land Inventory Summary – City of Big Bear Lake

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
Approved or pending projects	8			12	20
Vacant sites	51	35	499	1,030	1,615
Potential ADUs	3	6	6	1	16
Total	62	41	505	1,063	1,671
RHNA (2021-2029)	50	33	37	92	212
Adequate sites?	Yes	Yes	Yes*	Yes	Yes

Source: City of Big Bear Lake Community Development Dept., 2021
*Reflects excess VL/L sites

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude development to accommodate the RHNA allocation.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) – Limited federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City's allocation of CDBG funds is about $35,000 per year. The City does not directly control these funds. Instead, the Big Bear Lake City Council makes recommendations for the expenditure of this money, but the funds are administered by the Housing and Community Development Department of the County of San Bernardino (HCD).

Section 8 Rental Assistance – The San Bernardino County Housing Development Department, in cooperation with the Housing Authority, administers the Tenant Based (Rental) Assistance Program that includes Section 8 rental assistance. The housing vouchers assist low-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Another component of the Tenant Based Assistance Program provides one-time security deposit assistance to eligible applicants.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

2. Local Resources

a. City of Big Bear Lake Programs

- Community Development Grant Program

  In 2010, the City modeled a Community Development Grant Program, similar in scope and goals to the federal CDBG program. The award is based on the City's annual CDBG allocation, which is about $35,000 per year.

b. San Bernardino County Affordable Housing Programs

The San Bernardino County Housing Development Department administers three housing programs in addition to the Section 8 Tenant Based Assistance Program discussed above. The following County-administered programs could be used to create or acquire affordable housing in the City of Big Bear Lake.

Mortgage Revenue Bond Programs

Single Family Home Mortgage Revenue Bond Program – This bond program serves eligible households throughout the County who are first time homebuyers. The program provides below-market loans to eligible households. Income limits change from year to year.

Multi-family Mortgage Revenue Bond Program – The Multi-Family Residential Rental Housing Revenue Bond Program assists developers of rental units by providing financing for acquisition and new construction or rehabilitation of multi-family housing developments. A specified number of the units must remain affordable to eligible households for a specified period.

Homeownership Assistance Program

Households with incomes below 80% of the County median income may also be eligible for down payment and closing cost assistance through the County's Homeownership Assistance Program (HAP). Most of the participating lenders also process applications for the HAP program.[3]

Rental Property Acquisition and Rehabilitation Assistance Program

This program provides financial assistance to nonprofit and for-profit developers of rental property for the acquisition and/or rehabilitation of residential rental units available to income-eligible tenants at affordable rates.

C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes. These standards have been incorporated by reference into the City's Building Code and Subdivision Ordinance.

In addition to the energy and water conservation measures required by State law, other private and public initiatives assist with energy payments and conservation. The Bear Valley Electric Company participates in the Low-income Energy Assistance (LEAP) Payments program providing lower energy rates to eligible households. To inform residents about this program, the electric company annually mails all customers a brochure and application form for LEAP with the monthly bill.

The County of San Bernardino Community Services Department administers a weatherization program with funding from both the federal government and several Southern California gas companies. Services provided include attic insulation and venting, weather stripping, repair or replacement of windows and doors, if needed, and repair of combustion appliances. Low flow showerheads are also installed.

In addition to these measures, local utility and service providers in the City provide rebate programs, water conservation assistance and programs, and recycling and electronic waste disposal. The City publicizes these programs in order to expand access and opportunities to participate. Furthermore, development in the City has long been subject to requirements to protect and retain large healthy stands of trees (through the Tree Conservation Ordinance) and to use native plants and drip irrigation as a water

[3] https://sbcountycdha.com/community-development-and-housing-department/housing-resources/

conservation measure. The City has been an annual participant in the Xeriscape Garden Tour, which provides tours of local gardens and an expo for information.

V. CONSTRAINTS

A. Government Constraints

1. Land Use Designations and Development Standards

As a mountain resort community, Big Bear Lake has adopted land use designations and development standards that are suited to the City's remote location, predominantly second-home character, and environmental conditions.

Residential Land Use Designations

The Big Bear Lake General Plan Land Use Element provides for six residential land use designations as follows:

Rural Residential (RR)	one unit per 2.5 gross acres
Equestrian Estates (EE)	one unit per gross acre
Single-Family Residential 2 (SFR-2)	two units per gross acre
Single-Family Residential 3 (SFR-3)	three units per gross acre
Single-Family Residential 4 (SFR-4)	four units per gross acre
Multiple Family Residential (MFR)	12 units per gross acre

The City regulates the type, location, density, and scale of residential development through the City Development Code. The Development Code regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Development Code also helps to preserve the character and integrity of existing neighborhoods.

The three zoning districts that allow residential units as a principal permitted use are as follows:

R-L	Residential-Low
R-1	Single-Family Residential
R-3	Multiple-Family Residential

All residential districts also allow manufactured housing on permanent foundations, subject to applicable development standards pursuant to state law. The Multiple Family Residential zone allows a maximum of 12 units per acre with a density bonus of up to 35% as allowed by state law for affordable housing. Projects with 2-5 units are reviewed administratively, while projects of 5 or more units require a Plot Plan Review (PPR) (see discussion under Section 6 Permit Processing).



The development standards that govern residential development have been in place since the 1960s, prior to the City's incorporation in 1980. Upon incorporation, the City adopted the County of San Bernardino's Development Code, which has been revised from time-to-time by City ordinances and was ultimately replaced in 2003 with a comprehensive Development Code update. The Development Code sets forth residential development standards for each zone district as shown in Table V-1.

Table V-1
Residential Development Standards

Zone District	R-L	R-1	R-3
Lot Dimensions:			
Minimum lot area (by General Plan Land Use Designation; all areas net unless otherwise indicated)			
Rural Residential	2 ½ ac. gross	_	_
Equestrian Estates	40,000 sq. ft.	_	_
Single Family Residential –2		18,000 sf.	_
Single Family Residential –3	_	10,000 sf.	_
Single Family Residential –4		7,200 sq. ft.	
Multiple Family Residential			7,200 sq. ft.
Lot width (at required front setback)			
Interior lot	100 ft.	60 ft.	60 ft.
Corner lot	100 ft.	65 ft.	65 ft.
Minimum street frontage (at front property line)	50 ft.	35 ft.	50 ft.
Minimum flag lot frontage (at front property line)	30 ft.	20 ft.	40 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.
Setbacks:			
Front yard and street side yard setback from property line:			
Adjacent to streets with 40 or more feet of right of way	25 ft.	15 ft.	15 ft.
Adjacent to streets with less than 40 feet of right of way	30 ft.	20 ft.	20 ft.
Interior side yard setback			
On lots 30 feet or less in width	--	3 ft.	3 ft.
On lots over 30 feet and up to 60 feet in width;	--	5 ft.	5 ft.
On lots over 60 feet and up to 100 feet in width;	5 ft. + 10 ft.	5 ft. + 10 ft.	5 ft. + 10 ft.
On lots over 100 feet in width	10 ft.	10 ft.	10 ft.
Rear yard setback	20 ft.	15 ft.	15 ft.
Other:			
Building coverage (as % of total lot area) (provided that all other requirements, including open space, are provided on the site)	30%	40%	60%
Landscaped or natural open space (as % of total lot area)	_	_	35%
Building height			
Principal dwellings	40 ft.	40 ft.	40 ft.
Detached accessory structures			
- Flat roof	14 ft.	14.ft.	14 ft.
- Sloped roof	30 ft.	30 ft.	30 ft.
Minimum building envelope, exclusive of setbacks and slopes greater than 40%, with access and adequate building area	2,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.

Source: City of Big Bear Lake Development Code, 2021

The City's General Plan Community Design Element contains policies regarding design of single-family and multi-family residences. Policies relating to building materials, colors, and design have been established to promote the community's mountain character. Policies relating specifically to multi-family development have been established to provide a safe and pleasant living environment for residents and include policies relating to common open space, dispersed parking spaces in proximity to the units served, conveniently located trash enclosures, and placement of common use areas in visible areas to promote safety.

In additional to conventional residential buildings, other uses permitted in the multi-family residential zones are boarding and lodging houses, residential care facilities, large group living facilities for 6 or more residents (including SROs and transitional housing), private schools, lodges and private clubs, philanthropic and charitable institutions, motels, mobile home parks and recreational vehicle parks, hotels and large-scale housing projects.



a. Commercial Land Use Designations Allowing Mixed Use

In addition to the residential districts discussed above, residential development is also permitted as an accessory use subject only to plot plan review in the C-1, C-2, C-3 and C-4 commercial zones if a principal use is also located on the site. Residential development standards in commercial zones are the same as in the R-3 zone but are capped at 12 units/acre.

b. Effects of Zoning and Development Standards on Housing Affordability

Big Bear Lake is a recreational community in which the dominant residential building type is the single-family house or cabin. In multi-family areas, the normal maximum density is 12 units per acre although developers of affordable or senior housing may apply for a density bonus depending upon the proposed affordable unit mix. As noted in Table IV-1, the allowable lot coverage is 60% and the building height limit is 40 feet in the R-3 zone. These standards enable two- and three-story buildings at densities sufficient to facilitate lower-income housing. The chief constraint on the development of subsidized affordable housing is not land use



controls but the lack of interest by non-profit or for-profit agencies in constructing and managing affordable housing in Big Bear Lake, and lack of available funds to subsidize such projects.

There are several examples of successful affordable housing developments in the R-3 zone. In 1998-99 the Mountain Meadows senior affordable apartment project was developed. This project was granted a density bonus allowing a density of 27 units/acre. This project contained 68 very-low- and low-income units out of a total of 75 units.

The second was the 42-unit affordable apartment project called "The Crossings" at 773 Knickerbocker Road, which was recently completed on a 2.6-acre site at a density of 16.2 units/acre. This project is 100% affordable at the very-low- and low-income levels with deed restrictions.

The third is the 3-unit market rate condominium project built at 673 Modesto on 0.31 acres. Although this project was not subsidized and did not receive a density bonus, the manufactured units reached a density of 12 units per acre and still remained affordable to moderate-income households.

Another recent project is a rehabilitated lodge consisting of six cabins that was purchased by the Mountain Homeless Coalition using Homekey funds in 2020. The project serves families and persons at-risk of homelessness. The project is 100% affordable at the extremely-low-income level and the applicants are pursuing a 55-year affordability restriction. The site consists of two parcels measuring 7,405 square feet each, one of which is vacant and the other is developed with a legal non-conforming 6-unit lodge which has been used as full-time rentals over time. Two more manufactured units are proposed to be constructed on the vacant parcel. The size of the total site is 0.34 acres, which will result in a density of 23 units per acre. Although the density is greater than permitted, the City's Development Code does not restrict conversions of existing legal non-conforming units. Furthermore, the two manufactured units will be developed on the vacant parcel at a density of 12 units per acre.

These projects demonstrate that the City's residential development standards are not a significant constraint to housing development for all income levels.

2. Special Needs Housing



State law requires cities to demonstrate that development regulations encourage and facilitate the production of a variety of housing types for households with limited incomes as well as persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and

single-room-occupancy units. The City's provisions for these housing types are discussed below.

a. **Manufactured Housing and Mobile Homes** – State law requires that manufactured housing on permanent foundations be permitted subject to the same development standards and procedures as conventional residential construction (Government Code Sec. 65852). The City's Development Code complies with this requirement. Mobile home parks are also permitted in the R-3 (multi-family residential) district. These regulations are consistent with State law.

~~**b.**~~ **Residential Care Facilities** – Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. The City of Big Bear Lake refers to residential care facilities as "social care facilities" in the Development Code. Social care facilities that serve six or fewer persons are permitted by-right in all residential districts. Facilities serving more than six persons are conditionally permitted in the R-L, R-1, and R-3 districts.

c. **Housing for Persons with Disabilities and Supportive Housing** – Under some circumstances, zoning and development regulations can unintentionally hinder the provision of suitable housing for persons with disabilities. Of particular concern are the following issues:

- ***Definition of "family"***. The Development Code definition of "family" is "*one or more persons related by blood, marriage or legal adoption or a group of persons including unrelated individuals living together as a relatively permanent bon fide housekeeping unit.*" This is consistent with State law.

- ***Concentration requirements***. While sections of the Development Code were amended for compliance with SB 2, one section of the Development Code requires that transitional housing facilities be located at least 1,320 feet from another transitional housing, congregate meal or homeless shelter. There are no minimum separation requirements for other residential care facilities. The separation requirements for transitional housing will be eliminated as part of Program H-3C.

- ***Zoning or site planning requirements***. The City requires a CUP in residential zones for care facilities with more than 6 occupants. CUP processing typically requires 6 to 8 weeks and includes conditions addressing such issues as parking and on-site supervision.

- ***Parking requirements***. One space for every four beds is required for care facilities.

The City's building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled. Provisions of fully accessible units may

also increase the overall project development costs. However, unlike the UBC, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA increases the cost of housing production and also impacts the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with under state and federal law in order to ensure the development of safe and accessible housing.

d. Farm Worker Housing – As discussed in Chapter 2, (Needs Assessment), the City of Big Bear Lake is not located within a major agricultural area and has no significant need for permanent on-site farm worker housing. The City's overall efforts to provide and maintain affordable housing opportunities will help to support any agricultural or forestry workers that may choose to reside in the city.

e. Housing for the Elderly – Senior housing projects (five or more units) are allowed with a conditional use permit in the R-3 District. Senior housing facilities are regulated by Section 17.25.190 of the City's Development Code which establishes minimum design standards to ensure adequate housing for seniors. Senior housing is also eligible for a density bonus of up to 100% (Development Code Sec. 17.25.200). The Development Code is not considered to be a constraint to the development of senior housing as the regulations are similar to other jurisdictions within San Bernardino County.

f. Emergency Shelters – An emergency shelter is a residential facility, other than a community care facility or temporary shelter provided following disaster, which provides temporary accommodations to persons or families with lower incomes. Such facilities may also provide meals, counseling and other services, as well as common areas for residents of the facility. Emergency shelters may have individual rooms, but are not developed with individual dwelling units, with the exception of a manager's unit.

State law (Senate Bill 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, and may include specific development standards. In 2011, the City amended its Development Code to allow Emergency Shelters by-right in the C-5 Commercial-Industrial zone.

g. Low Barrier Navigation Centers – In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Accommodation of residents' pets
- The storage of possessions
- Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program H 3B in the Housing Plan includes a commitment to process an amendment to the Development Code in compliance with this requirement.

h. Transitional and Supportive Housing – Transitional housing is defined in Section 50675.2(h) of the *Health and Safety Code* as follows:

> "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.

Supportive housing is defined in Section 50675.14(b)(2) of the *Health and Safety Code* as follows:

> "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, 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.

State law requires that transitional and supportive housing be considered a residential use subject only to the same standards and procedures as other residential uses of the same type in the same zone. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.

Program H-3.4 in the Housing Action Plan includes a commitment to amend the Development Code regarding transitional and supportive housing in conformance with State law.

i. Single Room Occupancy – Single room occupancy facilities are small studio-type units and are permitted by conditional use permit in the R-3 district. A conditional use permit takes approximately 6 to 8 weeks to prepare and present to the Planning Commission for approval. Development standards for SRO

developments serving six or more residents are governed by Section 17.25.170 (Group Living Facilities) of the Development Code and are no more restrictive than for other group living facilities in the City. One parking space per bedroom plus two manager spaces are required.

j. Accessory Dwelling Units – Accessory dwelling units (ADUs) can provide affordable housing options for single persons, local employees, the elderly, caregivers and others. The City's ADU regulations were updated in 2020 consistent with State law (Development Code Section 17.25.210). Program H 2.6 in Chapter II - Housing Action Plan includes a commitment to explore additional strategies beyond minimum State requirements for encouraging ADU production.

k. Housing for Resort Employees – As noted in the Needs Assessment (Chapter II), Big Bear Lake has a significant number of seasonal workers who staff the ski resorts and other recreational facilities. Many of these workers are young single persons with modest incomes who could benefit from small apartments and SRO-type units. In 2011 the City amended its Development Code to allow extended stay lodging for up to 6 months in the R-3 Zone. A Conditional Use Permit is required to convert existing lodging facilities to this use. Conditions on the conversion limit the number of occupants based on the square footage of each individual cabin or unit so that they are in compliance with the efficiency dwelling unit standards in the California Building Code. Additional conditions will grant City staff access to perform annual housing quality inspections and may restrict the number of vehicles and amount of outdoor storage allowed depending on the exterior open space available to each unit.

As noted in Program H 2.7, the City is committed to working with local employers to explore other options for employee housing.

3. Parking Requirements

Parking requirements for single-family residential development are two parking spaces per unit, regardless of the number of bedrooms in the unit. The General Plan encourages one of the spaces to be covered, either within a garage or carport; the other may be open.

Construction of new attached or detached two-, three- and four-family dwellings are required to provide two parking spaces per dwelling unit, of which one parking space must be covered whereas two covered space is typically the norm.

Multiple-family residential projects with 5 or more dwelling units (excluding manufactured home parks and manufactured home subdivisions, must provide a minimum of 1 parking space for each studio or 1-bedroom unit; 2 spaces per each 2- or 3-bedroom unit; and 3 spaces for each unit with 4 or more bedrooms. In addition, each multiple family project shall provide a minimum of 2 guest parking spaces for each 4 units up to 12 units; 1 space for each 4 units for the 13th to the 48th unit; and 1 space for each additional 6 units above 48 units.

The required parking is typical for most cities in San Bernardino County and is not considered to be a constraint on the production of affordable housing. A builder proposing to reduce the number of parking spaces would have to apply for a variance; however, in the case of affordable housing, the City's Density Bonus Ordinance contains provisions for granting additional land use concessions to affordable housing developers, which might include a parking reduction. It is widely accepted that low-income households have fewer cars than higher-income households.

In order to facilitate mixed-use development in commercial zones, the Development Code was amended to allow parking for residential portions of a mixed-use project to match that required for a motel or lodge. The requirement is 1 space per guest unit, plus 2 spaces per resident manager unit, plus 1 space for every 20 guest rooms.

4. Infrastructure to Support Housing Development

According to the City's Land Use Element, most of the land within the city designated for single-family use has already been subdivided into buildable lots. Further, infrastructure such as streets and utilities are readily available to almost every lot in the city; therefore, availability of infrastructure is not considered to be a constraint to new housing development.

5. Fees and Exactions

The City first adopted development impact fees in 1985. The fee program was revised in 1991 in response to AB 1600. Since 1991, the fee program has been amended from time to time to reflect changing conditions and infrastructure needs. Impact fees are intended to ensure that new growth will pay only its proportionate share of the cost of off-site infrastructure and facilities needed to support new development. Table V-2 (page V-10) and Table V-3 (page V-11) provide a breakdown of existing permit and fee costs for single-family and multi-family development. Construction permit fees are based on valuation.

The largest portion of fees for single-family and multi-family units are attributable to sewer, water connection and user fees.

Table V-2
Permit and Fee Costs for a 2,000-Square-Foot Single-Family Unit

Permit Costs	
$ 993.75	Base fee for first $100,000 of valuation of to $500,000
757.68	$5.60 for each additional $1,000 of valuation up to $500,000
$1,751.42	**Building permit fee**
Building Permit Fees	
$ 1,751.42	Building Permit fee
1,488.71	Plan Check fee (85% of Building Permit fee)
63.00	Fire Flow Review fee
65.00	Zoning Clearance
245.00	Approximate electrical fee = .056 x habitable space + $7.25 insurance fee + $5.50 garage (per fixture/outlet – based on 5) + $48.00 temporary power pole
198.75	Approximate plumbing fee (based on number of fixtures)
118.00	Approximate mechanical fee (based on equipment installed)
22.80	Strong Motion Instrumentation and Seismic Hazard Mapping fee (.0001 x valuation)
28.00	Road encroachment fee (per driveway cut)
258.04	Engineering Grading Plan Check Fee (verify applicability of this fee for your project)
$4,238.72	**Approximate Total Building Fees**
Development Fees	
$9,617.00	Development Impact Fee
4,953.38	Sewer connection fee (per each EDU; 1 EDU assumed)
1,300.00	School fees ($0.65 per sq. ft. of habitable space effective)
12,500.00	Water connection and user fees (1 EDU assumed)
$28,370.38	**Approximate Total Development Fees**
$32,609.10	**Total Cost Permits and Fees.**

Source: Big Bear Lake Building and Safety Division, 2021

Table V-3
Permit and Fee Costs for a 1,250-Square-Foot Multi-Family Unit

Permit Costs	
$ 993.75	Base fee for first $100,000 of valuation of to $500,000
250.50	$5.60 for each additional $1,000 of valuation up to $500,000
1,244.25	**Building Permit Fee**
Building Permit Fees	
$ 1,244.25	Building Permit fee
1,057.61	Plan Check fee (85% of Building Permit fee)
63.00	Fire Flow Review fee
65.00	Zoning Clearance
130.75	Approximate electrical fee = .056 x habitable space + $7.25 insurance fee + $5.50 garage (per fixture/outlet – based on 5) + $48.00 temporary power pole
198.75	Approximate plumbing fee (based on number of fixtures)
66.10	Approximate mechanical fee (based on equipment installed)
11.60	Strong Motion Instrumentation and Seismic Hazard Mapping fee (.0001 x valuation)
28.00	Road encroachment fee (per driveway cut)
258.04	Engineering Grading Plan Check Fee (verify applicability of this fee for your project)
$3,123.60	**Approximate Total Building Fees**
Development Fees	
$9,617.00	Development Impact Fee
4,953.38	Sewer connection fee (per each EDU; 1 EDU assumed)
812.50	School fees ($0.65 per sq. ft. of habitable space effective)
$10,707,	Water connection and user fees (1 EDU assumed)
$26,089.88	**Approximate Total Development Fees**
$29,213.48	**Total Cost Permits and Fees.**

Source: Big Bear Lake Building and Safety Division, 2021

6. Permit Processing

Three levels of development review apply to residential projects depending on their type and size.

Zoning Clearance (Sec. 17.03.240) is an administrative (i.e., non-discretionary) approval process without public notice or hearing to determine whether a project conforms to applicable Code requirements or previous conditions of approval. Single-family-detached homes require only zoning clearance and building plan check. Zoning clearance typically is completed within 1-3 days.

Plot Plan Review (Sec. 17.03.160) is a discretionary process requiring public notice and hearing by the Planning Commission. The purpose of Plot Plan Review is to ensure that structures conform to General Plan and zoning requirements, and do not cause adverse effects on surrounding properties. Conditions of approval are typically required to address dedication of public easements, on- or off-site improvements, or other items specific to the

site. Findings are required, including consistency with applicable General Plan and zoning provisions, no substantial adverse effect on abutting property, and adequate vehicular access. Multi-family developments of 5 or more units require plot plan review, which typically requires 6-8 weeks, followed by building plan check (typically 4 weeks).

Conditional Use Permit (Sec. 17.03.170) is a discretionary process requiring public notice and hearing by the Planning Commission. The CUP process is intended to provide an opportunity for public review and evaluation of site-specific requirements and characteristics, provide mitigation of potentially adverse impacts, and ensure ongoing compliance with conditions of operation necessary to protect public health, safety and welfare. The application procedure is the same as for Plot Plan Review, except that additional relevant information may be required regarding hours of operation, provisions for on- or off-site security, or other conditions of operation. Conditions of approval and required findings are similar to those for Plot Plan Review with the addition of stipulations regarding operational characteristics. Multi-family projects do not require a CUP, which typically requires 6-8 weeks, followed by building plan check (typically 4 weeks).

For single-family subdivisions, procedures are governed by the Subdivision Map Act and the time can vary from 6 to 18 months depending on the environmental review required by the California Environmental Quality Act (CEQA).

Condominium projects are processed no differently than a multi-family housing complex except that a condominium subdivision map is processed concurrently with the parent Conditional Use Permit application. Since projects of this type do not propose to create new parcels of land the processing timeline is shortened to 4 to 6 months.

Multi-family development is a two-stage process with a six- to eight-week plot plan review application which is heard before the Planning Commission, followed by a plan check process that takes about four weeks.

The permit process is typically expedited through the use of pre-application meetings with project sponsors in which City staff provides guidance to assist architects and developers in complying with local standards.

In order to reduce processing time and facilitate multi-family development the City has amended its Development Code to eliminate the discretionary review process for multi-family projects of 5 units or fewer (i.e., ministerial zoning clearance only) while larger projects of 6+ units require only Plot Plan Review rather than a CUP.

7. Building Codes and Enforcement

The City adopted the latest versions (2019) of the California Building Codes with additions and/or changes based on topographic, geologic and climatic conditions specific to the City of Big Bear Lake. Notification of the local amendments was filed with the state Building Standards Commission as required by law, and is acknowledged on Commission's website (https://www.dgs.ca.gov/BSC/Codes/2019-Ordinances). These local amendments include the following:

- The City has adopted additional building code requirements to address the State Fire Marshalls designation of Big Bear Lake as being in a High Fire Hazard Area
- The City has adopted a 100-lb roof load design criteria to address the build-up of snow on roofs during the winter months.

While these standards may add to construction costs, they are necessary to protect public health and safety in a mountain environment.

The City seeks to coordinate its code enforcement activities with housing improvement programs in order to make property owners aware of assistance that is available to facilitate needed repairs, particularly for lower-income households. When code enforcement becomes aware of problems, owners are referred to the appropriate City or County sources for relevant program information.

Building permit fees are also based on the 2019 Uniform Administrative Code identified in the "Service Fee Schedule." These code requirements are in compliance with the applicable provisions of the California *Code of Regulations*.

Code Compliance – Code compliance activities are intended to promote the safety and character of the city. The City includes approximately seven square miles. There are currently two code compliance officers responsible for code enforcement activities in the City. Therefore, code enforcement activities are primarily reactive. In the residentially designated properties, code enforcement housing efforts generally focus on overcrowding of private vacation home rentals and property maintenance. In the past, overcrowding of private home rentals has created noise, traffic and land use impacts to surrounding neighbors. However, a City ordinance adopted in 1999 requiring inspections, and a Transient Private Home Rental Enforcement Ordinance adopted in 2007 resulting in more consistent monitoring of these units, has improved the conditions and operations of vacation rentals.

8. Circulation and On- and Off-Site Improvements

Most of the land within the City of Big Bear Lake has been divided into buildable lots and the majority of streets are already dedicated but not all streets are paved. Builders are required to provide curbs and sidewalks only in areas where there are already curbs and sidewalks. In areas of the City where there are neither curbs nor sidewalks and curbs and sidewalks are not planned for, developers of individual parcels are generally not required to provide this amenity; however, if additional roadway paving is necessary then the developer is required to pave the roadway.

The Circulation Element of the General Plan establishes the City's street width standards. Interior residential streets (secondary arterials) are required to have a standard 24-foot curb-to-curb width, with no sidewalks.

To maintain the City's mountain rural character curbs gutters and sidewalks are not required in residential zones and subdivisions that do not front on a major street. The City also allows street pavement widths of as little as 26 feet, which reduces street improvement

costs. Most parcels in the City are readily served by water, power, natural gas and sewer facilities. Waste disposal is conducted through a contract between the City and Big Bear Disposal. Natural gas is supplied by Southwest Gas Corporation. Electricity is provided by Bear Valley Electric Service, a wholly owned subsidiary of Southern California Water Company. Telephone service is provided by Verizon (formerly GTE). Big Bear Lake has had cable television service since the early 1960s. The City does not currently have a coordinated system of drainage for storm water and is in the process of developing a drainage master plan. The City is working with several other agencies to develop a Groundwater Replenishment Plan. There is no evidence that the minimal requirements for on and offsite improvements are a constraint on housing development.

While these requirements for on- and off-site improvements add to the cost of housing, they are necessary to protect the public health and safety and are not unreasonable and are minimal in comparison to other jurisdictions.

9. Short-Term Rentals

An updated ordinance which regulates short-term rentals (stays of less than 30 days) has been recently adopted by the City. In addition to licensing requirements, short-term rentals are subject to minimum property improvements and annual inspections, which helps to maintain the City's aging housing stock. The new ordinance further defines the types of residential units which may be eligible for a short-term rental license. For example, properties which contain an ADU are not eligible for the program. With the exception of condominiums (multiple ownership), attached units in R-3 zones of any number of units (2 or more) are not eligible for the program. Additional limitations apply to detached units in R-3 zones. Also, residential uses in commercial zones (mixed-uses) are not eligible. These regulations help to protect the City's multi-family and mixed-use housing stock and encourages full-time rentals.

B. Non-Government Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by State and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, the Endangered Species Act, and the State Fish and Game Code and Alquist-Priolo Act). Because Big Bear Lake is a mountain community, these issues pose significant constraints to new development. The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Land and Construction Costs

Land costs vary considerably in Big Bear Lake based on location, views, and proximity to the lake, and also fluctuate with market conditions. Allowable density has an effect on per-unit land cost, especially for multi-family development.

Construction costs are similar throughout the mountain area since construction projects inside and outside the City use the same contractors, building materials suppliers and labor force. The City has no control over the cost of materials and labor.

Construction costs combined with land costs are not constraining housing development since units continue to be built in Big Bear Lake but they do affect the affordability of new housing. In response, the City used redevelopment set-aside funds to construct 75 affordable senior units and 42 workforce (affordable) apartment units. In order to mitigate the constraint on housing affordability imposed by land and building costs, the City has rezoned 8.74 acres to 20 units per acre to encourage to make larger affordable projects more cost effective.

3. Financing

Financing for housing purchase and construction appears to be readily available in the City of Big Bear Lake. There are a number of banks and mortgage lenders located in the community and additional loans can be accessed on the Internet. Internet mortgage sites make it possible for borrowers to compare rates and shop for the best terms. The San Bernardino County Department of Economic and Community Development also offers a first-time homeowner program and down payment assistance. Six banks throughout the County process applications for these loans.

C. Affirmatively Furthering Fair Housing

The Fair Housing Act of 1968 prohibits discrimination in housing-related activities and requires cities to affirmatively further fair housing. Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. In 2020 the City of Big Bear Lake joined with the County of San Bernardino to develop a county-wide Analysis of Impediments to Fair Housing Choice ("AI"). Based on extensive analysis of housing and community indicators, and the input of residents, a list of impediments to fair housing choice has been developed and a corresponding set of action steps to address fair housing barriers has been prepared. Program H 5.1 in the Housing Action Plan describes actions the City will take to affirmatively further fair housing during the planning period.

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Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the City's 2013 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
City of Big Bear Lake Housing Element Program Evaluation – 2013-2021

Name of Program	Objective	Timeframe	Status of Program Implementation
H1.1. Adequate Sites and Elimination of Barriers	Maintain adequate sites to encourage and facilitate housing development commensurate with the City's RHNA allocation.	Ongoing	There are six properties totaling 9.06 acres zoned for 20/units to the acre, which would give 173 units. Development requests are tracked and monitored to assure facilitation of housing. There have not been any zone changes or reductions in density on these sites. This program should be revised to review the Development Code annually to identify housing barriers and the process to remove them. Examples include exploring ways to reduce incompatible land uses in the R-3 zones, adding objective design standards for the R-3 zone, and encouraging employer group housing in R-3 (and commercial). This program should be amended and continued.
H2.1 (New Housing Development for Lower-Income Households)	Development of the 8.74 acres zoned for 20 units/acre.	Ongoing	Each year the City has responded to inquiries for potential development of the sites zoned for 20 units/acre as well as other sites, for potential multiple housing developments. This program should be expanded to exploring the feasibility of establishing an R-20 overlay on additional residential sites or commercial sites that could support mixed use. This program should be amended to encourage variety of housing and promote multi-family development.
H2.2 (Acquisition and Preservation of Existing Housing for Resale or Lease)	Preservation of Housing	Beginning with the 2013-2014 CDBG Grant allocation year.	The Code Compliance continues to see voluntary compliance of private property owners with removal or rehabilitation of derelict residential buildings. Past demolitions were replaced with new residences. This program should be continued.
H2.3 (Motel Cabin Conversions)	Publicize program through City website, cabin owners, and local realtors	Ongoing	The City has responded to potential buyer inquiries regarding motel cabin conversions. In 2020, the Mountain Homeless Coalition purchased and rehabilitated a 6-unit lodge for at-risk persons and families. This program should

Name of Program	Objective	Timeframe	Status of Program Implementation
			be expanded to encourage employer housing in motel conversions.
H2.4 (First-Time Homebuyer Program)	Provide mortgage assistance to low-income first-time homebuyers.	Ongoing	The City has created a separate webpage containing housing related services and programs, including homebuyer assistance (https://www.citybigbearlake.com/index.php/services-main/housing-services).
H2.5 (Section 8 Rental Assistance Program)	Make eligible persons aware of the Section 8 program by publicizing its availability through City information outlets.	Ongoing	Public inquiries regarding housing programs are directed to the County of San Bernardino Housing Authority for assistance. The City continues to distribute information received from the County regarding Section 8 to local groups which provide services to low and moderate income households. Created a separate webpage containing housing related services and programs, including Section 8, (https://www.citybigbearlake.com/index.php/services-main/housing-services).
H3.1 (Eliminate Regulatory Barriers to Disabled Access)	Modify and implement existing procedures for streamlined review of requests for reasonable accommodation by November 2013.	By November 2013	Building & Safety staff received training to understand disabled access regulations and provided free inspections on project sites to identify barriers and review options for compliance. This program is no longer needed as free inspecitions are provided and the Development Code does not impede accessible access building standards.
H3.2 (Review and Update Development Fees as Appropriate)	Ensure that development fees are reasonably related to the cost of providing service, and that affordable projects are assisted through reduced development fees, where feasible.	Each Budget Year	The 2021-22 budget was adopted in June 2021 with no increases to development impact fees, which were effective in July 2013.

Name of Program	Objective	Timeframe	Status of Program Implementation
H3.3 (Emergency Shelters, Transitional and Supportive Housing)	Work with local organizations and charitable groups to locate a housing shelter in the City.	Ongoing	The City provides grant funding to DOVES for the provision of transitional housing support on an annual basis. DOVES operates a shelter for battered/abused women and children.
H3.4 (Transitional and Supportive Housing)	Amend the Development Code in compliance with SB 2 of 2007.	Amendment of Development Code Section 17.25.160 in 2014	The City amended the Development Code in 2012 for compliance with SB 2 and continues to monitor housing laws for required amendments.
H4.1 (Rehabilitation Loans and/or Grants)	Provide rehabilitation loan or grant funds	Ongoing	Rehabilitation of single- or multi-family dwellings has occurred by private owners on a voluntary basis. This program should be revised to reflect the loss of City funding.
H4.2(a) (Weatherization Program)	Publicize available County programs	Initiate publicity campaign 2013-2014	The City entered into a Joint Exercise of Powers Agreement with the California Municipal Finance Authority (CMFA) who provide funding through its program administrators for PACE loans which finance energy efficiency, water efficiency and renewable upgrades for residential homes. Through this agreement with the CMFA, the City is a member of this finance authority and property owners within the City are able to shop for the best price and service through the availability of the PACE administrators. This program is no longer in effect and should be deleted.
H4.3 (Affordable Housing Ombudsman)	Provide assistance to County staff in obtaining approvals for housing and social service projects in Big Bear Lake as needed.	Ongoing	The City continues to act as an ombudsman as needed.
H4.4 (Short-Term Rentals)	Permits & inspections of short-term rentals	Ongoing	The City continues to process permit applications for short-term rentals and inspects on a regular basis.

Name of Program	Objective	Timeframe	Status of Program Implementation
H5.1 (Access to Fair Housing Services)	Publicize available County programs	Ongoing	Code Compliance responds to inquiries and complaints and provides information on Fair Housing via phone and email as needed and distributes County flyers when received. This program should be revised to address new AFFH requirements.
H6.1 (Shelter and Services for Homeless Persons)	Provide grant funds to local eligible public service groups that provide emergency, transitional, and permanent affordable housing.	Ongoing	The City continued to provide grant funds to DOVES, the only local operator of transitional housing facilities and provider of counseling and job/skills training to abused/battered women and children. In 2019, the City created a Homeless Services Brochures and distributed to the school district and local sheriff's station and public works department (parks). In 2020, the Mountain Homeless Coalition, using Homekey funds, purchased property for homeless prevention. The project resulted in the rehabilitation of 6 units at 402 Georgia St. and will include the installation of 2 manufactured units as full time rentals for qualifying individuals. This program should be continued.
H6.2 (Special Housing Needs of Persons with Developmental Disabilities)	Award Community Development Grant to local public service programs that provide housing services to persons with Developmental Disabilities.	Ongoing	The City provided a grant to the local United States Adaptive Recreation Center (USARC), which funds an outreach coordinator for persons with disabilities. However, there are no programs which provide housing services to persons with Developmental Disabilities. The City continues to monitor programs. This program should be continued.
H7.1 (Reduce Permit Fees for Energy-Efficient Construction)	Subsidize permit fees to encourage energy-efficient construction.	Ongoing	Permit fees for Photovoltaic Systems are subject to one small flat fee and the City has created an informational handout for permit submittal requirements solar installation. In 2019, there were 6 permits for PV installation at residences and commercial buildings.
H7.2 (Encourage Green Building Construction)	Green building construction in housing projects and motel/cabin conversions.	Ongoing	The City encourages green building construction by expediting plan checks for green building projects and by applying a flat fee instead of valuation which is common for

Name of Program	Objective	Timeframe	Status of Program Implementation
			most permits. This program is no longer in effect and should be deleted.
H7.3 (Publicize Local Utility and Services Programs)	Expand access to local utility and service programs that offer energy efficiency programs and rebates.	Ongoing	Programs are publicized on Fire Protection District and DWP agency websites, and information and brochures, including for Xeriscape Landscape, Native Brush & Shrub, Chipping services, and Defensible Space, and Emergency Evacuation Planning educational materials are provided at City Hall and handed out at community events such as the annual Xeriscape Garden Tour, Bear Valley Electric's Earth Day Expo, and Outdoor Adventure Days.
H7.4 (Support Alternative Energy Sources)	Develop standards for wind turbines and solar panels in residential zones.	2014	Since the Development Code does not conflict with the installation of alternative energy structures, the City has not adopted a specific ordinance for standards related to wind turbines and solar panel installation in residential zones. These may be roof-mounted or ground-mounted and remain subject to applicable building structure development standards such as setbacks and height. Plan checks for projects which install alternative energy sources are expedited. In 2020, 13 out of 14 solar permits were issued or completed for residential structures. This program should be continued.

Table A-2
Progress in Achieving Quantified Objectives – 2013-2021
City of Big Bear Lake

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	0	0
Very Low	0	0
Low	78	5
Moderate	69	24
Above Moderate	0	165
Total	147	194
Rehabilitation		
Very Low	10	6
Low	10	0
Moderate	0	0
Above Moderate	0	0
Total	20	6
Conservation		
Very Low	49	49
Low	67	67
Moderate	0	0
Above Moderate	0	0
Total	116	116

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Appendix B - Residential Land Inventory

1. Overview

State law requires each city to include in its Housing Element an inventory of vacant parcels having the potential for residential development, or "underutilized" parcels with potential for additional development or redevelopment. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning and development standards to accommodate the City's assigned share of regional growth needs as identified in the 2021-2029 Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City's realistic development potential compared to its assigned share of the region's housing needs. This analysis provides an estimate of the *potential* for additional housing; however, actual development will depend on the intentions of each property owner, market conditions, available housing subsidies and other factors. The methodology and assumptions for the residential land inventory are provided below.

2021-2029 RHNA Allocation

The City has been allocated a need of 212 units during the 2021-2029 projection period, which are distributed among the following income categories:

Very-low income	50 units
Low income	33 units
Moderate income	37 units
Above-moderate income	92 units
Total	212 units

Affordability Assumptions

State law establishes affordability assumptions for potential new housing units based on density. The "default" density for small jurisdictions, including Big Bear Lake, is 20 units per acre[4]. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are deemed appropriate to accommodate housing for lower-income households.

The remainder of this Appendix presents a parcel-level analysis of sites with potential for additional housing development.

2. Analysis of Housing Capacity Compared to Housing Needs

Table B-1 summarizes the City's inventory of sites compared to the 2021-2029 RHNA allocation, while potential sites for residential development are listed in Tables B-2 and B-3 and shown in Figures B-1 and B-2. As seen in Table B-1, the City's current inventory of sites

[4] Government Code §65583.2(c)(3)(B)

provides adequate capacity to fully accommodate the RHNA allocation in all income categories for the planning period.

Table B-1
Sites Inventory Summary 2021-2029
City of Big Bear Lake

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
Approved or pending projects	8			12	20
Vacant sites	50	34	34	1,000	1,118
Potential ADUs	3	6	6	1	16
Total	61	40	40	1,013	1,154
RHNA (2021-2029)	50	33	37	92	212
Adequate sites?	Yes	Yes	Yes	Yes	Yes

Source: City of Big Bear Lake Community Development Dept., 2021

Approved Projects and Pending Applications

Table B-2 summarizes approved projects and pending applications that are expected to be completed during the planning period. The income categories for these units are based on anticipated sales prices or rents.

Vacant Sites

The City's assumptions regarding the capacity and affordability levels for the sites inventory are described below.

Multi-Family Parcels. The allowable density for multi-family projects is either 12 or 20 units per acre depending on parcel size. Parcels smaller than two acres allow a density of 12 units/acre while larger parcels of at least two acres allow a density of 20 units/acre. In order to estimate the realistic development capacity of vacant multi-family sites, a review of recent development trends was conducted. Table B-3 summarizes multi-family (condo or apartment) projects approved in recent years. Of these projects, most were small parcels of less than one-half acre. The average density of these small projects was approximately 10 units/acre. The Development Code allows construction on any legally-subdivided lot regardless of size, as long as setback requirements can be met. The City lot consolidation process is a simple administrative review performed by the City's engineering department. An application requires a title policy verifying ownership and a survey describing the new legal description. It takes less than one week to review a completed application with no public hearing required.

Two large multi-family projects have been approved in recent years. A 42-unit affordable apartment project (773 Knickerbocker Road) was approved in 2009 on a 2.6-acre site, with a density of 16.2 units/acre. This project is 100% affordable at the very-low- and low-income levels with deed restrictions. In 1998-99 the Mountain Meadows senior affordable apartment project was developed. This project was granted a density bonus allowing a

density of 26 units/acre. This project contained 68 very-low- and low-income units out of a total of 74 units.

Based on these recent development trends, parcels of less than one acre were conservatively assumed to have a realistic potential of 10 units/acre, parcels between one and two acres were assigned a density of 12 unis/acre, and parcels over two acres were assumed to yield 18 units/acre. Based upon the default density[5] provisions of State law, R-3 parcels at least 2 acres in size are assumed to be suitable for lower-income housing while smaller parcels are assumed to be suitable for moderate-income housing. The inventory of multi-family parcels is shown in Table B-4. All of these parcels are vacant.

Single-Family Parcels. For parcels zoned for single-family development, the estimated number of units is based on the minimum lot size. Some parcels would require approval of a subdivision map in order to allow the estimated number of units. Based on this methodology, vacant parcels have a potential for over 1,000 additional single-family homes. These parcels are suitable for above-moderate-income housing.

4. Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one "junior ADU - may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California[6] and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. SCAG determined that the following affordability assumptions are appropriate for San Bernardino County:

Very Low	Low	Moderate	Above Moderate
23%	35%	35%	8%

Source: SCAG 2020

ADU permits issued during the 2018-2020 period in Big Bear Lake are as follows:

2018: 3
2019: 2
2020: 2

These statistics show that ADU's are being consistently constructed in the City each year since the enaction of state ADU law. Based on this trend and SCAG's analysis, it is assumed that an average of 2 ADUs per year will be produced in the following income categories during the 2021-2029 planning period.

[5] Government Code Sec. 65583.2(c)
[6] https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

	Very Low	Low	Moderate	Above Moderate	Total 2021-2029
Number of ADUs	3	6	6	1	16

Table B-2
Approved and Pending Projects

Case #	Status	Location	Project Type	Density	Units by Income Category				Total Units
					Very Low	Low	Moderate	Above Moderate	
CUP 2019-094	Applied	725 Cameron	CUP (Condominiums)	12				12	12
Ministerial*	Applied	41311 Lahontan	2 Manufactured Units	12	2				2
Ministerial*	Completed	402 Georgia	6 Unit Lodge Conversion	36	6				6
				TOTALS	**8**				**20**

*This project consisted of an existing legal nonconforming lodge which was converted to full-time rentals for at-risk persons. Two more manufactured units are being added to the adjacent site.

Table B-3
Multi-Family Project Summary

FILE #	Case Type	Date Received	Location	Project Type	# of Units	Lot Size (acres)	Density (units/ac)
99-079	SA (CUP)	1999	798 Pine Knot Avenue	Senior apartments	73	2.8	26
2004-026	PPR	2/5/2004	41790 Brownie Lane	Duplex	2	0.22	9.2
2004-027	PPR	2/5/2004	41776 Brownie Lane	Duplex	2	0.22	9.1
2004-042	PPR	2/18/2004	40066 Forest Road	Duplex	2	0.21	9.6
2004-063	PPR	3/17/2004	41814 Brownie Lane	Duplex	2	0.22	9.1
2004-306	PPR	11/4/2004	620 Summit Blvd.	Duplex	2	0.18	11.1
2005-052	PPR	4/13/2005	39209 Willow Landing	Duplex	2	0.21	9.6
2005-250	CUP	12/7/2005	1319 Pigeon Rd.	Condominiums	3	0.33	9.0
2006-026	CUP	3/1/2006	41733 Switzerland	Condominiums	2	0.22	9.2
2006-166	CUP	9/13/2006	620 Summit Blvd.	Condominiums	2	0.18	11.3
2007-018	PPR	2/14/2007	605 Summit Blvd.	Duplex	2	0.20	10.1
2007-236	PPR	9/12/2007	700 Modesto Lane	3 units (pre-fab)	3	0.31	9.7
2008-373	PPR	3/25/2008	373 Georgia St.	2 units	2	0.17	11.5
2009-005	CUP	9/12/2007	700 Modesto Lane	Condominiums	3	0.31	9.7
2009-019	CUP	2/13/2009	737 & 773 Knickerbocker Road	Apartments	42	2.5	16.1
2013-048	PPR	6/19/2013	618 Pine Knot Avenue	Mixed Use	2	0.28	7.1
2018-123	PPR	8/24/2018	40645 Village Drive	Mixed Use	3	0.26	11.5
				Totals/Averages	**144**	**8.8**	**10.5**

Table B-4
Vacant Residential Sites

APN	Parcel Size (acres)	General Plan/ Zoning	Density (units/ac)	Units by Income Category				Total Units
				Very Low	Low	Moderate	Above Moderate	
Site 1: Starvation Flats A								
311-411-17	1.04	MFR / R-3	20					
311-421-02	1.51	MFR / R-3	20					
311-421-03	1.02	MFR / R-3	20					
Subtotals	3.57			20	13	13	18	64
Site 2: Starvation Flats B								
311-411-13	1.5	MFR / R-3	20					
311-421-39	0.99	MFR / R-3	20					
Subtotals	2.49			14	9	9	13	45
Site 3: Lower Moonridge								
2328-301-25	3.0	MFR / R-3	20	16	12	12	14	54
TOTALS	**9.06**			**50**	**34**	**34**	**45**	**163**

Figure B-1 – Vacant Land Inventory

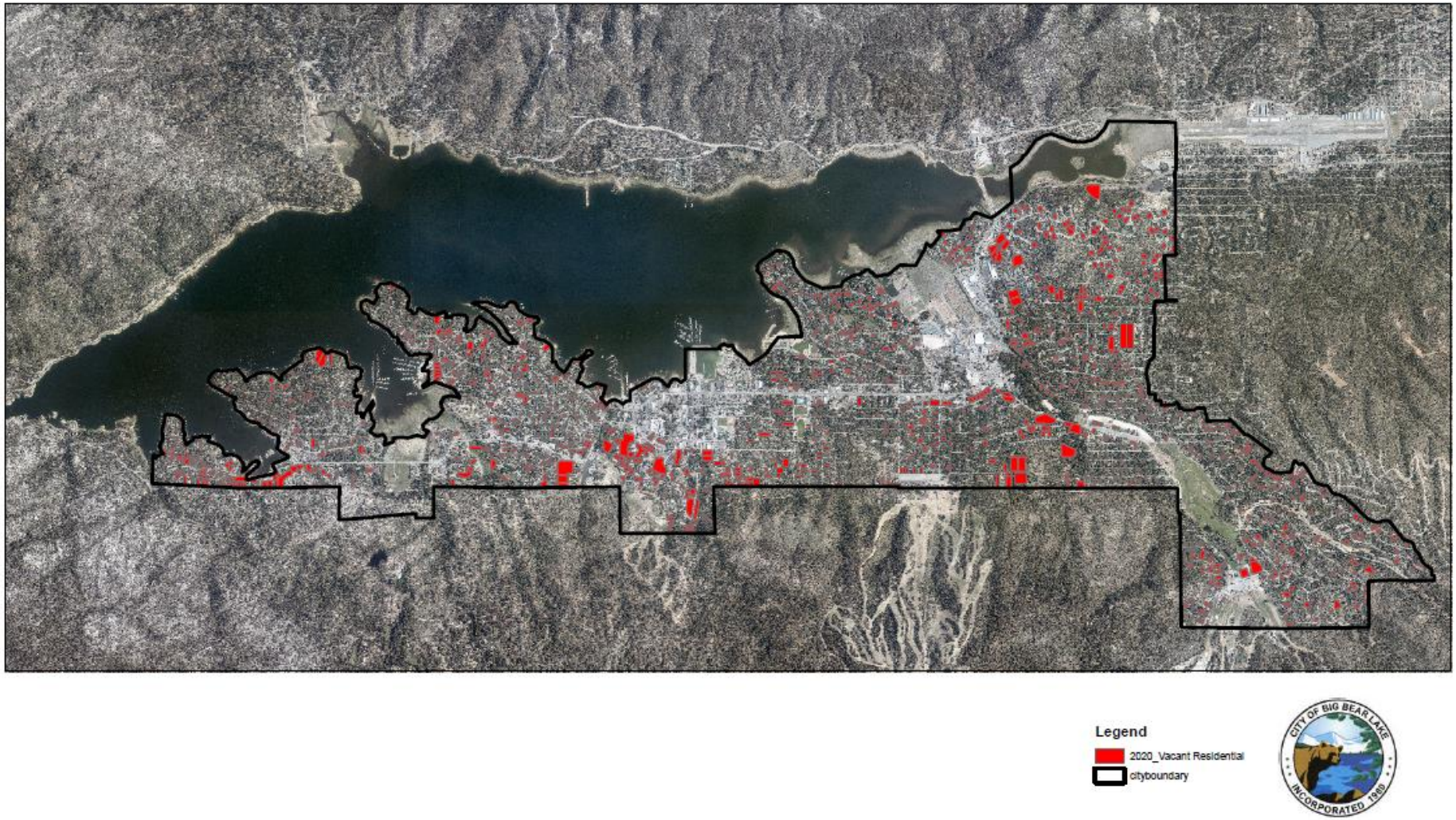
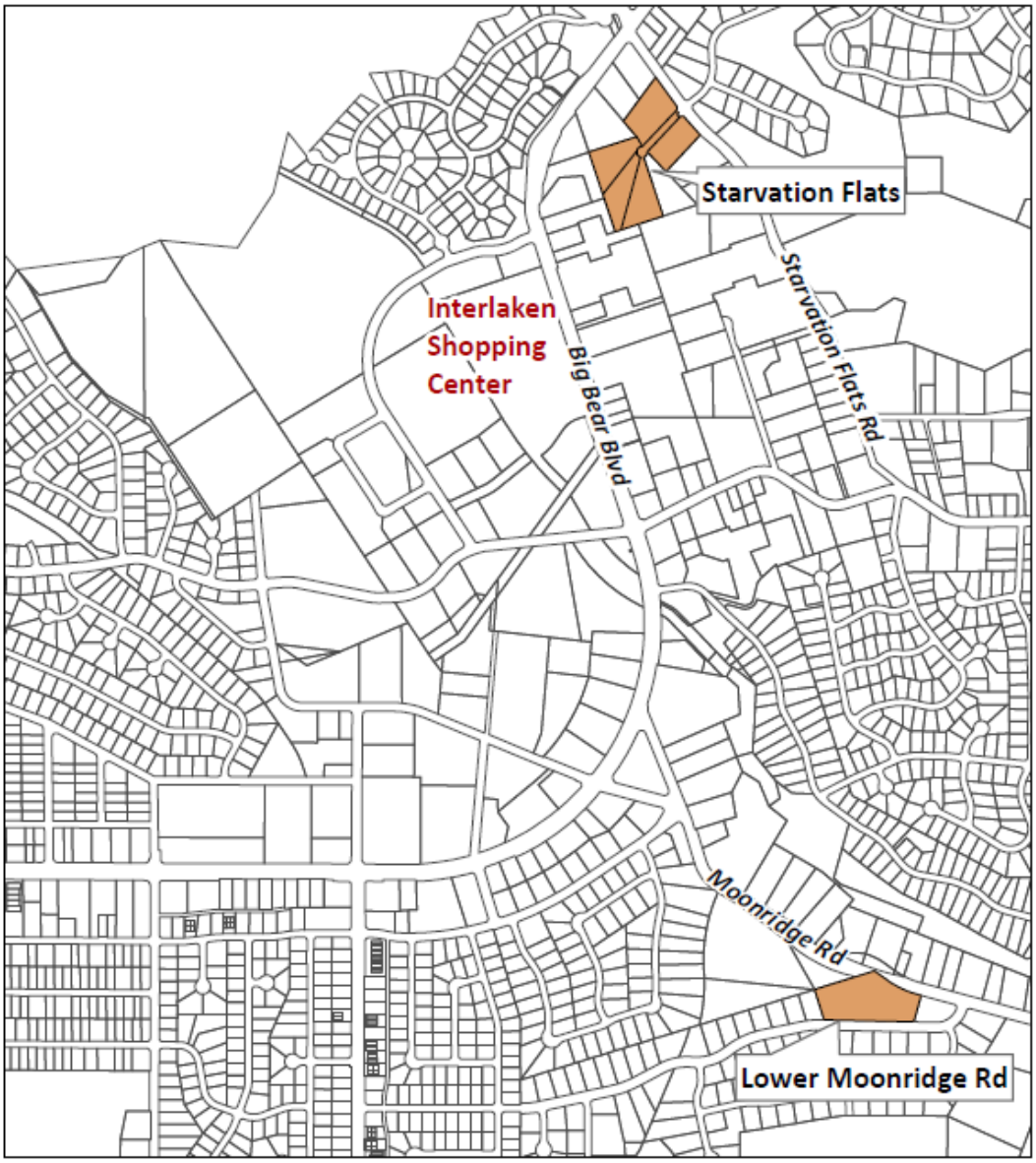


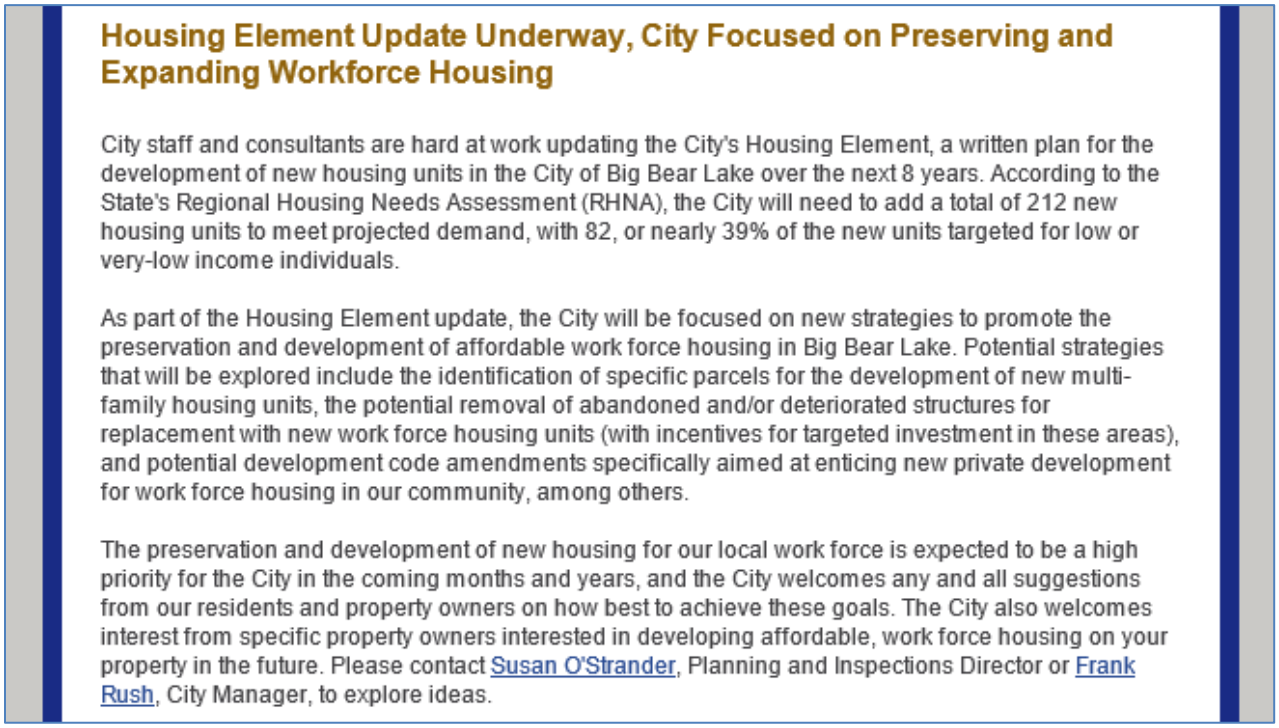
Figure B-2
R-3 Parcels allowing 20 units/acre



Appendix C -
Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Workshops were also advertised online on the City's homepage, in the local newspaper, on the City's social media accounts, and through a series of e-blasts (emails to persons signed up on the City's listserve).

In late 2020 a ***Housing Element FAQ*** was posted on the City website and Housing Element article was published in ***Elevation 6752***, the City's Newsletter.



Housing Element Update Underway, City Focused on Preserving and Expanding Workforce Housing

City staff and consultants are hard at work updating the City's Housing Element, a written plan for the development of new housing units in the City of Big Bear Lake over the next 8 years. According to the State's Regional Housing Needs Assessment (RHNA), the City will need to add a total of 212 new housing units to meet projected demand, with 82, or nearly 39% of the new units targeted for low or very-low income individuals.

As part of the Housing Element update, the City will be focused on new strategies to promote the preservation and development of affordable work force housing in Big Bear Lake. Potential strategies that will be explored include the identification of specific parcels for the development of new multi-family housing units, the potential removal of abandoned and/or deteriorated structures for replacement with new work force housing units (with incentives for targeted investment in these areas), and potential development code amendments specifically aimed at enticing new private development for work force housing in our community, among others.

The preservation and development of new housing for our local work force is expected to be a high priority for the City in the coming months and years, and the City welcomes any and all suggestions from our residents and property owners on how best to achieve these goals. The City also welcomes interest from specific property owners interested in developing affordable, work force housing on your property in the future. Please contact Susan O'Strander, Planning and Inspections Director or Frank Rush, City Manager, to explore ideas.

Public notices (1/8 page display ads) for all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council. Table C-1 provides the list of persons and organizations that were notified of the availability of the revised Housing Element as well as public meeting notices.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission/City Council Study Session #1	February 17, 2021
Board of Realtors Presentation	April 2, 2021
Planning Commission/City Council Study Session #2	April 20, 2021
City Council meeting	July 19, 2021
Planning Commission hearing	_____
City Council hearing	_____

After receiving comments on the draft Housing Element from the State Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.



City of Big Bear Lake
HOUSING ELEMENT UPDATE
COMMUNITY WORKSHOP

The City of Big Bear Lake invites all interested persons to attend a Community Workshop on the City's 2021-2029 General Plan Housing Element draft update. The meeting will provide an opportunity for all community and housing stakeholders to hear more about the Housing Element update, including its purpose, process, and identification of needs and priorities.

FEBRUARY 17, 2021 at 1:15 PM
HOFERT HALL, CIVIC CENTER
39707 BIG BEAR BLVD.
BIG BEAR LAKE, CA 92315

The City of Big Bear Lake wishes to make all of its public meetings accessible to the public. If you need special assistance to participate in this hearing, please contact the City Clerk's office at (909) 866-5831. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. The in-person workshop will be broadcast live and recorded. To view the workshop, visit www.citybigbearlake.com and click on "View Videos" under View City Council and Planning Commission Meetings Online. For further information please contact the Planning Division at the telephone number or addresses below.

City of Big Bear Lake 39707 Big Bear Blvd. / P.O. Box 10000
Big Bear Lake, CA 92315 / (909) 866-5831
BBLPlan@CityBigBearLake.com

Publish Date: February 3, 2021



City of Big Bear Lake
HOUSING ELEMENT UPDATE
COMMUNITY WORKSHOP

The City of Big Bear Lake invites all interested persons to attend a Community Workshop on the City's 2021-2029 General Plan Housing Element draft update. The meeting will provide an opportunity for all community and housing stakeholders to hear more about the Housing Element update, including its purpose, process, and identification of needs and priorities.

DATE & TIME OF WORKSHOP: **TUESDAY, APRIL 20, 2021 at 1:15 PM**

PLACE OF WORKHOP: **PERFORMING ARTS CENTER (PAC)**
39707 BIG BEAR BLVD.
BIG BEAR LAKE, CA 92315

The City of Big Bear Lake wishes to make all of its public meetings accessible to the public. If you need special assistance to participate in this hearing, please contact the City Clerk's office at (909) 866-5831. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. The in-person workshop will also be broadcast live and recorded. To view the workshop, visit www.citybigbearlake.com and click on "Live/Recorded Meetings" tab. For further information please contact the Planning Division at the telephone number or addresses below.

City of Big Bear Lake 39707 Big Bear Blvd. / P.O. Box 10,000
Big Bear Lake, CA 92315 / (909) 866-5831
BBLPlan@CityBigBearLake.com

Publish Date: Grizzly, April 14, 2021



City of Big Bear Lake
575 Tweets
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City of Big Bear Lake @CityofBBL · Apr 20
Special Meeting Alert ❗
Today's at 1:15 p.m. there will be a joint session of the Planning Commission & City Council to discuss the
2021-2029 #HousingElement Update
Agenda: citybigbearlake.com/meetingagenda

tune in:
- In-Person
- Online: bigbearlake.12milesout.com/live-video
- Spectrum Channel 182

City of Big Bear Lake - Live Video
Big Bear Lakes's Public Meeting Live Video Viewer
bigbearlake.12milesout.com

Table C-1
Public Notice List
City of Big Bear Lake Housing Element

Another Way (Inland Regional Center)
Affordable Housing Developers
Big Bear Area Regional Wastewater Agency (BBARWA)
Big Bear Board of Realtors
Big Bear Chamber of Commerce
Big Bear City Community Services District
Big Bear Hummingbird Project, Inc.
Big Bear Lake Fire Protection District
Big Bear Lake Department of Water (DWP)
Big Bear Lake Public Works
Big Bear Valley Contractors Association
Big Bear Valley Recreation and Park District
Big Bear Visitors Center
Bear Valley Community Healthcare District
Bear Valley Community Healthcare District/The MOM Project
Bear Valley Unified School District
Bear Valley Unified School District Healthy Start
Community Members Requesting Notification
Crossings at Knickerbocker (Affordable Housing)
DOVES of Big Bear Valley, Inc.
Kiwanis Club of Big Bear Valley
Lutheran Social Services of Southern Calif.
Mountain Area Regional Transit Agency (MARTA)
Mountain Homeless Coalition
Mountain Meadows Senior Housing
Senior Citizens of Big Bear Valley
Soroptimist International of Big Bear Valley
United States Adaptive Recreation Center, Inc. (USARC)
San Bernardino National Forest Association (SBNFA)
San Bernardino County Sheriff Department (Big Bear Office)
The Lighthouse Project

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