



City of Redlands Housing Element Update



Planning Commission Study Session
April 13, 2021

Project Team

» City of Redlands

- Brian Desatnik – Development Services Director
- Brian Foote – Planning Manager/City Planner
- Catherine Lin – Principal Planner

» Michael Baker International

- Emily Elliott – Project Manager
- Dan Wery – Task Manager
- Veronica Tam and Associates – Technical Advisors

Housing Element Overview

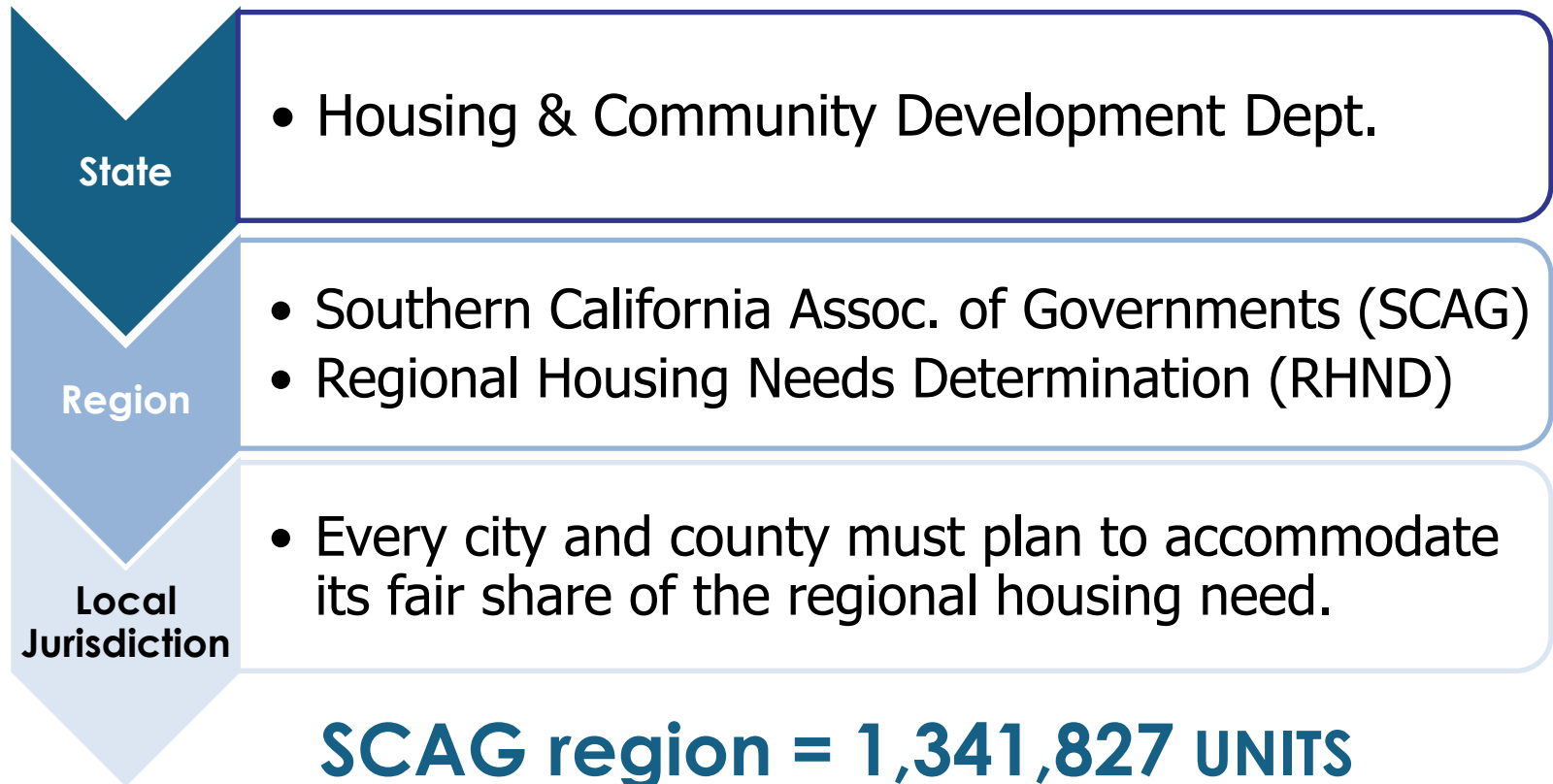
- » Adoption Deadline: **October 15, 2021**
- » Required Element of the General Plan
- » State-mandated update schedule
- » Review and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's fair share of regional housing need



Housing Element Contents

- » **Review of Accomplishments:**
Evaluation of previous housing element
- » **Needs Assessment:**
Analysis of existing and projected housing needs
- » **Housing Resources:**
Inventory of available land for housing
- » **Constraints:** Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- » **Implementation Plan:** Goals, policies, and implementation programs to meet unmet housing needs

Regional Housing Needs Allocation (RHNA)



SCAG region = 1,341,827 UNITS
City of Redlands = 3,516 UNITS

Regional Housing Needs Allocation

- » This table compares the City's current (2021 – 2029) RHNA allocation to the 5th Cycle (2013 – 2021) RHNA allocation.

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total RHNA
5th Cycle RHNA	579	396	453	1,001	2,429
6th Cycle RHNA	1,037 (with carryover)	615	652	1,282	3,587
<i>Percent Change</i>	+ 44%	+ 35%	+ 30%	+ 21%	+ 32%

Income Levels

<i>Income Level Category</i>	2 Person Households	3 Person Households	4 Person Households
Very-low income (below 50% AMI)	\$30,150	\$33,900	\$37,650
Low income (50% - 80% AMI)	\$48,200	\$54,250	\$60,250
Moderate income (80% - 120% AMI)	\$72,300	\$81,300	\$90,350
Above moderate inc. (Over 120% AMI)	>\$72,300	>\$81,300	>\$90,350

- » The City's obligation is to **provide sufficient land**, zoned appropriately, to accommodate the RHNA.
- » The City is **not obligated** to construct housing.

<i>Income Category</i>	2020 Annual Income 4-person household	Draft RHNA City of Redlands
Very Low Income < 50% of Median Income	\$37,650	967 units
Low Income 50 - 80% of Median Income	\$60,250	615 units
Moderate Income 81 - 120% of Median Income	\$90,350	652 units
Above Moderate Income >120% of Median Income	>\$90,350	1,282 units
Carryover from 5th Cycle To be added to the Very Low and Low Income Categories		71 units
TOTAL		3,587 units

Income Levels and Density

- » To achieve affordable housing production, HCD sets density requirements for the Low Income and Very-Low Income housing.
- » In San Bernardino County, the minimum density for Low and Very-Low income levels is 30 dwelling units per acre (DU/acre).

<i>Income Levels</i>	Minimum Density (DU/acre)
Very Low income	30
Low income	30
Moderate income	12 to 30
Above Moderate income	1 to 12

Assumptions for Lower- and Moderate-Income Sites

- » Lower-income sites must be zoned for 30 DU/acre or greater
- » Actual development density is assumed to be 24 DU/acre for lower-income sites
- » 70% calibration factor will be applied to all parcels in the TVSP area due to mixed-use zoning
- » All Lower-income parcels outside of the TVSP will be designated R-3, Very High Density Res. (30 DU/acre)
- » All Moderate-income parcels outside of the TVSP will be designated R-2, Medium Density Res. (15 DU/acre), except for properties with current zoning that allows densities above 15 DU/acre

RHNA Buffer & No Net Loss

“No Net Loss” -

- City must always maintain enough sites to meet the RHNA during the planning period
- Any site developed at lower density than was projected must have the lost capacity accounted for via rezoning or from the established buffer

“Buffer Sites” -

- Buffers are not mandated by law, but strongly encouraged by HCD
- 20% buffer is applied to the RHNA number to protect the City from the need to rezone in the future during the planning period

RHNA Inventory

	Lower Income	Moderate Income	Above Mod.	TOTAL
Requirement (with 20% Buffer)	1,969	782	1,538	4,289
Identified Sites	2,988	1,377	233	4,598
ADUs	69	42	9	120
Recently Entitled Projects	80	0	564	644
Pending Projects	0	0	1,134	1,134
Total Identified Capacity	3,137	1,419	1,940	6,496
<i>SURPLUS</i>	<i>1,241</i>	<i>777</i>	<i>402</i>	<i>2,421</i>

RHNA Inventory

» [Site Inventory Webmap](#)

Constraints to Site Capacity

Land Use Constraints

- Landscaping, Open Space, Parking, Setbacks

Environmental

- Flood, Fire hazard

Measure U Constraints

- Super-majority vote to approve developments over 18 DU/acre or in excess of 2 stories or 35 feet high

- » Constraints are factors that limit the potential of the jurisdiction to meet the required RHNA allocation.
- » Land Use Standards
- » Environmental
- » Policy

Project Schedule

- » **February to April:** Public outreach, online survey, stakeholder interviews
- » **March:** RHNA site inventory completed
- » **April 13:** Planning Commission study session
- » **April 26:** First community meeting
- » **May 13:** Second community meeting
- » **May 25:** Programs preview to Planning Commission
- » **End of May:** Administrative draft Housing Element completed
- » **June:** Planning Commission and/or City Council study session
- » **July:** Submit draft Housing Element to HCD
- » **September:** Comments received from HCD
- » **October-November:** PC and CC hearings to adopt Housing Element

Questions?

Project Website:

<https://www.cityofredlands.org/post/housing-element-update>

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Thank
you!