City of Redlands
Housing Element Update

2021 - 2029
HOUSING
ELEMENT
UPDATE

City Council Study Session

June 29, 2021

City of REDLANDS "A City That Works"

Project Team

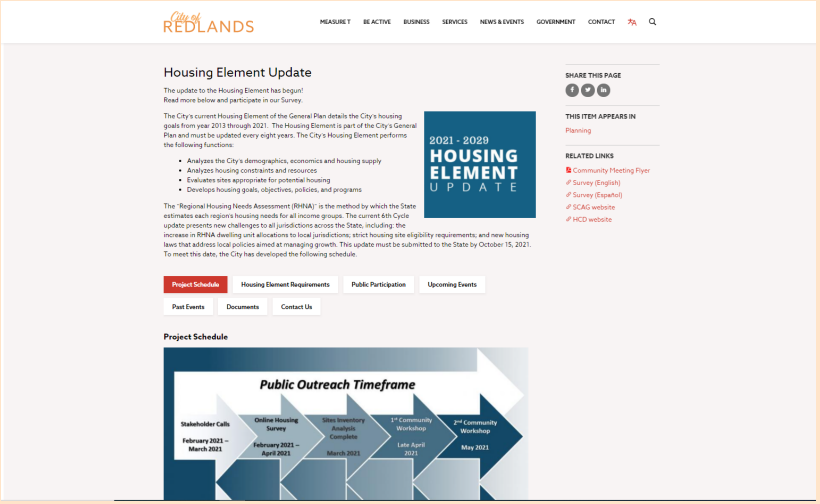
- City of Redlands
  - Brian Desatnik – Development Services Director
  - Brian Foote – Planning Manager/City Planner
  - Catherine Lin – Principal Planner
- Michael Baker International
  - Emily Elliott – Project Manager
  - Dan Wery – Task Manager
  - Aaron Barral – Planner
  - Veronica Tam and Associates – Technical Advisors

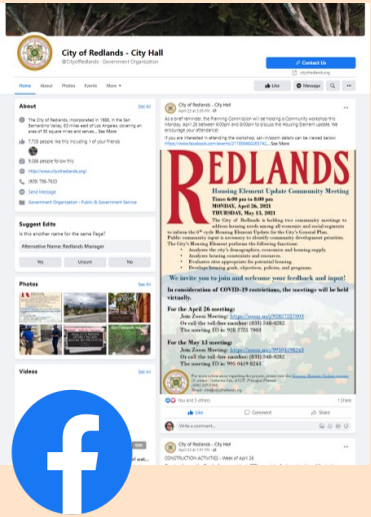
Housing Element Overview

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

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





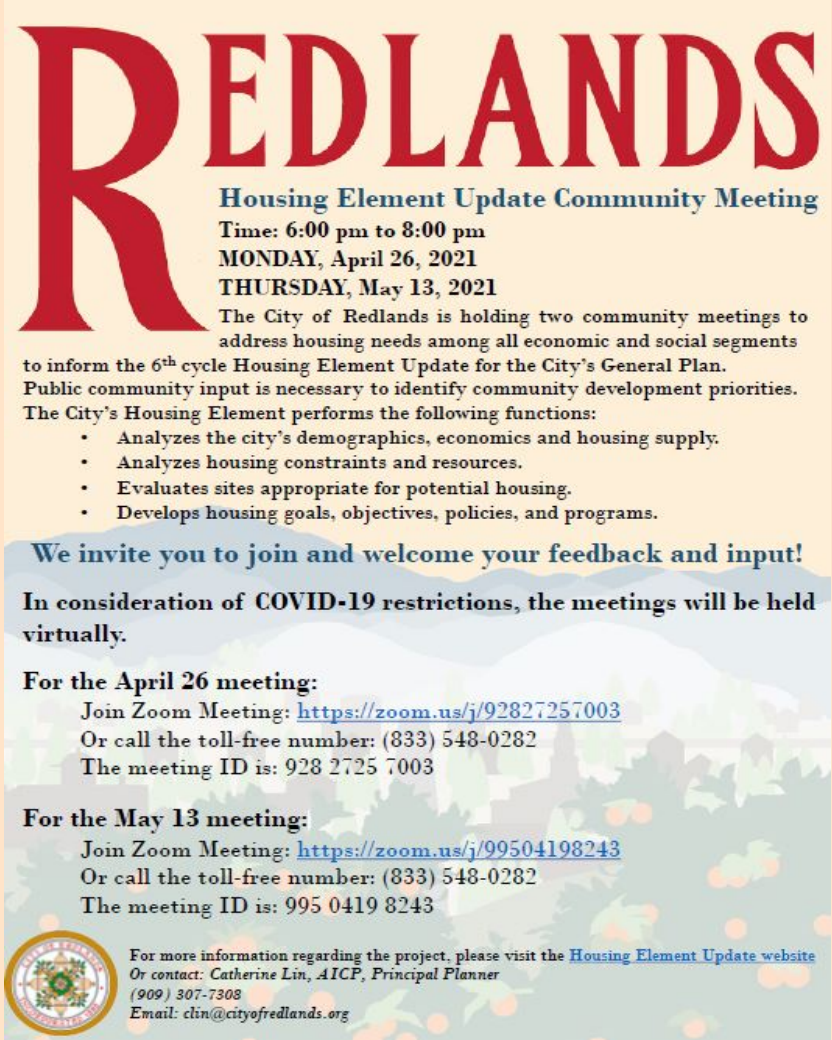
Stakeholder Interviews

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

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 6th 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

Planning Commission Study Sessions

- **April 13: Study Session No. 1**

  Overview of the project, RHNA requirements, introduction to webmap for Draft RHNA Inventory sites. Staff received comments from the Commissioners.

- **May 25: Study Session No. 2**

  Focused discussions on the Draft RHNA Inventory Sites to refine the site selections.

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 Assessment (RHNA)

State

- Housing & Community Development Dept.

Region

- Southern California Assoc. of Governments (SCAG)
- Regional Housing Needs Assessment (RHNA)

Local Jurisdiction

- Every city and county must plan to accommodate its fair share of the regional housing need.

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	967	615	652	1,282	**3,516**
Percent Change	+ 67%	+ 55%	+ 44%	+ 28%	**+ 45%**

- The City’s obligation is to **provide sufficient land**, zoned appropriately, to accommodate the RHNA.

- The City is **not obligated** to construct housing.

Income Category	**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**

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).

Income Levels	**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 based on development trend
- 50% calibration factor will be applied to all parcels in the TVSP area due to mixed-use zoning

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 Buffer

- 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)	1,898	782	1,538	4,218
Identified Capacity	2,461	1,245	210	3,916
ADUs	69	42	9	120
Recently Entitled Projects	80	0	564	644
Pending Projects	0	0	1,134	1,134
Total Identified Capacity	**2,610**	**1,287**	**1,917**	**5,814**
SURPLUS	***712***	***504***	***379***	***1,595***

RHNA Inventory

» Site Inventory Webmap

Housing Program Areas

- Accessory Dwelling Units
- Affirmatively Furthering Fair Housing
- Constraint Removal
- Education
- RHNA

Consequence of Non-Compliance

- Required by law to comply
- Loss of Local Control
- Carryover of RHNA Unit Allocation
- More frequent Housing Element Updates
- Attorney Fees
- Court Receivership
- Disqualification from State Funding

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 :*** *Two community meetings*
- ***May 25****: Second Planning Commission Study Session*
- **June 29:** City Council study session
- **July:** AFFH Analysis Completed
- **August:** Public review Draft Housing Element available. Staff will submit it to HCD for review and comment.
- **October:** Comments received from HCD
- **November-December:** PC and CC hearings to adopt Housing Element

Questions?

Project Website:

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

Thank you!