



# City of Redlands Housing Element Update



**Planning Commission Study Session**  
**May 25, 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
- Aaron Barral – Planner
- Veronica Tam and Associates – Technical Advisors

# Housing Element Overview

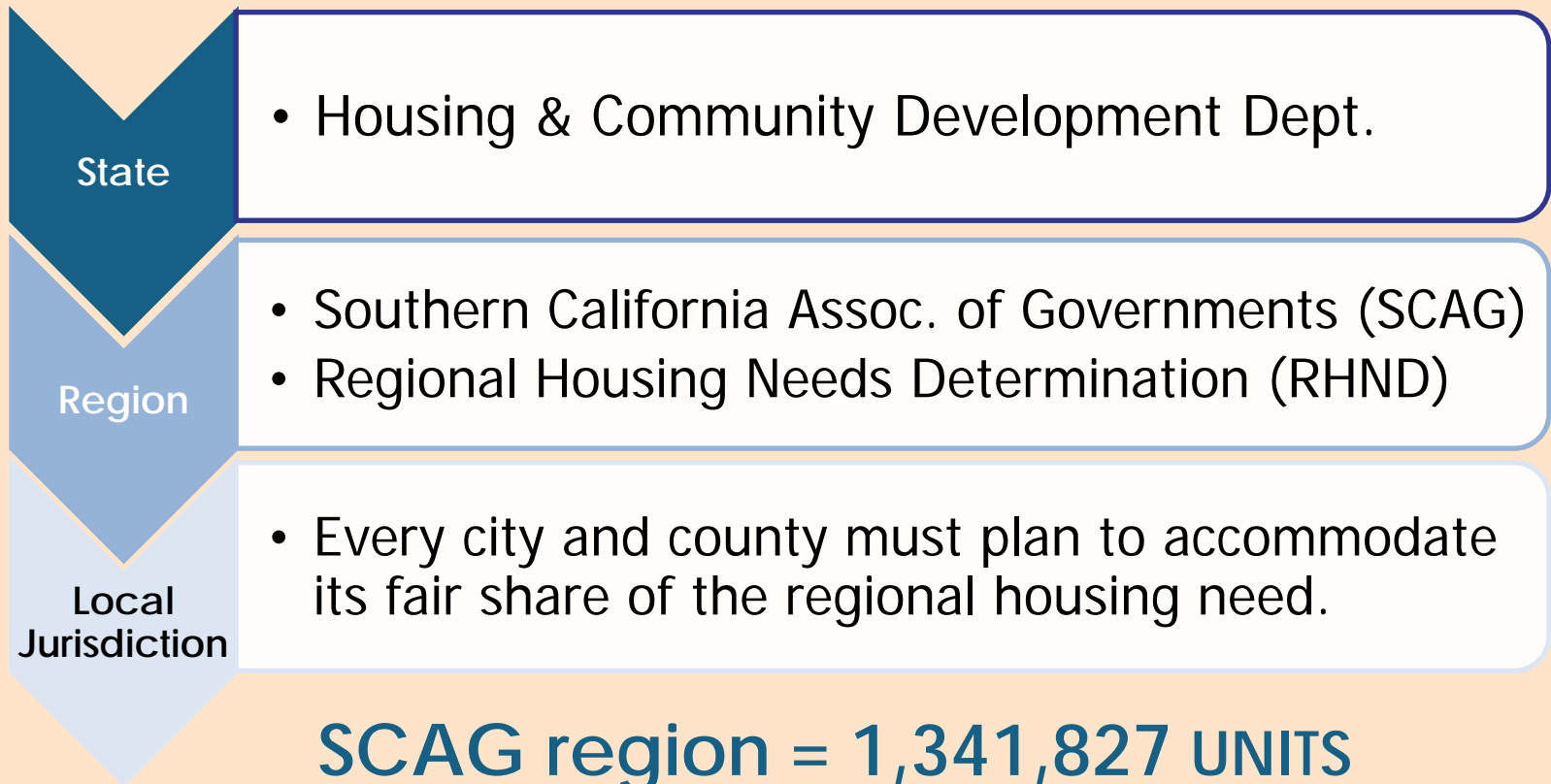
- » Adoption Deadline: **October 15, 2021**
- » Required Element of the General Plan
- » State-mandated update schedule
- » Review and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's fair share of regional housing need



# 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)
- » **Affirmative 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**

# Regional Housing Needs Allocation

- » This table shows the City's current (2021 – 2029) RHNA allocation by income levels.

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total RHNA
6th Cycle RHNA	966	615	652	1,282	<b>3,516</b>

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

# 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>	<b>Minimum Density (DU/acre)</b>
Very Low income	<b>30</b>
Low income	<b>30</b>
Moderate income	<b>12 to 30</b>
Above Moderate income	<b>1 to 12</b>



# 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 based on development trend
- » **50%** 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

## **“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

## **“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

# RHNA Inventory

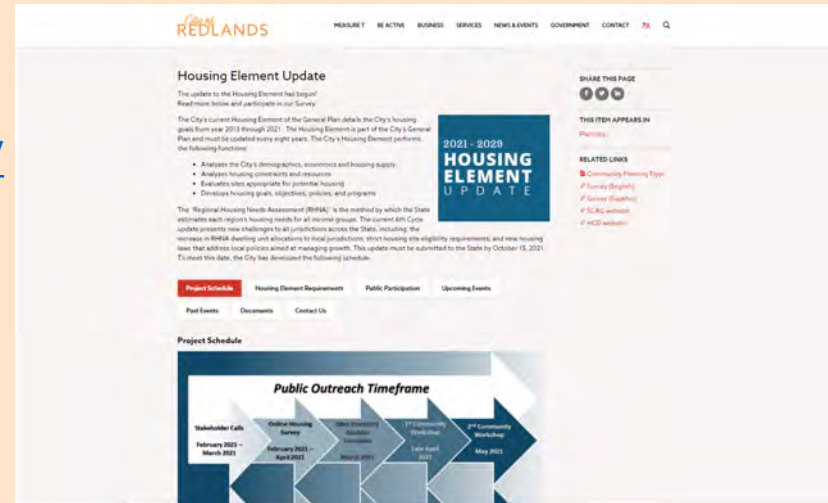
	Lower Income	Moderate Income	Above Mod.	TOTAL
<b>Requirement (with 20% Buffer)</b>	1,898	782	1,538	4,218
Identified Sites	3,375	1,150	233	4,758
ADUs	69	42	9	120
Recently Entitled Projects	80	0	564	644
Pending Projects	0	0	1,134	1,134
<b>Total Identified Capacity</b>	<b>3,524</b>	<b>1,192</b>	<b>1,940</b>	<b>6,656</b>
<b><i>SURPLUS</i></b>	<b><i>1,626</i></b>	<b><i>410</i></b>	<b><i>402</i></b>	<b><i>2,438</i></b>

# RHNA Inventory

» [Site Inventory Webmap](#)

# Community Outreach

- » Project on City Website since February 2021
  - <https://www.cityofredlands.org/post/housing-element-update>
- » Launched on social media sites since February 2021
- » Online survey via SurveyMonkey
  - Online survey in English and Spanish launched on February 12, 2021
  - Responses to-date: 287
- » 1:1 Stakeholder Interviews
  - 15 stakeholders contacted
  - 11 interviews conducted



# Stakeholder Interviews

## 11 stakeholder groups interviewed

- Redlands Unified School District
- San Bernardino County - Homeless Partnership Interagency Council on Homelessness
- Redlands Area Interfaith Council
- Northside Redlands Visioning Committee
- Family Services Association of Redlands
- East Valley Association of Realtors
- Building Industry Association
- Inland Housing Solutions
- Inland SoCal United Way
- University of Redlands Facilities Management
- Redlands Chamber of Commerce

# Stakeholder Interviews

## Feedback

- » Of the 11 stakeholders
  - 4 were service providers (36%)
  - 4 were advocacy groups (36%)
  - 3 were education based (27%)
- » Interview highlights (top responses)

Best strategy to meet RHNA Goals	Most vulnerable population	How can the City assist these populations?
<ul style="list-style-type: none"> <li>» Flexible zoning</li> <li>» Work with local developers who are invested in the community</li> <li>» Spread out affordable housing throughout the City</li> </ul>	<ul style="list-style-type: none"> <li>» Low-moderate income person(s) and families with children under the age of 18</li> <li>» Homeless</li> <li>» Disabled persons</li> <li>» People of color</li> </ul>	<ul style="list-style-type: none"> <li>» More streamlined permitting process/less limitations to housing programs</li> <li>» Create more housing stock (including non-traditional, such as ADUs)</li> <li>» Providing financial resources such as down payment assistance and rental assistance</li> <li>» Place affordable housing near amenities (i.e., grocery stores, police)</li> </ul>

# Online Survey

## City of Redlands Housing Survey

### Demographics

1. What is your involvement with the City of Redlands?  
(Please select one)

- I am a City resident
- I own a business or work in the City
- I attend school/college in the City
- I represent a housing agency, social service agency, a non-profit organization, a religious institution, or a government entity in the City

2. What is the ZIP code of your home/business/agency/school in Redlands?

- » A community outreach survey was held between February 12, 2021 and April 23, 2021
- » **292** responses have been recorded



# Community Meetings

- April 26 and May 13
- Display ad on Redlands Daily Facts, Social Media Posts, Website, Service Clubs, Mailing list
- Spanish translator was available for both meetings



**REDLANDS**

**Housing Element Update Community Meeting**  
Time: 6:00 pm to 8:00 pm  
MONDAY, April 26, 2021  
THURSDAY, May 13, 2021

The City of Redlands is holding two community meetings to address housing needs among all economic and social segments to inform the 6<sup>th</sup> cycle Housing Element Update for the City's General Plan. Public community input is necessary to identify community development priorities. 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.

**We invite you to join and welcome your feedback and input!**

In consideration of COVID-19 restrictions, the meetings will be held virtually.

**For the April 26 meeting:**  
Join Zoom Meeting: <https://zoom.us/j/92827257003>  
Or call the toll-free number: (833) 548-0282  
The meeting ID is: 928 2725 7003

**For the May 13 meeting:**  
Join Zoom Meeting: <https://zoom.us/j/99504198243>  
Or call the toll-free number: (833) 548-0282  
The meeting ID is: 995 0419 8243

 For more information regarding the project, please visit the [Housing Element Update website](#)  
Or contact: Catherine Lin, AICP, Principal Planner  
(909) 307-7308  
Email: [clin@cityofredlands.org](mailto:clin@cityofredlands.org)

# Themes Housing Programs

- » **Accessory Dwelling Units**
- » **Affirmative Furthering Fair Housing**
- » **Constraints**
- » **Education**
- » **Funding**
- » **RHNA**

# Project Schedule

- » *February to April: Public outreach, online survey, stakeholder interviews*
- » *March: RHNA site inventory completed*
- » *April 13: First Planning Commission study session*
- » *April 26: First community meeting*
- » *May 13: Second community meeting*
- » **May 25: Second Planning Commission**
- » **End of May: Administrative draft Housing Element completed**
- » **June 29: 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>

## **Contact City Staff:**

Catherine Lin, AICP

Principal Planner

Email: [clin@cityofredlands.org](mailto:clin@cityofredlands.org)

Phone: (909) 307-9308

Thank  
you!