



# General Plan Advisory Committee

**Meeting 3 | Housing Needs Assessment**

September 16, 2021

# Agenda



- ❑ **Project Update**
- ❑ **Public Outreach Activities**
- ❑ **Housing Element (2021-2029)**
  - ❑ **Introduction: Legislation, Content, Processes, Schedule**
  - ❑ **Preliminary Analyses: Needs Analysis and Issues**
  - ❑ **Questions for the GPAC's Consideration**
- ❑ **GPAC Reports/Announcements**
- ❑ **Directors Report**
- ❑ **Adjourn**

# Project Update



# Project Update



- ❑ **Existing Conditions Analyses: Early November**
- ❑ **Issues and Visioning**
  - ❑ **Community Workshops: Completion September 28**
  - ❑ **Documentation of Input: Distribute to GPAC in Early October**
  - ❑ **GPAC Input for Initial Draft of Vision Statement: October 22**
  - ❑ **GPAC Input for Final Draft: November Meeting**
  - ❑ **Planning Commission and City Council Review: To be Scheduled**
- ❑ **Housing Element**
  - ❑ **GPAC Workshops: To be Scheduled**
  - ❑ **Focus Group/Stakeholder Meetings: To be Scheduled**
- ❑ **Land Use Plan: December 2021 to July 2022**

# Public Participation Activities and Process



# Public Participation Activities



## Public Participation Program

- Includes Project Activities and Project Strategies to engage all residents to the planning processes of the project.
- The following slides present updates to activities described in the Public Participation Program.

### PUBLIC PARTICIPATION PROGRAM

The public outreach and engagement plan for the San Bernardino 2050 Plans (General Plan, Housing Element, Downtown Specific Plan, Development Code, and CEQA Review) encompass the following outreach activities and strategies to engage community residents.

Project	
Activity	Strategy
<b>Project Web Site</b>	
The project website <a href="http://www.SBFuture2050.com">www.SBFuture2050.com</a> provides updates, venues for public participation, links to work products prepared during planning process, and relevant resource documents.	<ul style="list-style-type: none"><li>• Project website is accessible to the public and includes Spanish translation.</li><li>• Visitors may sign up to be included to the mailing list and receive frequent e-blasts on project updates.</li></ul>
<b>Social Media</b>	
Social media posts include project updates, announcements of upcoming events, and other public participation activities.	<ul style="list-style-type: none"><li>• The City's social media accounts include Facebook, Instagram, Twitter, and Next Door. These platforms may also serve as a venue of community conversation, through account features, such as shares/retweets, "likes", and comments.</li><li>• Posting or re-sharing from partner's social media accounts may include UPLIFT SB, SBCUSD Family Engagement Center, SBPD, and others.</li></ul>
<b>Collateral Materials</b>	
To promote the project and its programs, collateral materials will be provided in English and Spanish.	<ul style="list-style-type: none"><li>• Flyers promoting outreach events and project updates will be distributed via mail (with utility bill) and email.</li><li>• Incentives or giveaways with project branding (stickers, wristbands, etc.) are distributed at outreach events.</li><li>• Project Factsheets, Business Cards with contact information, and/or Project Surveys are distributed at outreach events.</li></ul>
<b>Community Guide to Planning Initiative</b>	
The Community Guide to Planning Initiative is a series of interactive and engaging workshops to educate residents on the history of planning, planning tools, and the decision-making processes.	<ul style="list-style-type: none"><li>• The workshops provide a platform for residents to inform and shape the development of the Plans. Participants must be residents of the City.</li><li>• The workshops are available in English and Spanish, and will be recorded and posted on the website.</li><li>• Recruitment efforts include:<ul style="list-style-type: none"><li>• flyer distribution at "pop-up" events and community workshops</li><li>• social media and eblasts</li><li>• emails to City Council, GPAC, DTAC, and other partners to encourage sharing amongst their networks.</li></ul></li></ul>

# Public Participation Activities



## In Progress **Community Visioning Workshops**

### Completed

Ward 1: Aug. 13, Ruben Campos Community Center

Ward 2: Aug. 26, Shandin Hills Golf Course

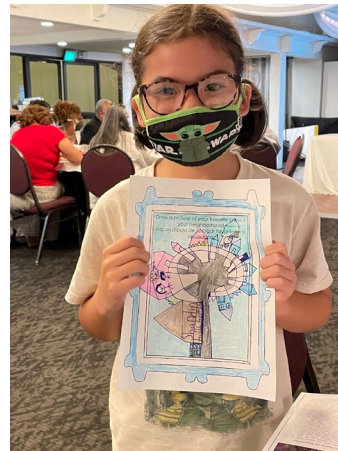
Ward 3: Aug. 12, Lytle Creek Community Center

Ward 4: Aug. 21, Lutheran Church of Our Savior

Ward 5: Sept. 10, Shandin Hills Golf Course

Ward 6: Sept. 11, Shandin Hills Golf Course

*141 registered participants (includes elected and appointed officials, and repeated participants)*





# Public Participation Activities



## In Progress **Community Visioning Workshops**

### Upcoming

Ward 7: Sept. 20, Cathedral of Praise

Ward 2: Sept. 21, St. John's Episcopal

All Wards: Sept. 28, Virtual Workshop

### Outreach Strategies

- Collaboration with CBOs (Ward 2 workshop)
- Social media, eblasts, emails, newsletter
- Flyer distribution at public events (workshops, pop-ups) and to partner organizations
- All collateral materials provided in English and Spanish



Join us at a community workshop in your neighborhood to help create a vision for the future of San Bernardino!

Residents will have an opportunity to discuss what San Bernardino can be in the year 2050, & what will make it a special place to live, work, & play.

**WARD 7**  
Mon., Sept. 20  
6:00 pm - 8:00 pm  
Cathedral of Praise  
3030 Del Rosa Ave, 92404

**WARD 2**  
Tues., Sept. 21  
6:00 pm - 8:00 pm  
St John's Episcopal Church  
1407 N Arrowhead Ave, 92405





# Public Participation Activities



## In Progress **Pop-Up Events**

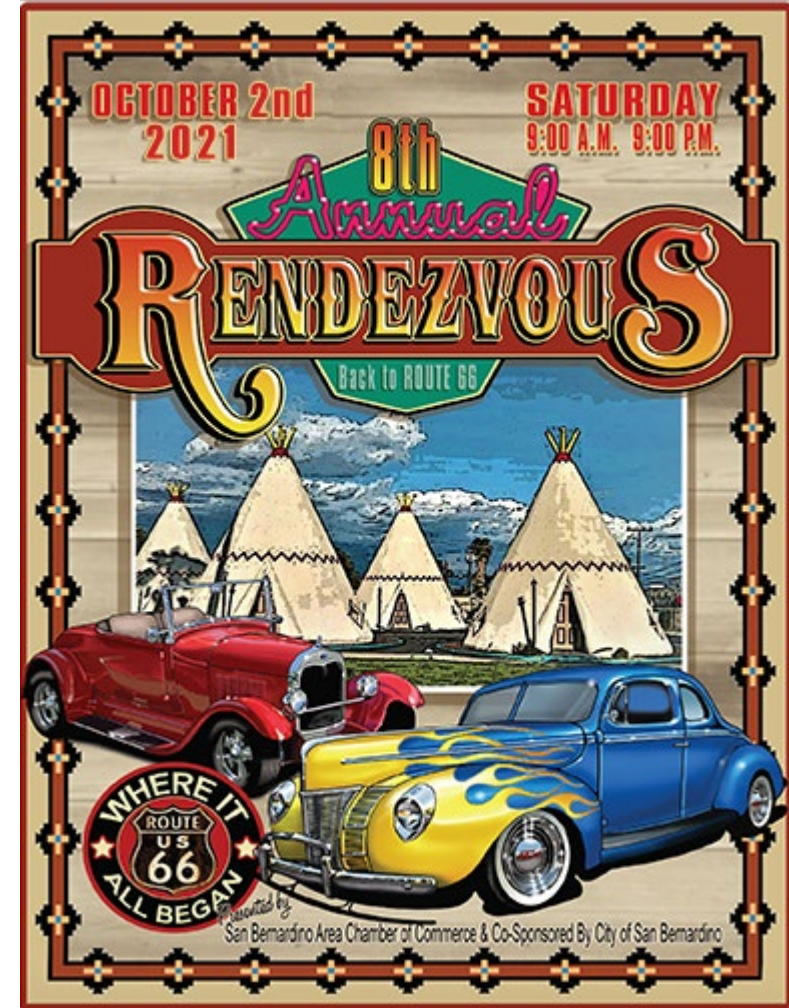
### Upcoming

October 2<sup>nd</sup> – Route 66 Rendezvous (Downtown)

November 11<sup>th</sup> – Veterans Day Parade (Downtown)

## Outreach Strategies

- Reach residents who may not already be aware of the City's planning efforts.
- Collect input from residents regarding issues and visions for their city.
- All collateral materials provided in English and Spanish.



# Public Participation Activities



**In Progress** Stakeholder Interviews/Roundtables

## **Upcoming Focus Group Meetings**

Public Health – Oct. 6<sup>th</sup>

Community Based Organizations – Week of Oct. 11 (tentative)

Local Artists – Week of Oct. 17 (tentative)

Faith Based Organizations/Congregations – Date TBD

## **Outreach Strategies**

- Meet with representatives of groups or organizations that work directly with disadvantaged communities.
- Facilitated discussions on topics relevant to the General Plan.

# Public Participation Activities



## In Progress Initial Community Survey

**143 Total Surveys Received** *(As of Sept. 14, 2021)*

**Received Online – 107**

**Received In-person – 36**

## Outreach Strategies

- Initial Community Survey promoted via project website and distributed at pop-up events.

# Public Participation Activities



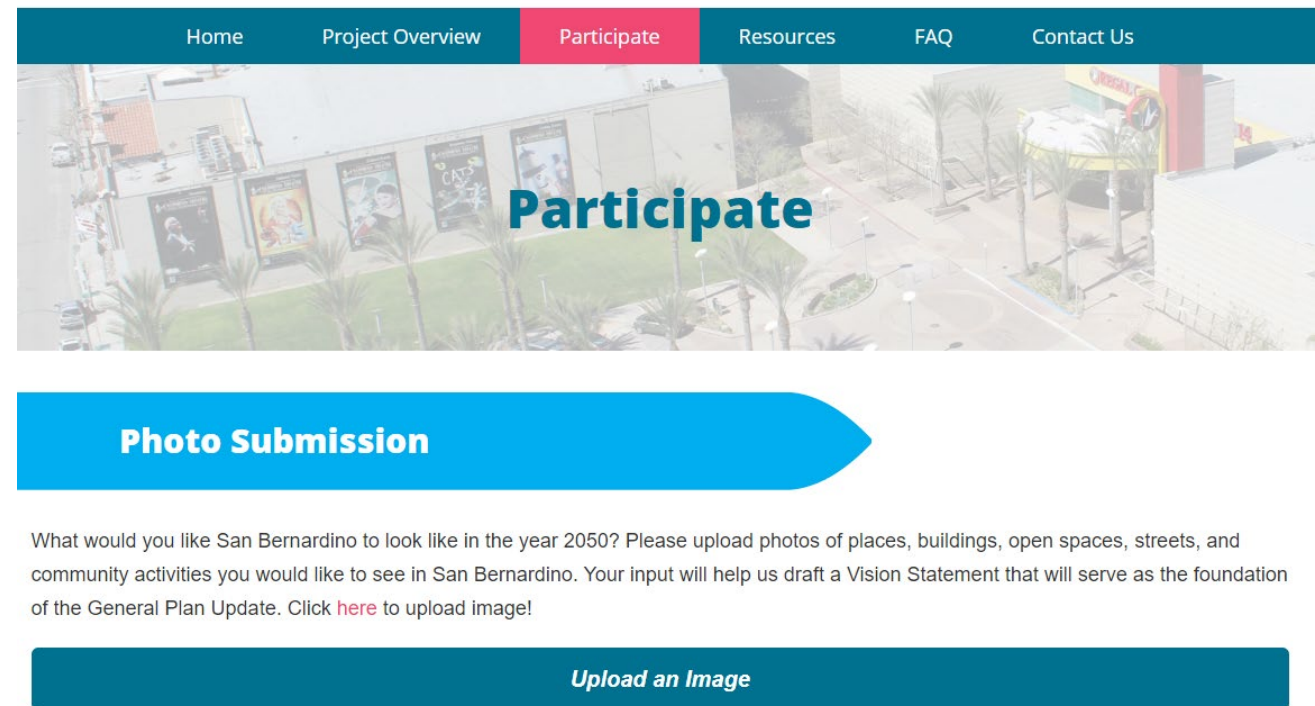
## In Progress Visioning San Bernardino Photo Submission

Residents may submit images of what they would like to see in their city!

Submit images via project website or:

[https://www.surveymonkey.com/r/SB2050\\_Vision](https://www.surveymonkey.com/r/SB2050_Vision)

Images received will be used as collective feedback to help craft the Vision Statement for the General Plan.



# Outreach Moving Forward



## Outreach Efforts moving forward

- Open House: Downtown Specific Plan (September 17)
- Community Workshops for Council Wards 7 and 2 (September)
- Stakeholder Consultations (September, October)
- Housing Element Outreach

# Housing Element



# Housing Element Introduction



## What is a Housing Element

- Required element (chapter) of the general plan, that must be updated and adopted every eight years
- Addresses current and future housing needs of the residents and workforce of San Bernardino
- Key requirement is to address the Regional Housing Needs Assessment (RHNA) and housing production
- Housing Element must be reviewed and certified by the State (HCD) for compliance prior to adoption
- Housing Element is being prepared in conjunction with the update of the General Plan



# Housing Element Introduction



## Content of the Element

- Introduction
- Housing Needs Assessment
- Evaluation of Housing Constraints
- Identification of Sites for Housing
- Housing Goals and Policies
- Implementation Programs

The Needs Assessment informs goals, policies, & programs regarding the availability, adequacy, affordability, and equal opportunity for housing.

# Housing Element Introduction



2021-2029 Housing Element Schedule

Tasks/Months	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022
Task 1: Technical Work									
Task 2: Fair Housing									
Task 3: Housing Plan									
Task 4: Outreach									
• Workshop 1 -- Needs									
• Workshop 2 -- RHNA									
• Workshop 3 -- Programs									
• Consultations									
Task 5: Element Prep								1.	
Task 6: Public Hearings									2.
Task 7: HCD Review									3.
Task 8: Adoption Hearings									4.

Notes:

- Final City/Consultant review will occur in March 2022
- 1 Joint study session is assumed for the initial public hearing
- HCD review will require two (2) 60-day reviews with 30 days for city/consultant response for each
- Adoption hearings assumed to be one hearing before the PC and one before the Council

# Housing Element Introduction



## Summary of Outreach Program

- 3 GPAC Meetings on Housing – Needs, RHNA, Housing Plan
- Stakeholder Consultations (September-October)
- Citywide Community Workshops
- Public Hearing Prior to Release of draft element
- Department of Housing and Community Development review
- Public Hearings for Adoption of the draft element

# Housing Needs Analyses

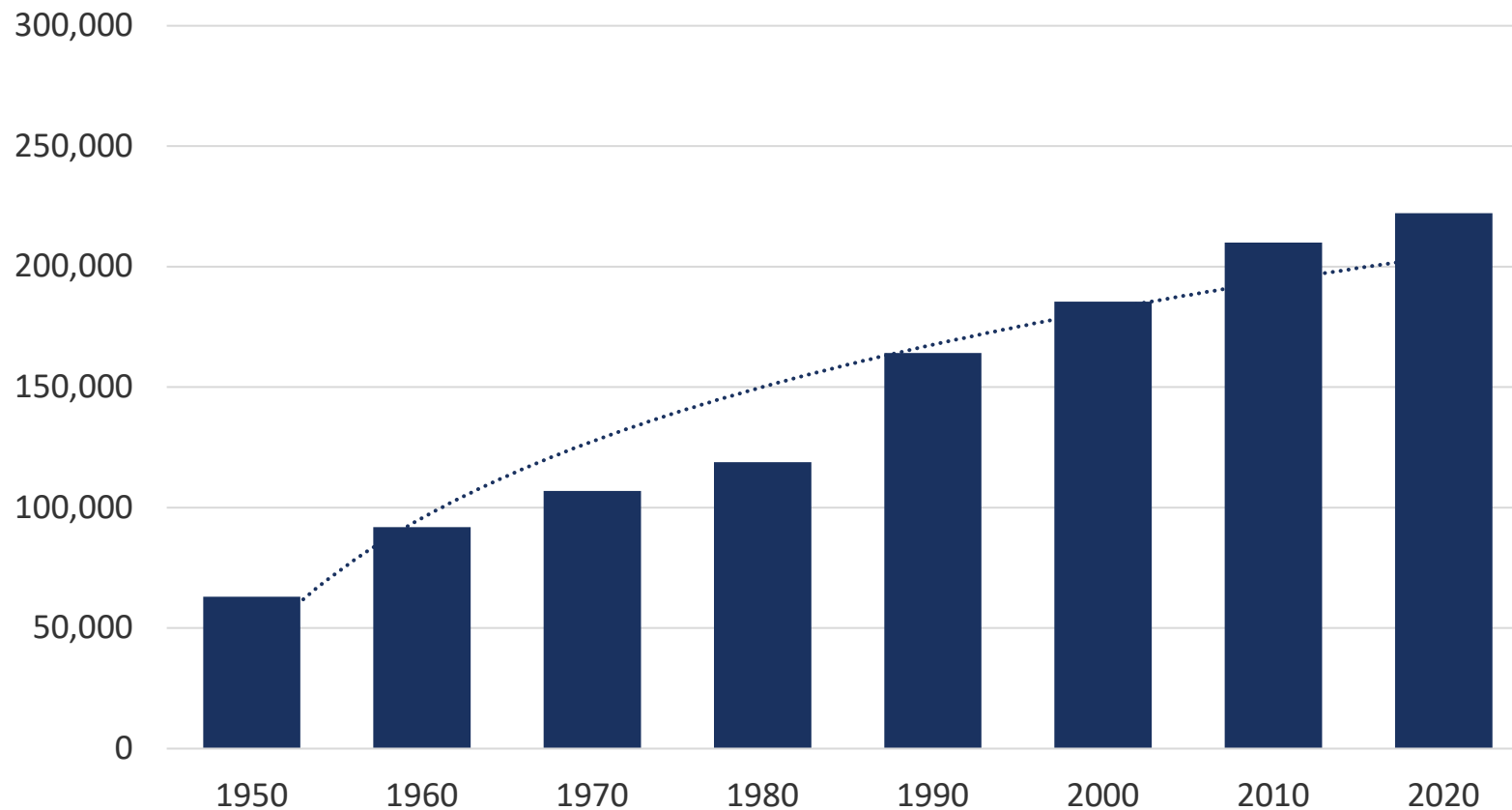
Presentation and Discussion



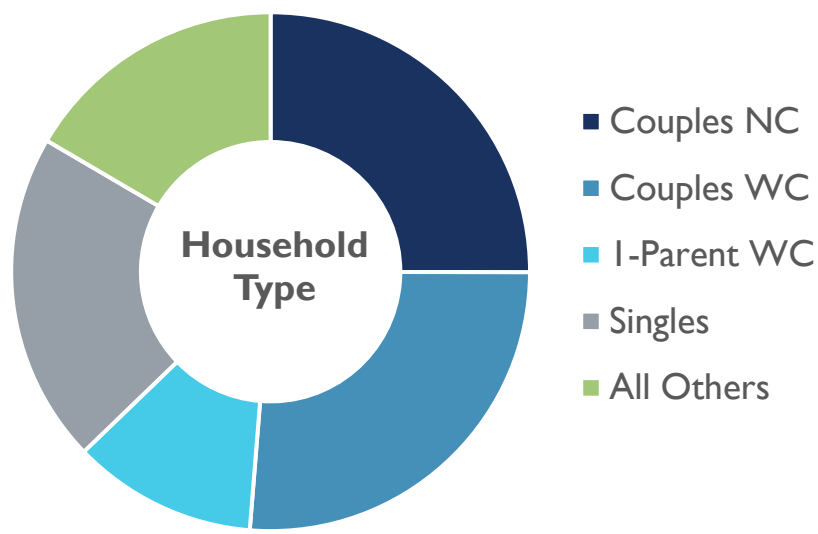
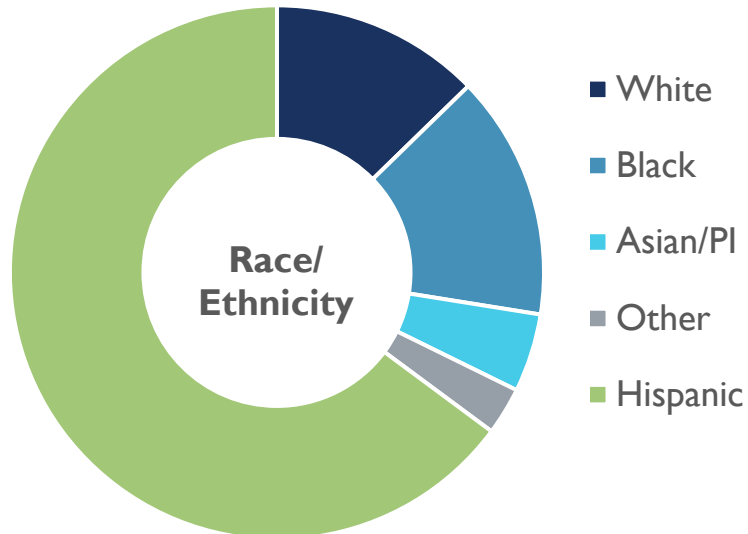
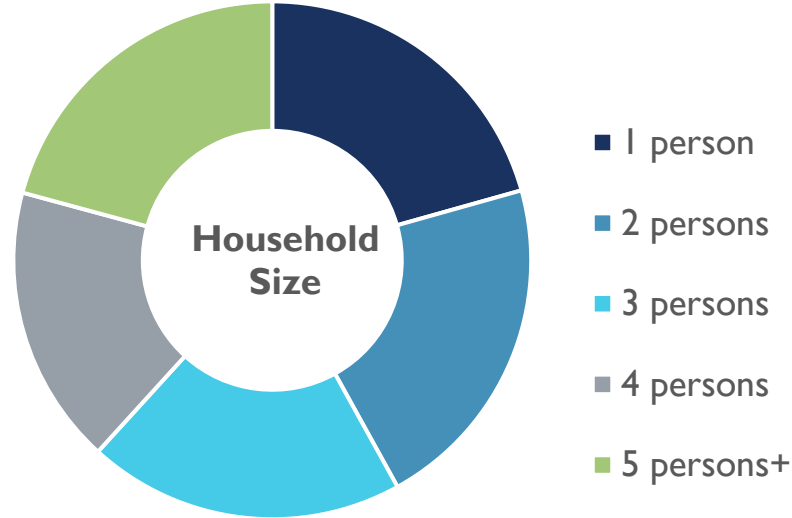
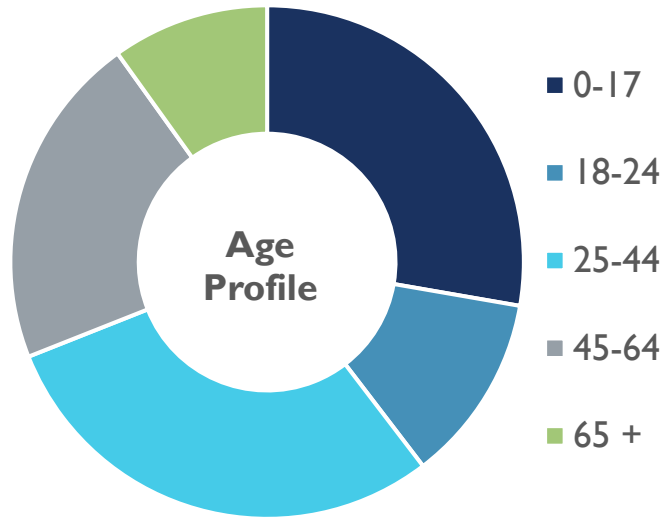
# Population Growth



As of 2020, San Bernardino has a population of approximately 222,000 residents and is projected to continue growing through buildout in 2050.



# Demographic Profile



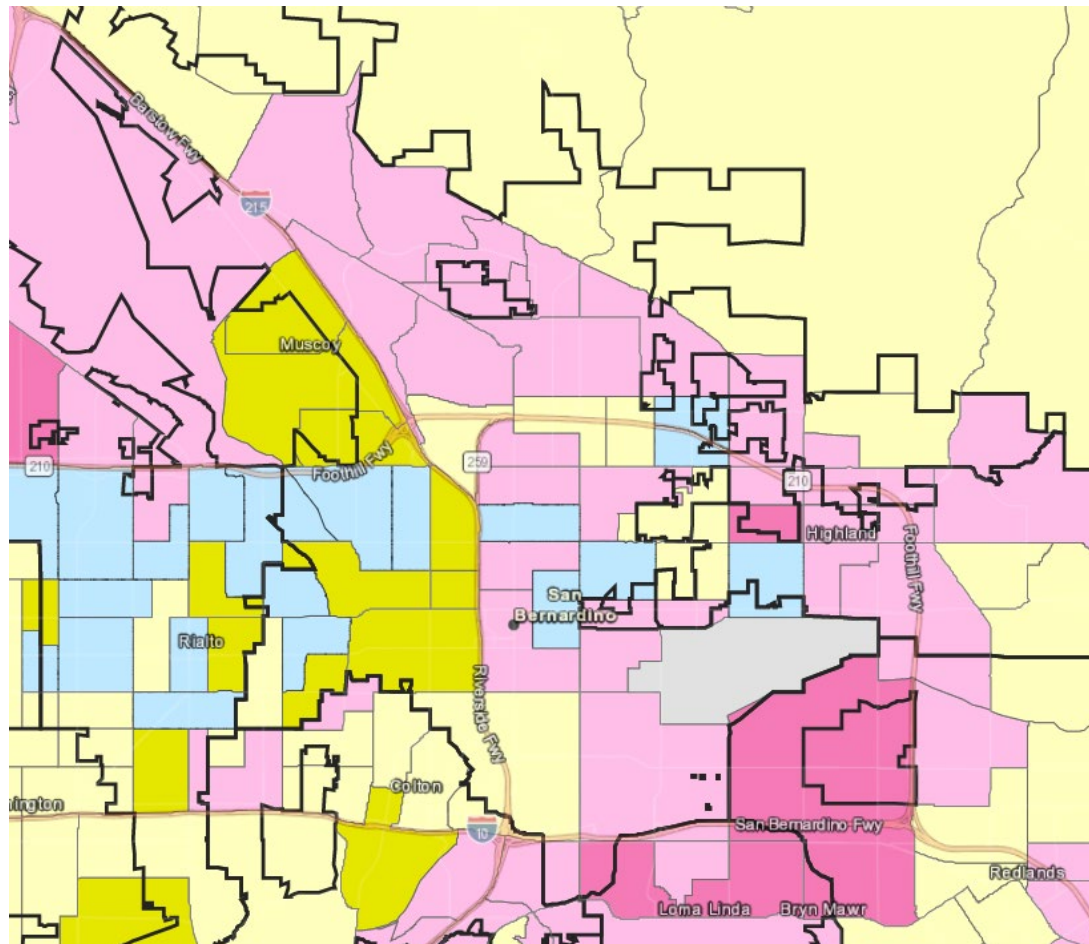
## Key Findings

- Diverse ages, but rapidly increasing senior residents
- Diverse household size, but declining large families
- Predominantly Hispanic, with declines in Black population
- Broad mix of households and resulting housing needs

# Demographics by Geography



## Race-Ethnic Mix



- Asian-Black
- Asian-Latinx
- Asian-White
- Mostly Asian
- Black-Latinx
- Black-White
- Mostly Black
- Latinx-White
- Mostly Latinx
- Other-White
- Mostly White
- Mostly Other
- 3 Group Mix
- 4 Group Mix

## Key Findings

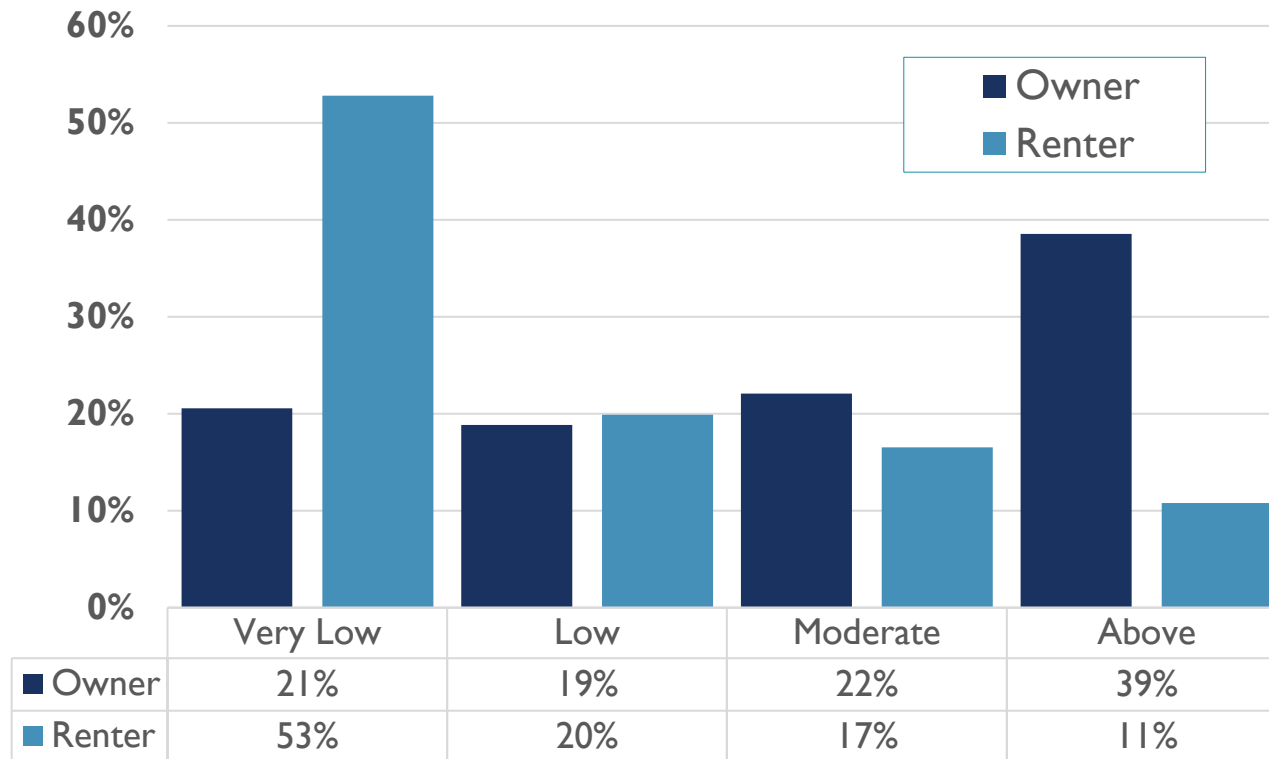
- Hispanic majority in most areas of the city
- Yet significant diversity of other race and ethnic groups



# Household Income



San Bernardino median household income is approximately \$50,000, with renters earning about half (\$35K) that of homeowners (\$75K)



## Household Income Notes\*

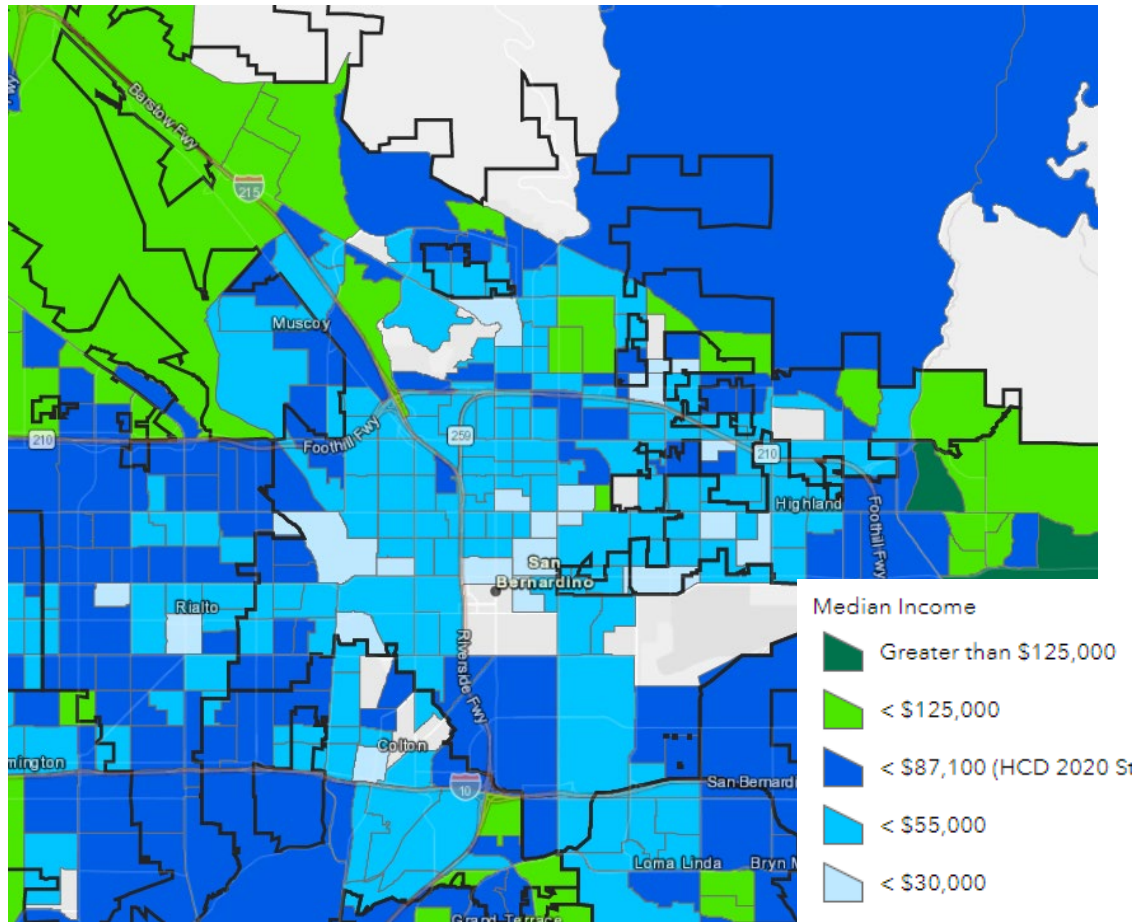
- **Very Low** Income refers to households earning < \$37,650
- **Lower** Income refers to households earning < \$60,250
- **Moderate** Income refers to households earning < \$90,350

\* Figures based on 4-person household

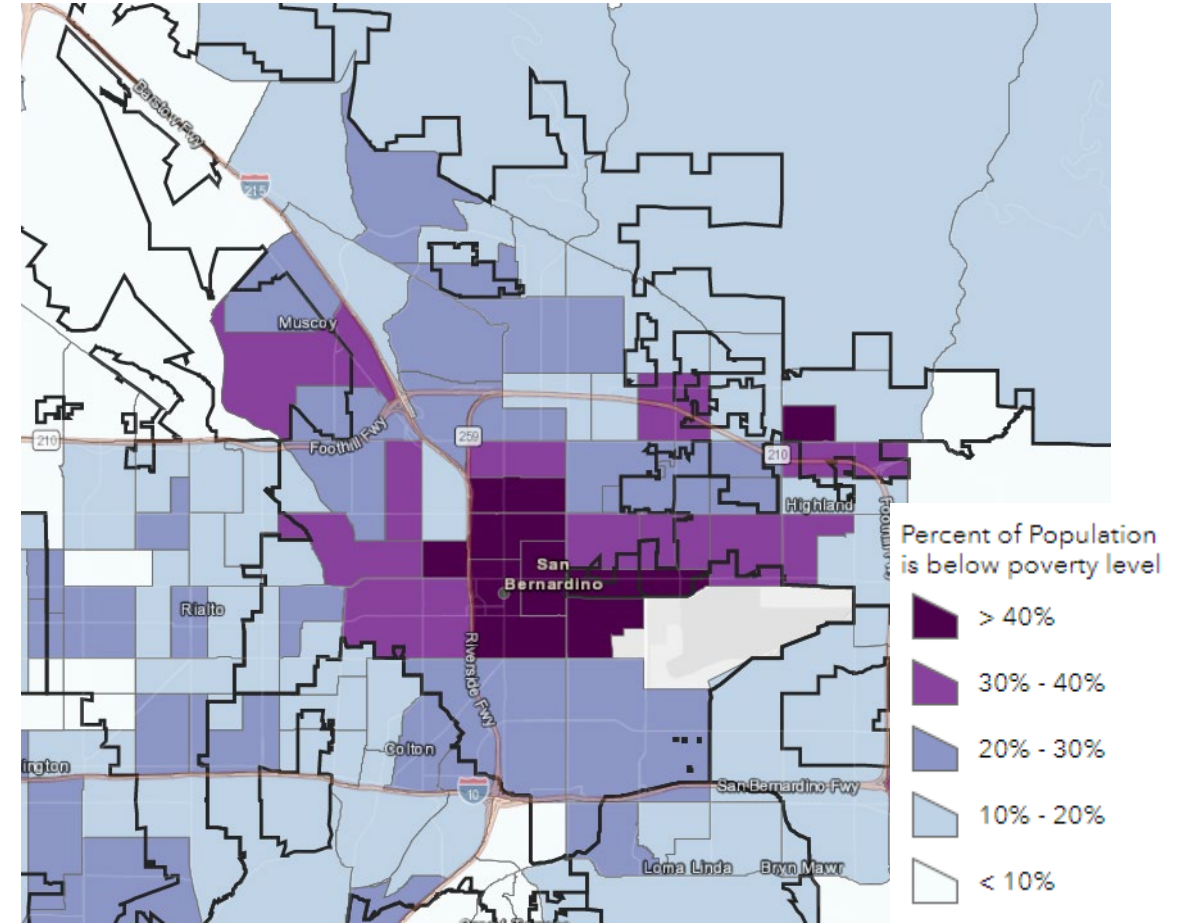
# Household Income by Geography



## Median Household Income



## Poverty Rate



# Special Needs



San Bernardino has residents with special needs for housing and/or supportive services

Special Needs Group	Number of Households or Residents	Percent of City Households or Population
Senior Households	11,683	19%
Households with Disabled member	18,565	32%
Large Families ( $\leq 5$ members)	12,536	21%
Single Parents with Children	6,940	11%
College Students	37,800	N/A
Homeless People	1,056	0.5%
Agricultural Workers	TBD	TBD

Source: 2019 ACS 1-year, CHAS 2013-2017; 2020 PIT Census

## Key Findings

- Significant share of the population has special needs
- Are there additional special needs groups in San Bernardino?
- What types of housing and services are provided to them?



# Housing Types



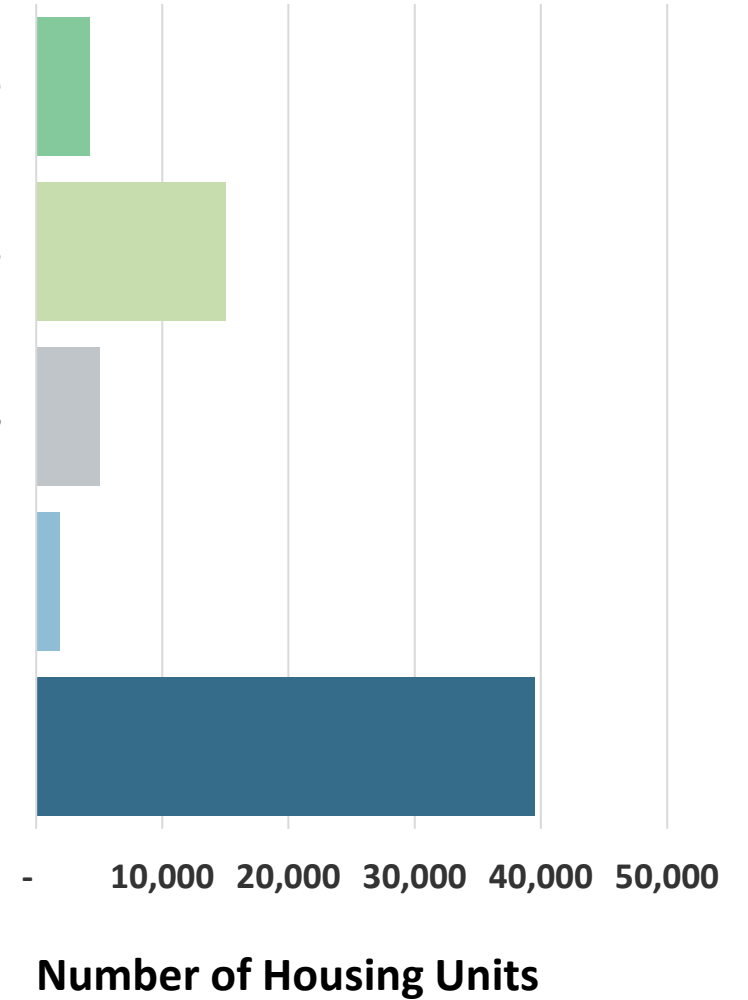
Mobile home

MFR, 5+ units

MFR, 2-4 units

SFR, attached

SFR, detached

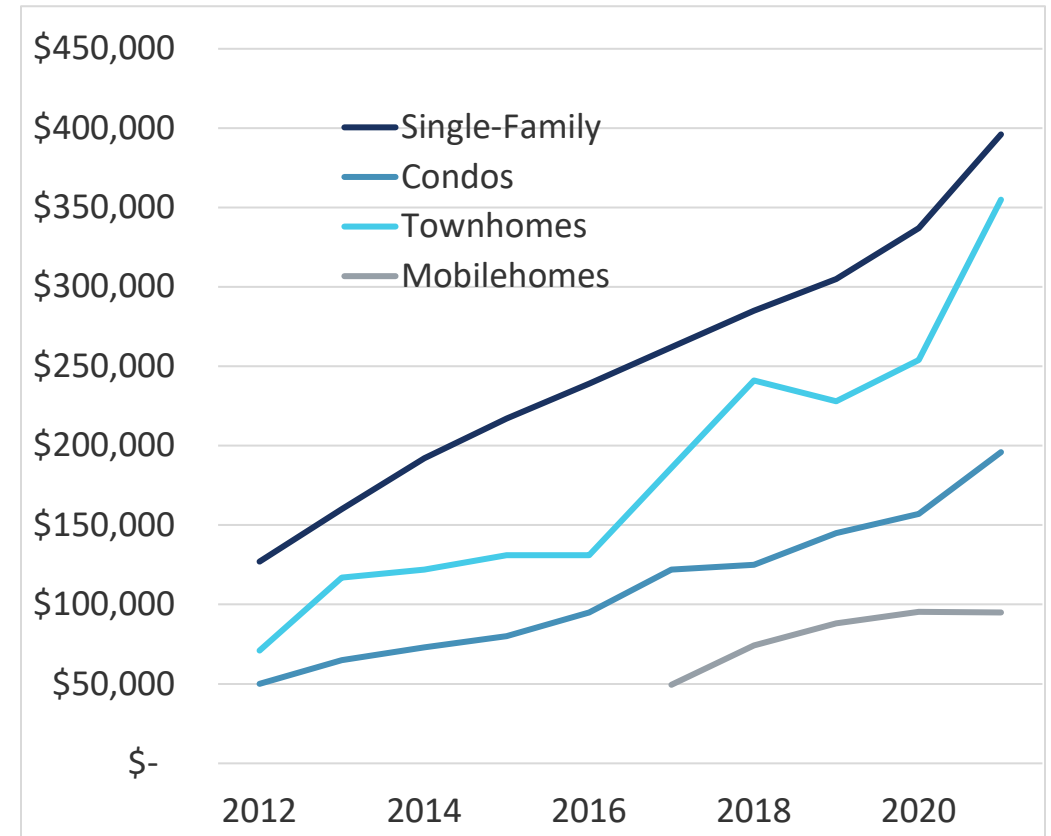


# Housing Prices

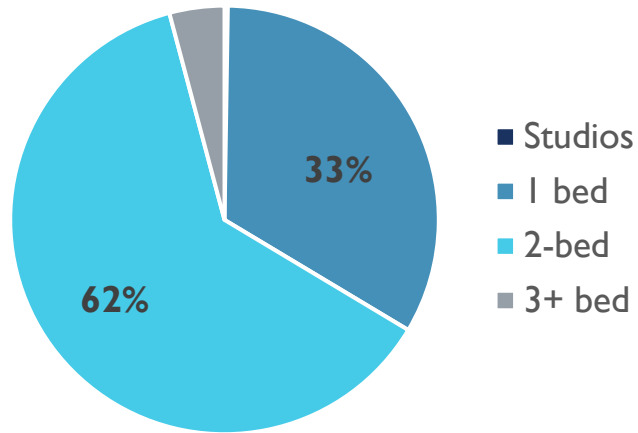


## Existing median housing prices have soared upward since 2012.

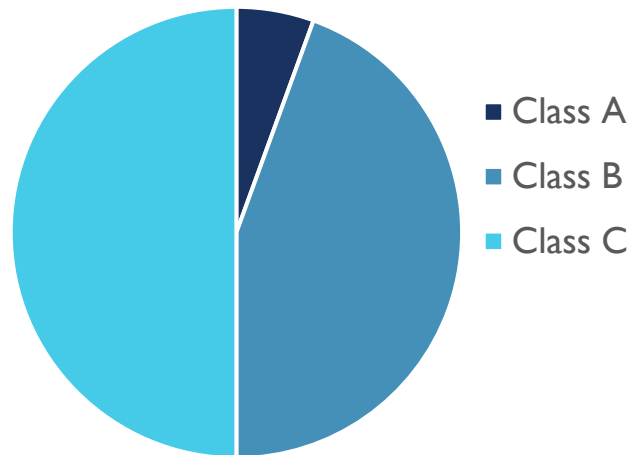
- Single Family – \$396,000 (up 210%)
- Condominiums – \$196,000 (up 290%)
- Townhomes - \$355,000 (up 400%)
- Mobilehomes – \$95,500 (up 100%)
- New homes are even more expensive
- Homeowner median income rose ~32%, from \$57,250 to \$75,500/year



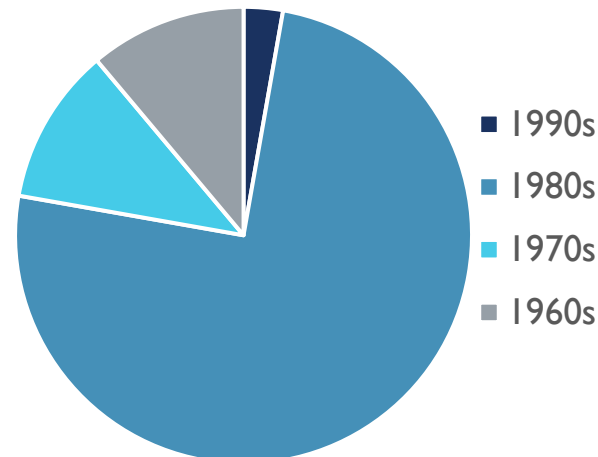
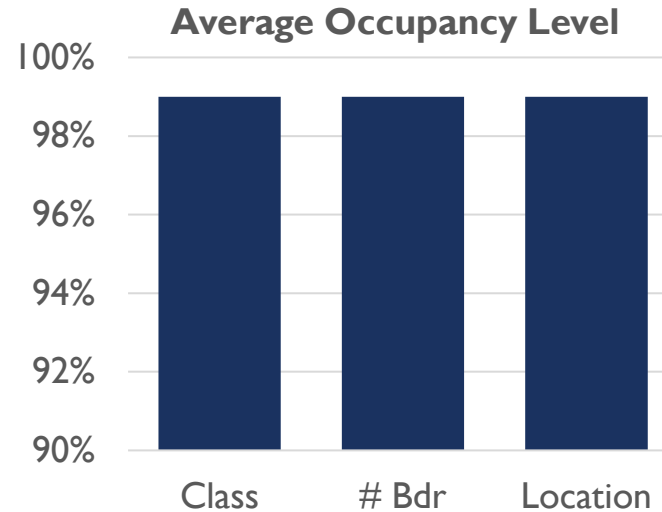
# Apartment Market



Apartment Unit Mix



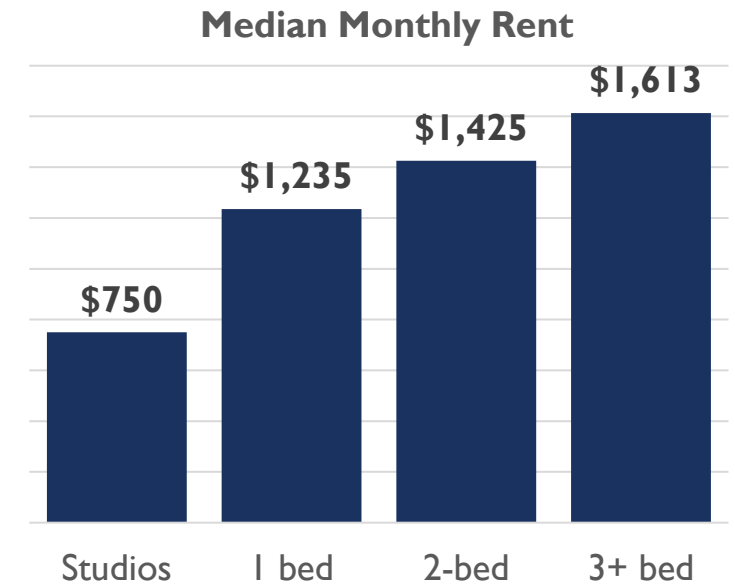
Apartment Quality



Decade Built

## Key Findings

- Limited studios & 3-bed units
- Primarily Class B/C properties
- Very High Lease-up Rates



# Housing Affordability



## Homeowner status in San Bernardino

- 48% Households are homeowners
- \$ 75,500 Median homeowner income
- \$275,000 What a homeowner can afford
- \$396,000 Median price of an existing house

## Key Findings

- Housing is more affordable than many cities
- Still unattainable for low-moderate income households
- As a result, moderate levels of housing overpayment

## When housing prices outpace income

- 19% Moderately overpay (spend 30-50% of income for housing)
- 12% Severely overpay (spend 50%+ of income for housing)
- 9% Households double up (overcrowding)

Note: Overpayment defined as paying more than 30% of income for housing



# Housing Affordability



## Renter Status in San Bernardino

- 52% Households are renters
- \$ 35,300 Median renter income
- \$882 What a renter can afford
- \$1,425 Median rent for 2-bedroom apartment

## Key Findings

- Large rental housing stock with generally affordable rents
- However, it is still unattainable for lower income households
- As a result, significant rates of overpayment & overcrowding

## When housing rents outpace income

- 29% Moderately overpay (spend 30-50% of income for housing)
- 33% Severely overpay (spend 50%+ of income for housing)
- 21% Households overcrowd (more than 1 person per room)

Note: Overpayment defined as paying more than 30% of income for housing

# Affirmatively Further Fair Housing



State law was amended by AB 686 to significantly expand and affirmatively further fair housing opportunity in housing element.

- **Fair housing choice** – a situation where people have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers
- **Requires public agencies** to: (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation
- **Affirmatively furthering fair housing** means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities”

# Affirmatively Further Fair Housing

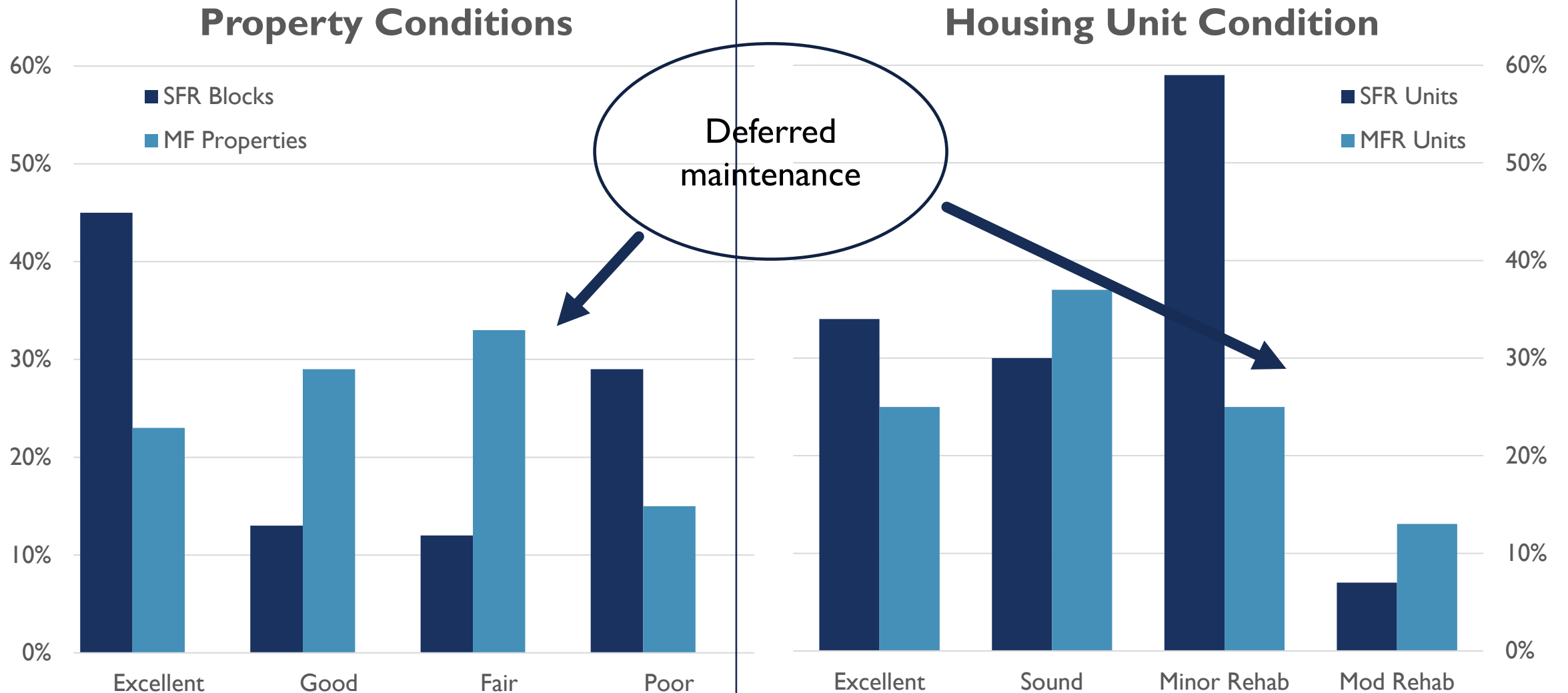


**AB 686 will require the housing element to contain an Assessment of Fair Housing (AFH) patterned from HUD's 2015 ruling.**

Generally, it will:

- Identify patterns of integration/segregation/disproportionate needs
- Identify access to opportunity - housing, transportation, schools, jobs, etc.
- Analyze fair housing issues, including enforcement and outreach capacity.
- Assess the contributing factors to the fair housing issues identified above
- Identify the city's fair housing priorities and goals
- Develop responsive strategies/actions to implement priorities and goals

# Housing Rehabilitation Needs



# Housing Production Needs



## A Brief Overview



**SCAG = 1.34 million units**  
**CITY OF SAN BERNARDINO = 8,123 units**

# Housing Production Needs



The City of San Bernardino has been allocated a housing planning goal of 8,123 new housing units over the next eight years (2021-2029).

Income Group	Definition	Number of Units	Percentage of Units
Very Low*	Affordable to incomes of 0-50 AMI (up to \$37,650)	1,415	17%
Low	Affordable to incomes of 51-80 AMI (up to \$60,250)	1,097	14%
Moderate	Affordable to incomes of 81-120 AMI (up to \$90,350)	1,448	18%
Above Moderate	Affordable to incomes of above 120% AMI	4,163	51%
Total		8,123	100%

Source: Adopted 2021-2029 RHNA, Southern California Association of Governments

\* Extremely low income must comprise at least one-half of the very low income requirement

# Discussion



## Questions for Consideration

- What and where are the key housing, neighborhood, and related needs and the gaps in meeting those needs?
- What are the most pressing issues for residents and special needs groups and gaps in meeting those needs?
- What fair housing and equity needs exist?



