



City of Redlands Housing Element Update



Planning Commission
January 11, 2022

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
- Aaron Barral – Planner
- Veronica Tam and Associates – Technical Advisors

Housing Element Overview

- » Required Element of the General Plan
- » State-mandated update schedule
- » Adoption Deadline: **October 15, 2021**
- » 120-day grace period for adoption (February. 12, 2022)
- » Review and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's fair share of regional housing need



Project Website

City of REDLANDS MEASURE T BE ACTIVE BUSINESS SERVICES NEWS & EVENTS GOVERNMENT CONTACT

Housing Element Update

The draft 2021-2029 Housing Element is now available! Visit this page and click on the 'Draft 2021-2029 Housing Element' tab to view the document.

Draft 2021-2029 Housing Element

The City's current Housing Element of the General Plan details the City's housing goals from year 2013 through 2021. The Housing Element is part of the City's General Plan and must be updated every eight years. The City's Housing Element performs the following functions:

- Analyzes the City's demographics, economics and housing supply
- Analyzes housing constraints and resources
- Evaluates sites appropriate for potential housing
- Develops housing goals, objectives, policies, and programs

The "Regional Housing Needs Assessment (RHNA)" is the method by which the State estimates each region's housing needs for all income groups. The current 6th Cycle update presents new challenges to all jurisdictions across the State, including: the increase in RHNA dwelling unit allocations to local jurisdictions; strict housing site eligibility requirements; and new housing laws that address local policies aimed at managing growth.

2021 - 2029 HOUSING ELEMENT UPDATE

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Project Schedule Housing Element Requirements Public Participation

Draft 2021-2029 Housing Element Upcoming Events Past Events Documents Contact Us

Project Schedule

The draft 2021-2029 Housing Element will be submitted to the California Department of Housing & Community Development (HCD) for review and comment in mid-September 2021. HCD may request revisions to the draft document, and then changes or edits will need to be made.

The public hearing process for adoption of the final 2021-2029 Housing Element is anticipated to occur between December 2021 to February 2022.

City of REDLANDS MEASURE T BE ACTIVE BUSINESS SERVICES NEWS & EVENTS GOVERNMENT CONTACT

Housing Element Update Information

Get Started

- Calendar
- Utilities and Payments
- Report an Issue
- Meetings, Agendas, Minutes
- Police Department
- Fire Department
- Animal Shelter
- Apply for a Permit

Located at the base of the San Bernardino mountains, 60 miles northeast of Los Angeles and 45 miles west of Palm Springs, Redlands offers easy access to hiking and

Latest News
Community invited to submit Council redistricting maps

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

Progress in 2021

- » **February to April:** Public outreach, online survey, stakeholder interviews
- » **March:** Draft RHNA site inventory completed
- » **April 13:** First Planning Commission study session
- » **April 26:** First community meeting
- » **May 13:** Second community meetings
- » **May 25:** Second Planning Commission Study Session
- » **June 29:** City Council study session
- » **July-August:** AFFH Analysis
- » **September 10:** Public review Draft Housing Element available for public view.
- » **September 15:** Staff submitted it to HCD for review and comment.
- » **November 15:** 1st round comments received from HCD
- » **December 14:** Progress report presentation to Planning Commission
- » **December 22:** Revised Draft Housing Element made available for public view.

Progress in 2022

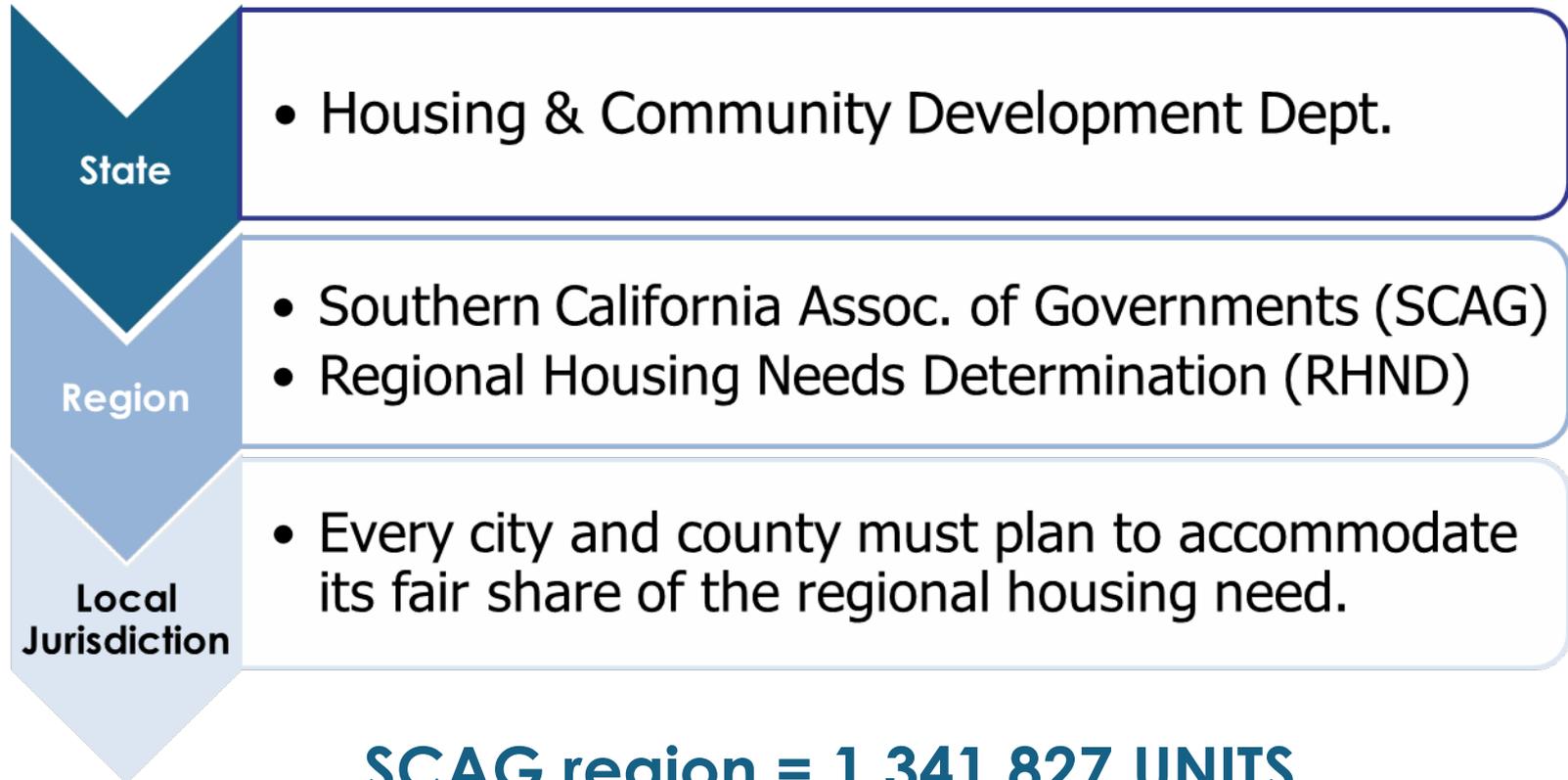
- » **January 5:** Resubmittal of revised Draft Housing Element to HCD for second round of review
- » **January 11:** Planning Commission public hearing



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)
- » **Affirmatively Furthering Fair Housing (AFFH):** Existing conditions and trends, incorporate programs.
- » **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



RHNA Allocation

<i>Income Category</i>	2020 Annual Income 4-person household	Draft RHNA City of Redlands
Very Low Income < 50% of Median Income	Under \$37,650	967 units
Low Income 50 - 80% of Median Income	\$37,651 - \$60,250	615 units
Moderate Income 81 - 120% of Median Income	\$60,251 - \$90,350	652 units
Above Moderate Income >120% of Median Income	Above \$90,350	1,282 units
TOTAL		3,516 units



RHNA with Buffer

	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Units</i>
RHNA	967	615	652	1,282	3,516
20% Buffer	193	123	130	256	703
Total with Buffer	1,160	738	782	1,538	4,219

- RHNA is a “planning target” not a building quota.
- The City’s obligation is to identify sufficient available land and zone the sites appropriately for housing development.
- The City is not obligated to construct housing.



RHNA Income Levels

Area Median Income (AMI) is the midpoint of a region's income distribution – half of households in a region earn more than the AMI, and half earn less than the AMI.

In 2019, Redlands's AMI is \$74,839.

- Very-Low income: Below 50% of AMI
- Low Income: 50% to 80% of AMI
- Moderate income: 80% to 120% of AMI
- Above moderate income: Over 120 AMI



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).

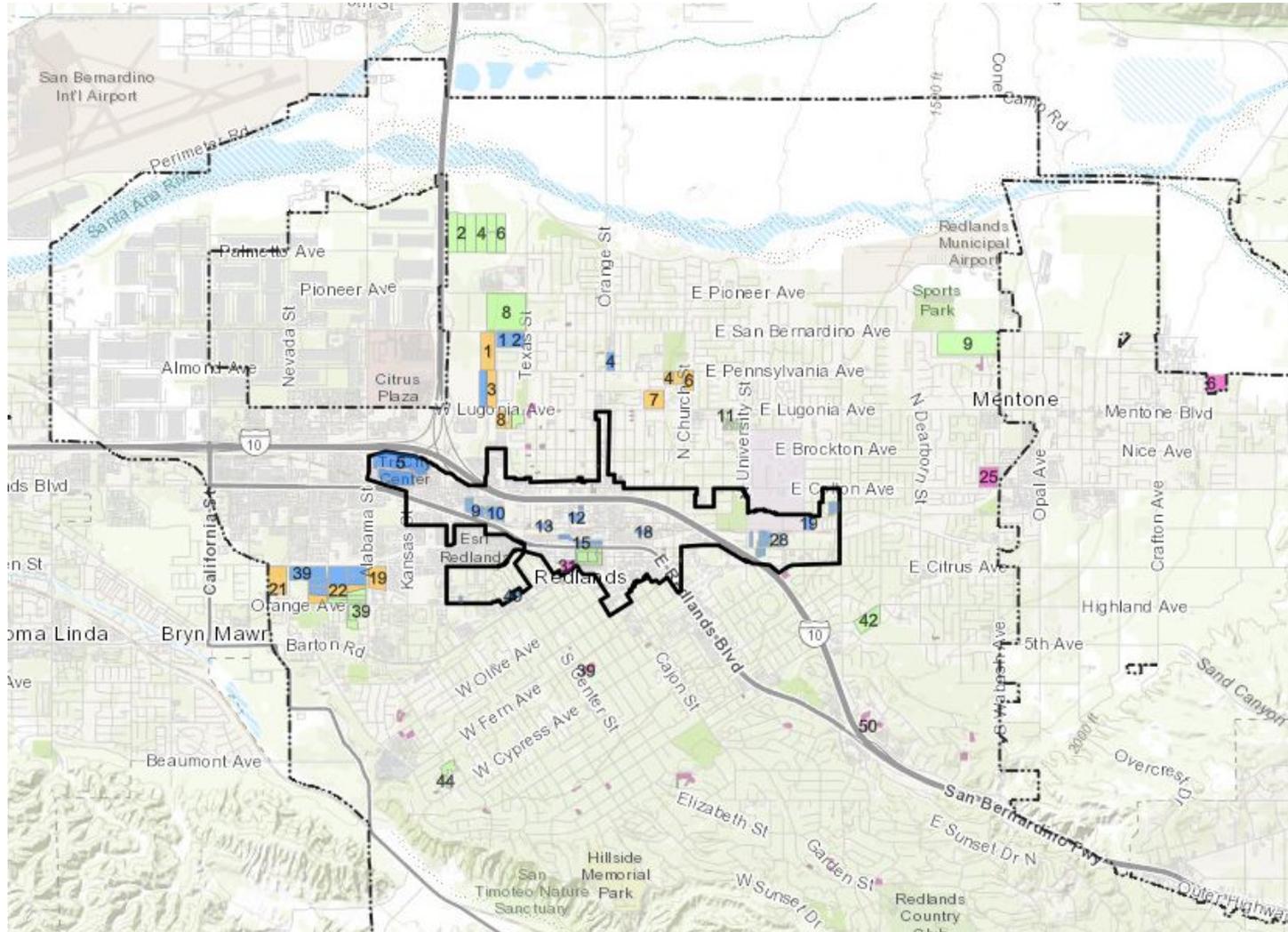
<i>Income Levels</i>	Minimum Density (DU/acre)
Very Low income	30
Low income	30
Moderate income	12 to 30
Above Moderate income	1 to 12



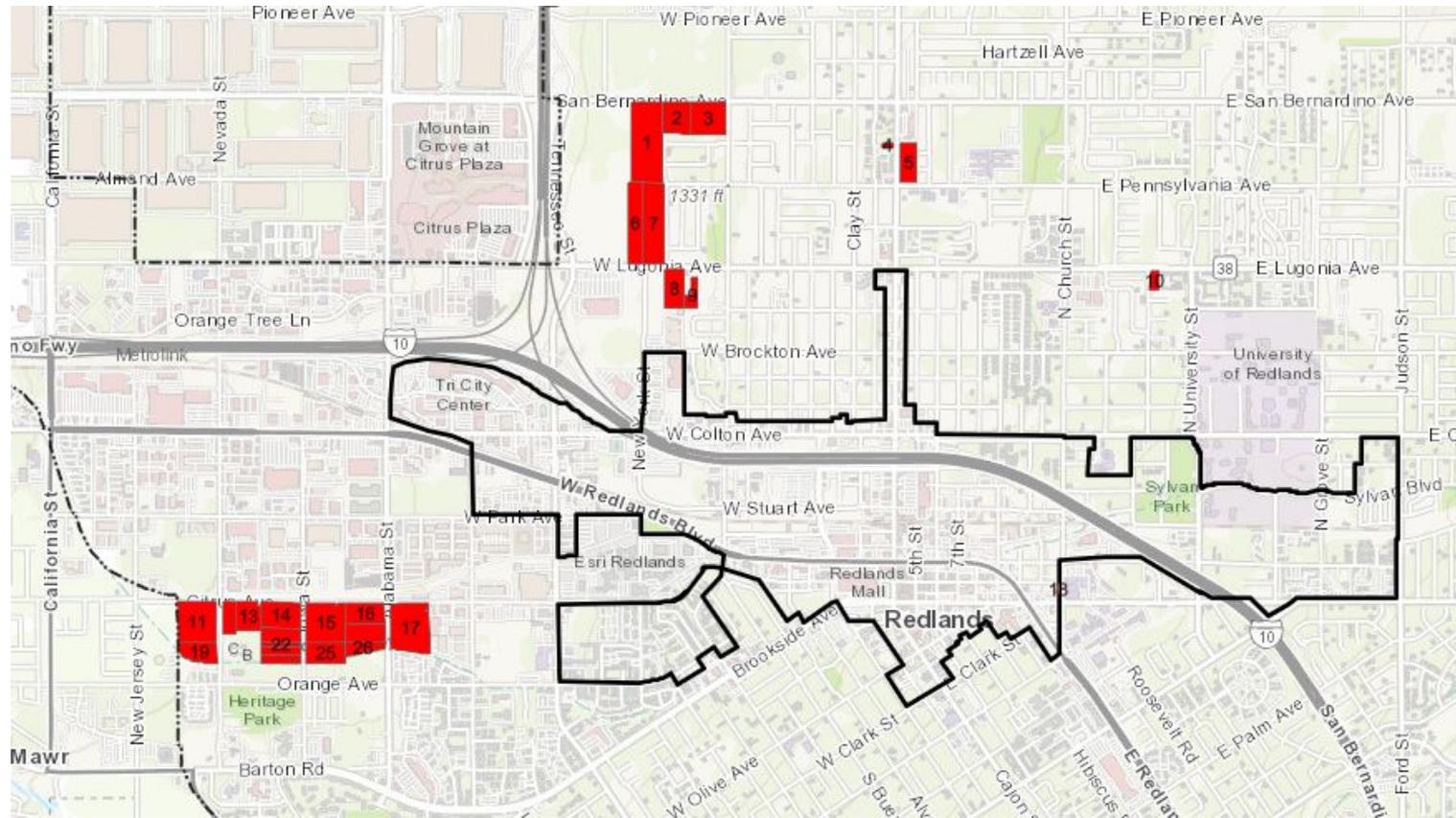
Housing Sites Inventory

Income Category	Lower	Moderate	Above	Total
RHNA (+20% Buffer)	1,898	782	1,538	4,219
Identified Sites	2,461	1,052	208	3,721
ADUs	69	42	9	120
Entitled Projects	80		711	791
Pending Projects			1,325	1,325
Total Identified Capacity	2,610	1,094	2,253	5,957
Surplus	712	312	715	1,737

Proposed RHNA Sites



RHNA Rezone



A total of 119 acres of commercial and industrial land will need to be Rezoned to accommodate the City's RHNA allocation.

AFFH Topics

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns
- Racially & Ethnically Concentrated Areas of Poverty
- Racially and Ethnically Concentrated Areas of Affluence
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Summary and Explanation of Sites Inventory on Fair Housing
- Identification and Prioritization of Contributing Factors

Detailed analysis and findings are in Chapter 7 of the Draft Housing Element.

Housing Element Programs

Section 5 of Draft Housing Element

Themes:

- Removal of constraints to the production of housing.
- Prioritization of housing for lower and moderate income and special needs populations.
- Incentivize and preserve housing.
- Accessory Dwelling Units
- Efficient Buildings and Conservation

Public Outreach

Public Outreach for the Housing Element Update includes:

- Website, social media posts, mailing list
- An online community survey
- Stakeholder interviews
- Two virtual community workshops
- Two study sessions and one progress update presentation with the Planning Commission
- One study session with the City Council
- Focused survey on Affirmatively Furthering Fair Housing with stakeholders and service providers



Comments from HCD

- » HCD comment letter received on November 14.
- » HCD had comments on multiple areas including:
 - Housing needs, Resources, and Constraints, AFFH, Site Inventory, Housing Programs, Quantifiable Objectives, Public Participation, and more.



Consequence of Non-Compliance

- » Required by law to comply
- » Loss of Local Control
- » Carryover of RHNA Unit Allocation
- » Attorney Fees
- » Court Receivership
- » Disqualification from State Funding



Current Issues

» AB 1398

- If the City adopts the 6th Cycle Housing Element Update within the grace period (ending on February 12, 2022) and accomplishes substantial compliance status with HCD by 2/11/2022, the City can have 3 years to rezone the sites. If not, the City must complete rezoning by October 15, 2022.



Upcoming Project Dates

- February 1, 2022: City Council Hearing
- March 5, 2022. HCD comment anticipated.
- Resubmit to HCD for review as necessary.
- Return to Planning Commission and City Council to re-adopt revised Housing Element as necessary.



CEQA Review

- » An Addendum to the 2035 General Plan and Climate Action Plan EIR has been prepared for the 6th Cycle 2021-2029 Housing Element Update.

Recommendation

- » Staff recommends that the Planning Commission adopt Resolution No. 1565 and make a recommendation to the City Council for the adoption of the 6th Cycle 2021-2029 Housing Element Update, including the Addendum to the certified Environmental Impact Report for the 2035 General Plan and Climate Action Plan.

Motion

"I move to adopt Resolution No. 1565 and make a recommendation to the City Council to adopt the 6th Cycle 2021-2029 Housing Element Update, including the Addendum to the previously-certified 2035 General Plan Environmental Impact Report."