



General Plan Advisory Committee

Regional Housing Needs & Fair Housing

March 17, 2022

Agenda



- ☐ **Project Update**
- ☐ **Land Use Planning Community Workshops**
- ☐ **Housing Element (2021-2029)**
 - ☐ **Regional Housing Needs**
 - ☐ **Requirements for Addressing Need**
 - ☐ **Fair Housing Considerations**
- ☐ **Public Outreach Activities**
- ☐ **GPAC Reports/Announcements**
- ☐ **Directors Report**
- ☐ **Adjourn**

Project Update



Project Update



❑ **Vision Statement: City Council March 16**

❑ **Develop Updated Land Use Plan**

- ▶ Community Workshops: Through March 26
- ▶ Virtual Workshop: March 28
- ▶ On-Line Land Use Exercise: Public Input Closes April 14
- ▶ City Staff-Consultant Documentation/Analysis of Public Input: April 1-29
- ▶ GPAC: No Meetings on April 14 or May 5
- ▶ Next GPAC Meeting: May 19
- ▶ Select Preferred Plan: GPAC Meeting August 2022

Land Use Planning Community Workshops



Community Workshops



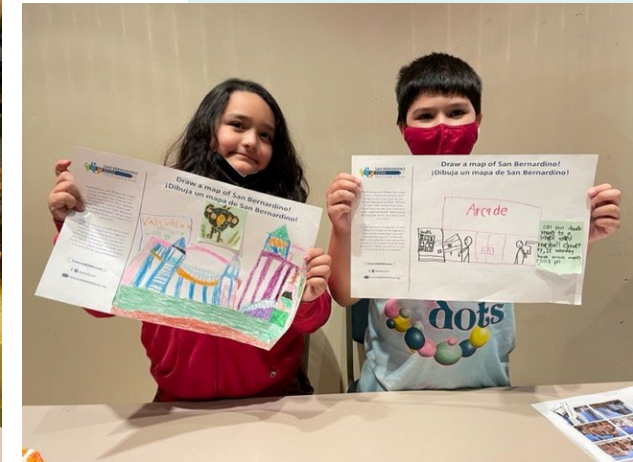
Community Workshops: Land Use Planning

Completed:

- Ward 5, March 9th, 17 participants
- Ward 6, March 10th, 22 participants
- Ward 2, March 12th, 54 participants
- Ward 1, March 15th, 12 participants

Upcoming:

- Ward 7, March 22nd, 6p – 8p
- Ward 3, March 24th, 6p – 8p
- Ward 4, March 26th, 10a – 12 p
- Citywide Virtual, March 28th, 6p – 8p



Community Workshops



Exercise 1:

Objective

- Identify areas of that should be enhanced as key destinations, activity centers, and focus areas in which growth and new development should be targeted.

Questions

- What are the places characterized by the clustering of intensity of uses in the City today or have the potential to become in the future, to gather, shop, enjoy entertainment, participate in cultural activities and government that stand out and are **uniquely identifiable** from all other areas?
- What are the primary locations where **new housing** be developed?
- What are the primary locations where **new commercial and office** uses be developed?
- What **areas** should be **preserved** for their existing uses and as open spaces?

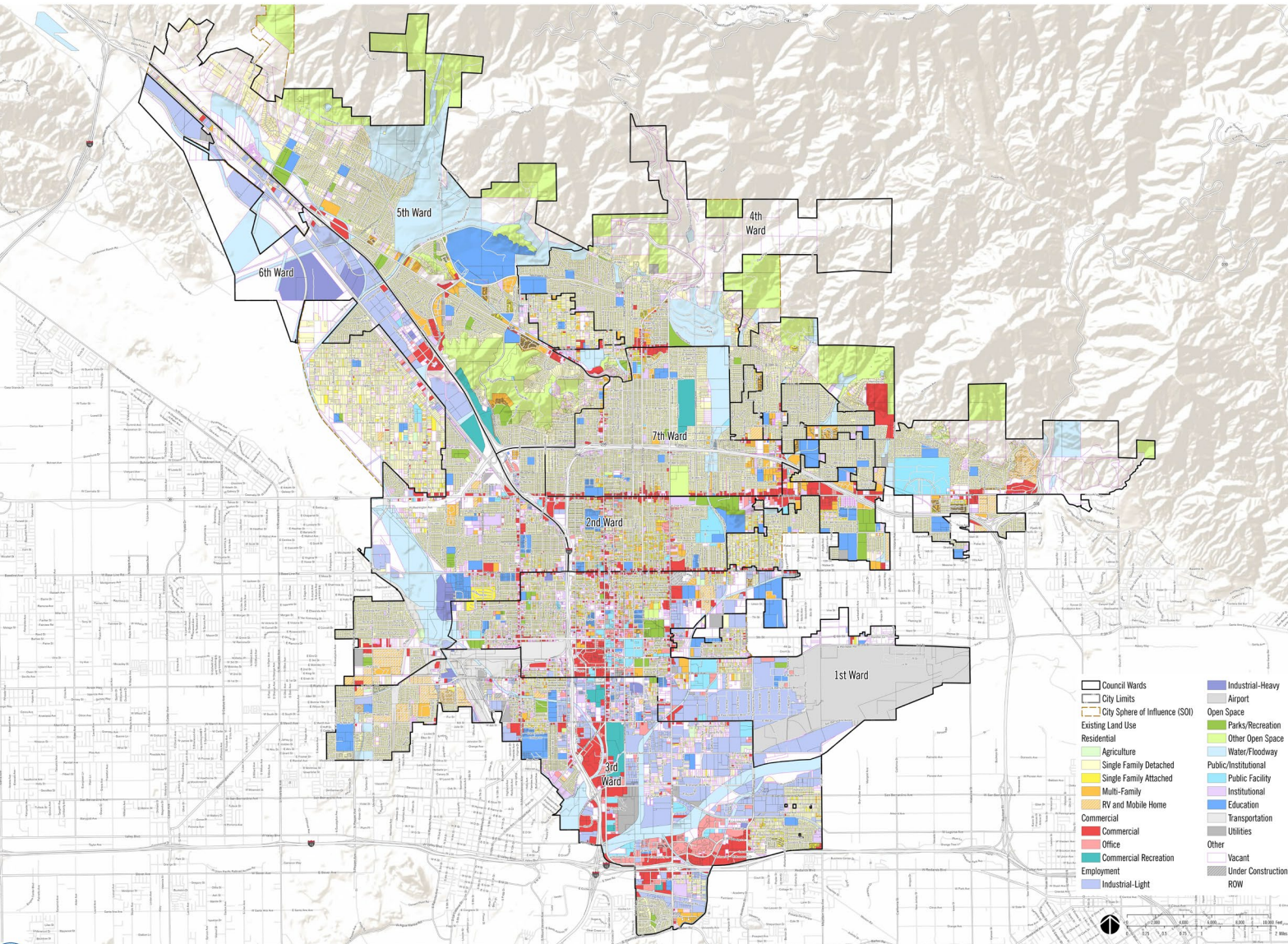
Community Workshops



Exercise 1:

Identify:

1. Principal activity centers
2. New housing
3. New commercial and office uses
4. Areas preserved for their existing uses and open spaces



Community Workshops



Exercise 2:

Objective

- Identify/confirm areas where new development should be located
 - Vacant properties
 - Underutilized properties
 - Economically under-performing and/or obsolete uses
 - Opportunity sites to leverage new development (e.g., areas in proximity to transit stations)

Questions

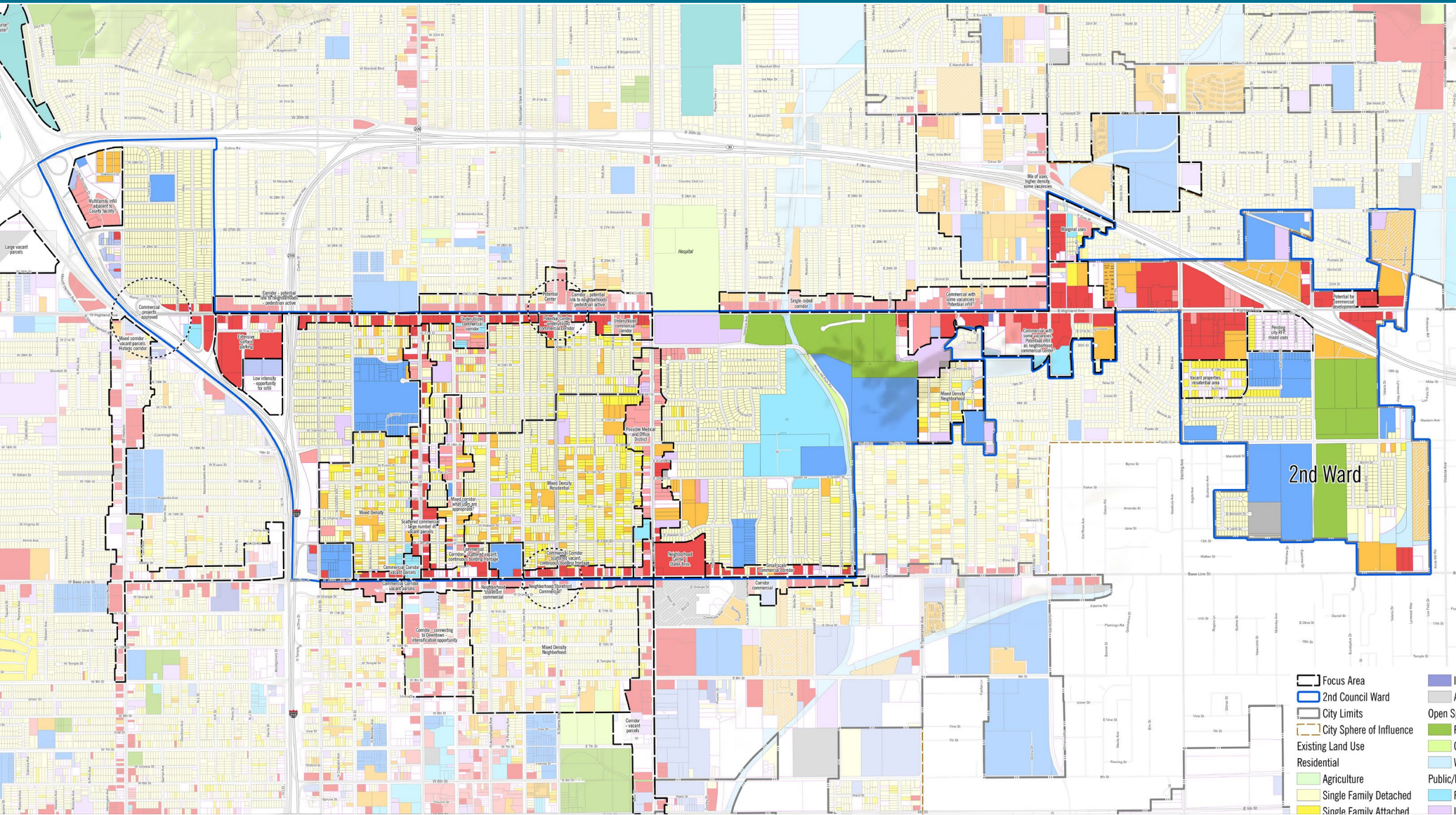
- What are the types and character of uses that should be accommodated in these areas?

Community Workshops



Exercise 2:

- Confirm locations of change
- Identify uses and character (select from Land Use Workbook)













Community Workshops



CITY OF SAN BERNARDINO GENERAL PLAN UPDATE LAND USE PLANNING WORKBOOK

The categories below present a "menu" of land use typologies that may be considered for development in the City of San Bernardino. These include a mix of examples from San Bernardino and other locations. These present a range of possible "Ideas" and some may not be considered to be appropriate for San Bernardino. The photographs are not intended to represent recommended architectural design styles, only their general scale and character. In identifying a development type that you recommend for a property or area of the City, use the reference listed in the left column and note this on the base map.

Ref	Category	Illustrations	
RESIDENTIAL			
RR	Rural and Hillside Residential Large lot housing, at a density of 1 unit per acre or larger; typically located at the edges of urbanized areas and in hillside areas where units are sited in consideration of topography, natural resources, geologic hazards, and other constraints.		
RS	Single Family Residential Neighborhood Predominately single family detached housing with schools, community meeting rooms, and parks.		
RX	Mixed Density Residential Neighborhood/Planned Development Master planned community containing a mix of housing types often incorporating single family detached with duplex, multiplex, courtyard, and small townhouse units with community meeting rooms, schools, and parks.		
RML	Multi-Family Low Density Residential Neighborhood Apartments or townhomes, typically 2-3 stories; located as transition between single family and higher density residential and/or commercial corridors and centers.		
RM	Multi-Family Medium Density Residential Neighborhood Apartments and condominiums, typically 4-6 stories; typically concentrated near and linked to primary commercial centers and transit stations to increase local walkability.		

Ref	Category	Illustrations	
RH	Multi-Family High Density Residential Neighborhood High rise apartments and condominiums, typically 8 stories and higher located in core community districts such as the downtown and rail transit stations with high ridership.		
COMMERCIAL			
CN	Neighborhood-Serving Commercial Small parcels within or adjoining neighborhoods, typically 1 to 5 acres in size, providing convenience-type retail, neighborhood offices, and service activities in 1 story buildings designed to serve the immediate neighborhood accessible by car, bicycle, and on foot.		
CH	Highway-Oriented Commercial Properties developed with multi-tenant retail, office, and other commercial buildings located in centers setback from or along frontages of primary transportation corridors; typically with extensive surface parking and few pedestrian-oriented amenities.		
CP	Commercial Center/ Pedestrian-Oriented Properties developed with multiple commercial and/or office buildings oriented to street frontages and internal plazas and public spaces. Promotes walkability and patronage of multiple businesses.		
CO	Office District/Park Professional offices (corporate, administrative, financial, medical, design, and other) in low to high rise buildings, concentrated in key activity centers often with supporting uses and services; retail commercial may be integrated, but is secondary.		
MIXED-USE			
XC	Mixed Use Corridor Street frontage properties developed with commercial and multi-family housing distributed horizontally or vertically. Buildings are typically 3 stories and higher and designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk.		

Ref	Category	Illustrations	
XV	Mixed-Use Center Larger properties developed with a mix of uses including buildings developed for a single use and/or structures integrating multiple uses vertically. Typically, such projects establish a compact, walkable, "village-like" environment where buildings are grouped along street frontages and, plazas.		
INDUSTRIAL			
IN	Industrial Properties developed with multiple light manufacturing, research and development, offices.		
IL	Logistics and Warehousing Properties developed for large format industries typically used for warehousing, and distribution activities. Often these uses require significant areas set aside for truck access and loading of goods and materials.		
OTHER			
P	Parks Properties developed for active and passive recreational activity serving a neighborhood or the larger community. Natural open areas may be preserved and integrated into the park. Ideally, a park is located within a quarter mile of every residence.		

Exercise 2:

- Identify uses and character (select from Land Use Planning Workbook)

Public Outreach Activities



Public Participation Activities



In Progress Virtual Participation



Drag to
comment



Residential
Types



Commercial
Types



Industrial
Types



Park/Recreational
Space



Mixed-Use
Type



Instructions



Things to
Consider



Places to
Consider



Land Use Menu



Ward 1



Ward 2



Ward 3



Ward 4



Places to Consider

This tab shows several categories of "Focus Areas," places where change is most likely to occur. These areas have been identified through discussions with City staff and stakeholders. There is a legend at the bottom right of the map.

- **Centers - Green**

- Areas where there is existing, or the potential for, commercial businesses or a mix of commercial and residential, at intersections of larger streets and/or on particular large parcels.

- **Corridors/Strips - Orange**

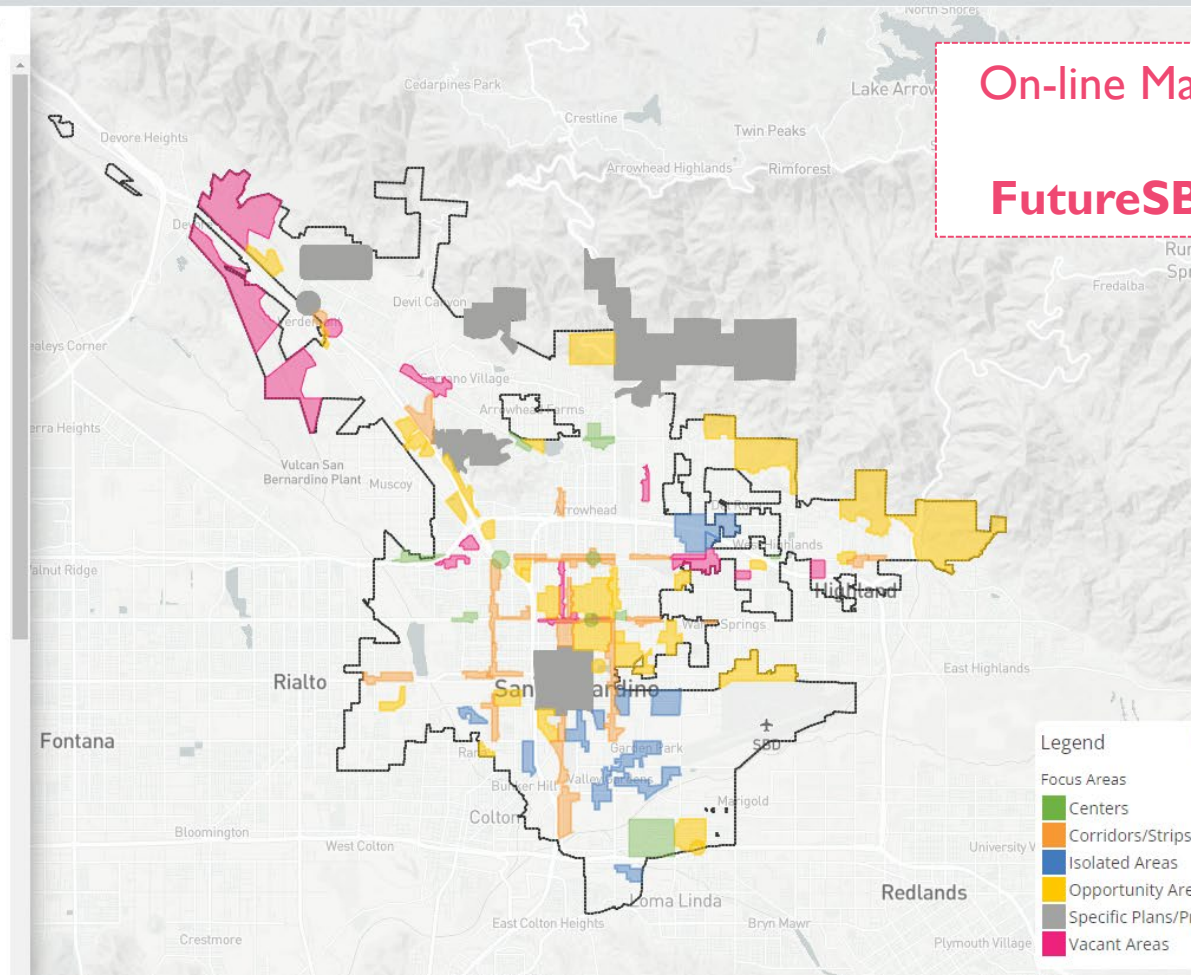
- Areas where there is existing, or the potential for, commercial uses along a street with businesses lining one or both sides. May also be appropriate for a mix of commercial and residential uses.

- **Isolated Areas - Blue**

- Areas where residential, commercial, or industrial uses are found in small numbers surrounded by uses of other, sometimes incompatible types (eg. a few homes mostly surrounded by industrial buildings.)

- **Specific Plans/Projects - Gray**

- Areas identified as having existing specific plans, approved projects, or projects already underway. These areas will see change in the



On-line Mapping Activity posted on:
March 15
FutureSB2050.com/participate

Public Participation Activities



Downtown Specific Plan

Mobility Improvements

March 19th | SB Arts Festival | 10a-4p

See how Downtown could be transformed with new bike facilities, enhanced crosswalks, and parklets!

Look for us on D St (between 4th St and Court St)!

Community Workshops

Come provide input on potential future development, improvements to streets, and design requirements!

- April 5th | Feldheim Public Library | 5:30p – 7:30p
- April 7th | Fifth Street Senior Center | 6:00p – 8:00p



Photo courtesy: SCAG GoHuman Facebook

Public Participation Activities



In Progress Public Participation Program

Promotion

- Emails/E-blasts to mailing list
- Facebook and Instagram
- Utility Bill
- City's Monthly Newsletter
- PSA Videos
- Announcements: church services, public meetings, resident meetings, etc.
- Project Website
- Collaboration with local CBO's

Are you interested in housing for all residents, businesses that serve community needs, safe parks, or uplifting the overall quality of life for you and your neighbors? If so, now is the time to get involved! Join us at the following community workshops and activities:

GENERAL PLAN UPDATE		
<i>Help identify areas with opportunities for new development and what land uses you would like to see in these areas!</i>		
March 9	6:00p-8:00p	Ward 5: Shandin Hills (3380 Little Mountain Dr)
March 10	6:00p-8:00p	Ward 6: New Hope Center (1505 W Highland Ave)
March 12	10:00a-12:00p	Ward 2: ICUC (1411 N D St)
March 15	5:30p-7:30p	Ward 1: Feldheim Public Library (555 W 6th St)
March 22	6:00p-8:00p	Ward 7: Ecclesia Christian Fellowship (1314 E Date St)
March 24	6:00p-8:00p	Ward 3: San Manuel Gateway College (250 S G St)
March 26	10:00a-12:00p	Ward 4: Lutheran Church (5050 N Sierra Way)
March 28	6:00p-8:00p	Citywide: Virtual (RSVP: cosb_workshop.eventbrite.com)

DOWNTOWN SPECIFIC PLAN		
<i>Provide input on potential future development, improvements to streets, design requirements, and more!</i>		
April 5	5:30p-7:30p	Feldheim Public Library (555 W 6th St)
April 7	6:00p-8:00p	Fifth Street Senior Center (600 W 5th St)
April 11	6:00p-8:00p	Virtual (RSVP: dstp_workshop.eventbrite.com)

ACTIVITIES		
March 1	6:00p-8:00p	Community Guide to Planning: Land Use Issues (RSVP: tinyurl.com/rezwm9da)
March 19	10:00a-4:00p	GoHuman! Mobility Event @ SB Arts Festival (Court Street Square, 349 North E St)

San Bernardino2050 is a major planning initiative led by the City of San Bernardino. It involves the update of the City's General Plan and creation of a Downtown Specific Plan.

futureSB2050@sbcity.org [@sbcityced](https://www.facebook.com/sbcityced)

Public Participation Activities



Completed **Community Guide to Planning Initiative**

Session 2: Land Use Issues

- Held on March 1st
- In-person and virtual options were available
- 24 participants

Workshop materials, including recorded video, posted on project website!

Housing Element



Public Outreach Plan



Housing Element Update and Outreach

Phase	Phase #1: Housing Needs Assessment	Phase #2: RHNA Sites for New Housing	Phase #3: Housing Plan	Phase #4: Public Review & Adoption
Outreach	<ul style="list-style-type: none">• Community workshops• Community surveys• Stakeholders• GPAC Meeting	<ul style="list-style-type: none">• Ward Workshops on Land Use Planning• Stakeholders• GPAC Meeting	<ul style="list-style-type: none">• Stakeholders• GPAC Meeting• Public Hearings	<ul style="list-style-type: none">• Public Hearings• HCD Review• Public Hearings

Regional Housing Needs Allocation (RHNA)



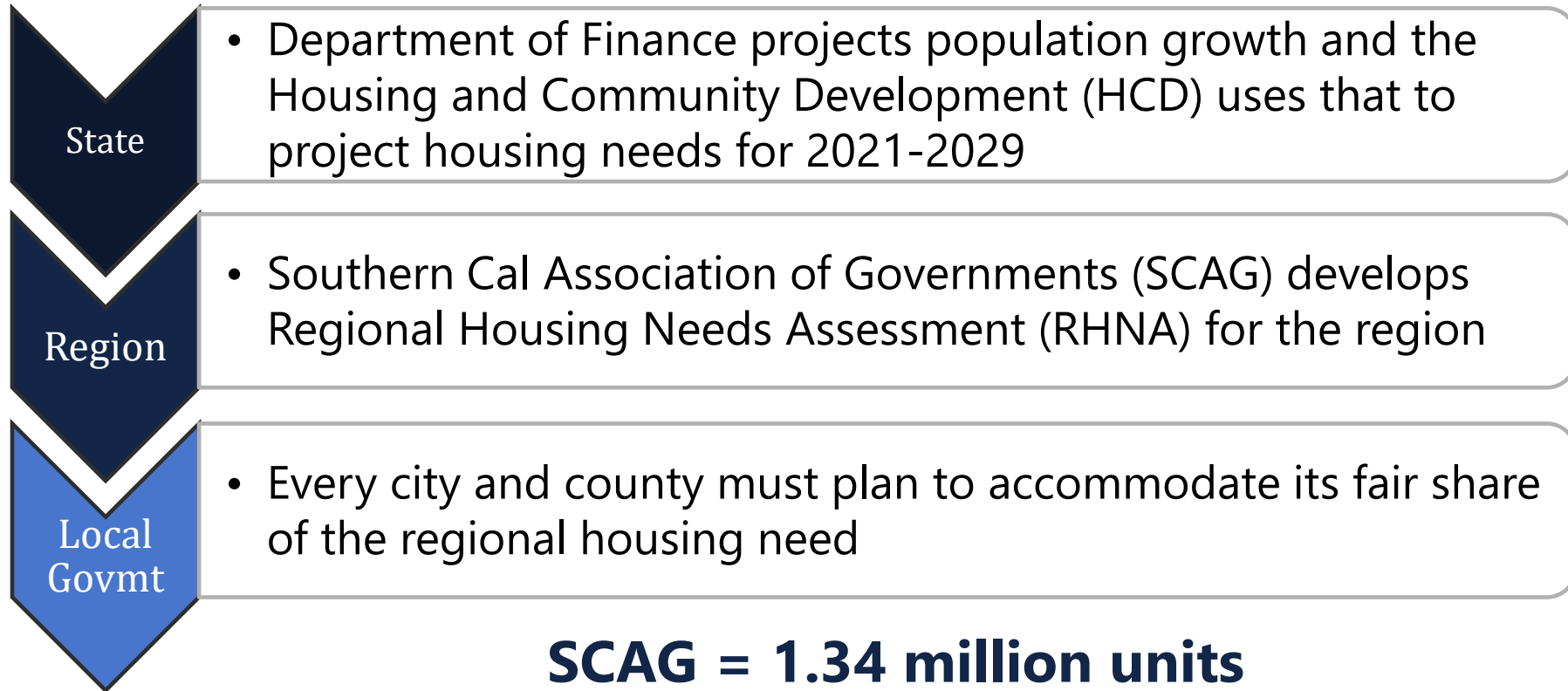
What is RHNA

- Key requirement of the Housing Element is the 2021-2029 Regional Housing Needs Assessment (RHNA)
- RHNA is a planning goal for ensuring cities are planning for enough housing to accommodate all economic segments
- SCAG assigns goal based on historical growth, employment growth, transit, and fair housing considerations
- Local jurisdictions must provide (zone) sites with appropriate zoning and housing development strategies to meet their RHNA.
- RHNA does not require the City to build units.

Regional Housing Needs Allocation



Where does RHNA come from



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

Regional Housing Needs Allocation

The RHNA has specific affordability goals

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

Regional Housing Needs Allocation



Three Ways to Address the RHNA

1. Count Qualified Housing Production
2. Identify Suitable Housing Sites
3. Count Alternative Credits

“Conditions apply to each method.”

Regional Housing Needs Allocation



1. Housing Production

Count all new housing units built or units to be developed.

- Must receive final inspection between July 1, 2021 and October 15, 2029
- Must document affordability of new units toward the RHNA
- Group quarters do not count, only housing units



Regional Housing Needs Allocation



2. Identify/Designate Adequately Zoned Sites



Single-Family/Condos
Above Mod Income
“Low Density”

Condos/Apartments
Moderate Income
“Medium Density”

Apartments
Low-Mod Income
“Higher Density”

Regional Housing Needs Allocation

Criteria for Acceptable Sites

- **Suitable size:** sites should be 0.5 – 10 acres in size
- **Constraints.** Free from unmitigatable constraints
- **By Right Use:** Housing must be allowed w/o conditional permits
- **Adequate Zoning:** Sites must have or will have zoning in place
- **Fair Housing:** Avoid overconcentration of sites
- **Site Feasibility:** Sites need to be feasible for “development”
- **Excess Capacity:** Additional sites should be identified (SB 166)

Note: Reliance on nonvacant or mixed use sites require a solid track record; otherwise, significant “commitments” may be required.

Regional Housing Needs Allocation



3. Count Alternative Credits

State law allows RHNA credit for additional types of housing:

- Accessory dwelling units
- Preserved/rehabilitated units*
- Motel/hotel conversions*

* Restrictions apply



Furthering Fair Housing



AB 686 (2018) expands on the fair housing requirements and protections in the Fair Employment and Housing Act (FEHA)

- Public agencies must take meaningful actions that overcome segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected status.
- Meaningful actions must aim to:
 - » Address significant disparities in housing needs and in access to opportunity
 - » Replace segregated living patterns with truly integrated & balanced living patterns
 - » Transform racially/ethnically concentrated areas of poverty into areas of opportunity
 - » Foster & maintain compliance with civil rights and fair housing laws.

AFFH Needs: Composite Resource



New Requirements for AFFH – Components of Work

- Outreach
- Assessment of Fair Housing
 - Needs Assessment
 - Opportunity Analysis
- Housing Sites Inventory
- Housing Plan- Details the priorities, goals and actions to address fair housing issues



Affirmatively Furthering Fair Housing



Fair Housing Outreach To Date

The City prepared an Analysis of Impediments (2020) based on research and community input regarding fair housing

- Public Hearings (2020)
- Community Needs Survey (2020)
- Stakeholder Interviews (2020)
- Community Meetings (2020)
- Pop up Events (2019)

Result: Identification and analysis of community issues and priorities that should be incorporated into the housing element

Affirmatively Furthering Fair Housing



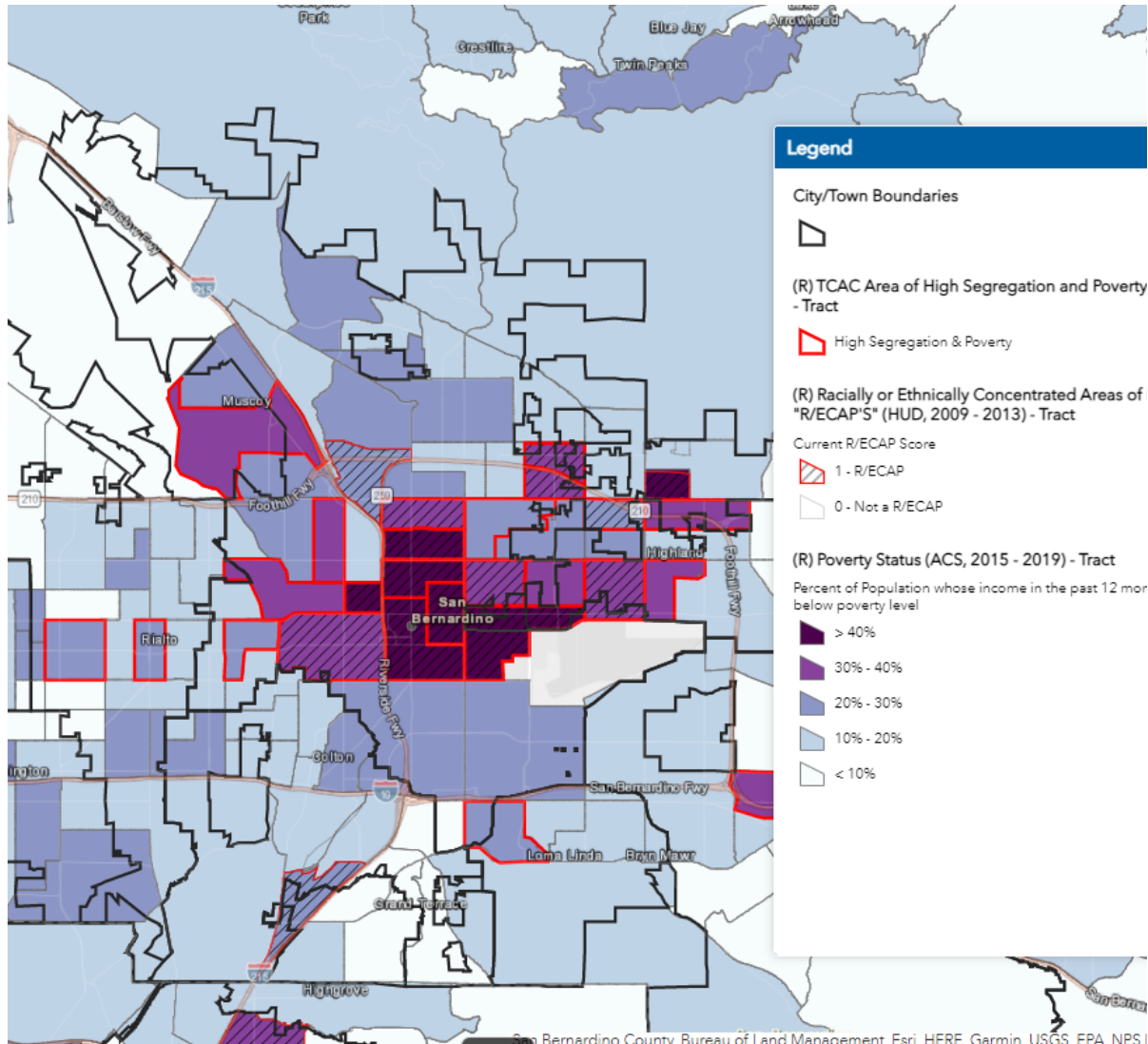
Fair Housing Assessment

The Housing Element will contain maps + data on fair housing issues. A sample of state-required maps are as follows:

- Segregation and Poverty
- Composite Resources
- Economic Development
- Educational Opportunity
- Environmental Opportunity

Other maps and analysis will be included.

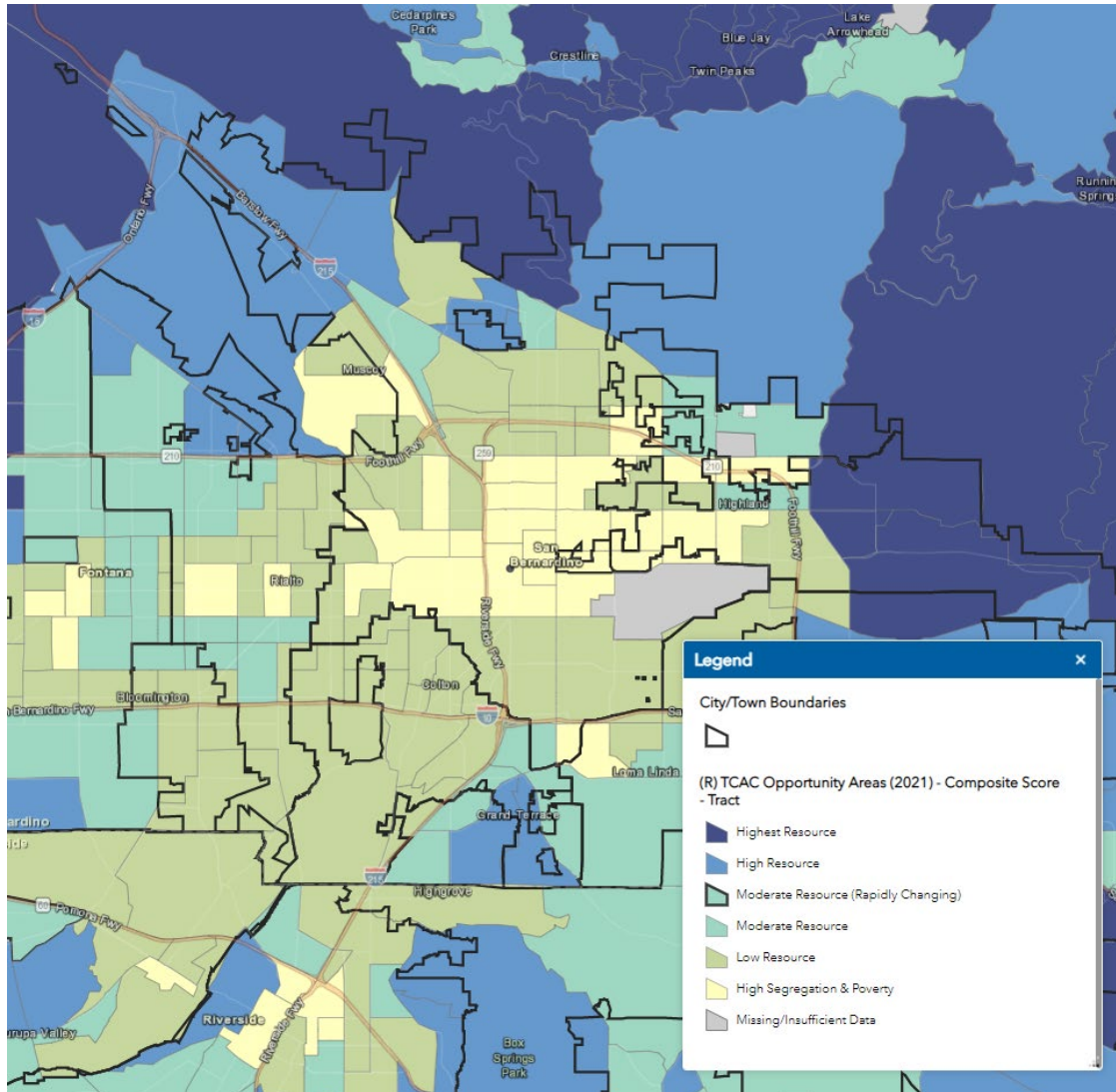
AFH Needs: Segregation + Poverty



Key Findings

- The State of California and the federal government use several indicators that show where housing needs are more severe.
- High Segregation and Poverty:** State-designated area where 30%+ of residents live in poverty and people of color are over-represented relative to the county.
- Racial/Ethnic Concentrations of Poverty:** A federal-designation for areas where 40%+ residents live in poverty and where 50%+ residents are people of color.

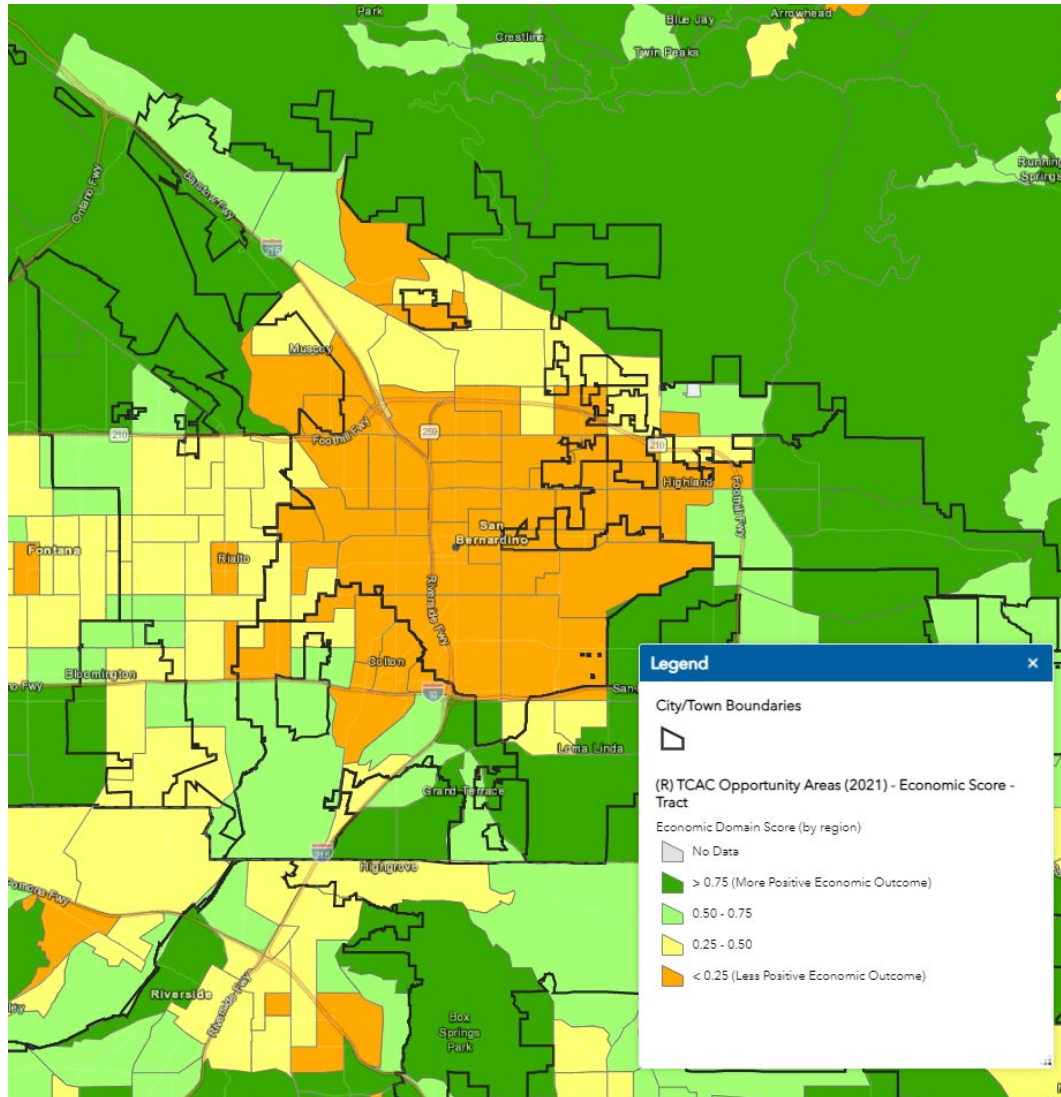
AFH Needs: Composite Resource



Key Findings

- Findings mirror the segregation and poverty map shown earlier
- City core, Westside and Muscogee designated as high segregation and poverty areas
- Immediate ring around these areas is designated as a low resource area
- Periphery of City scores as moderate; Verdemont scores as high resource

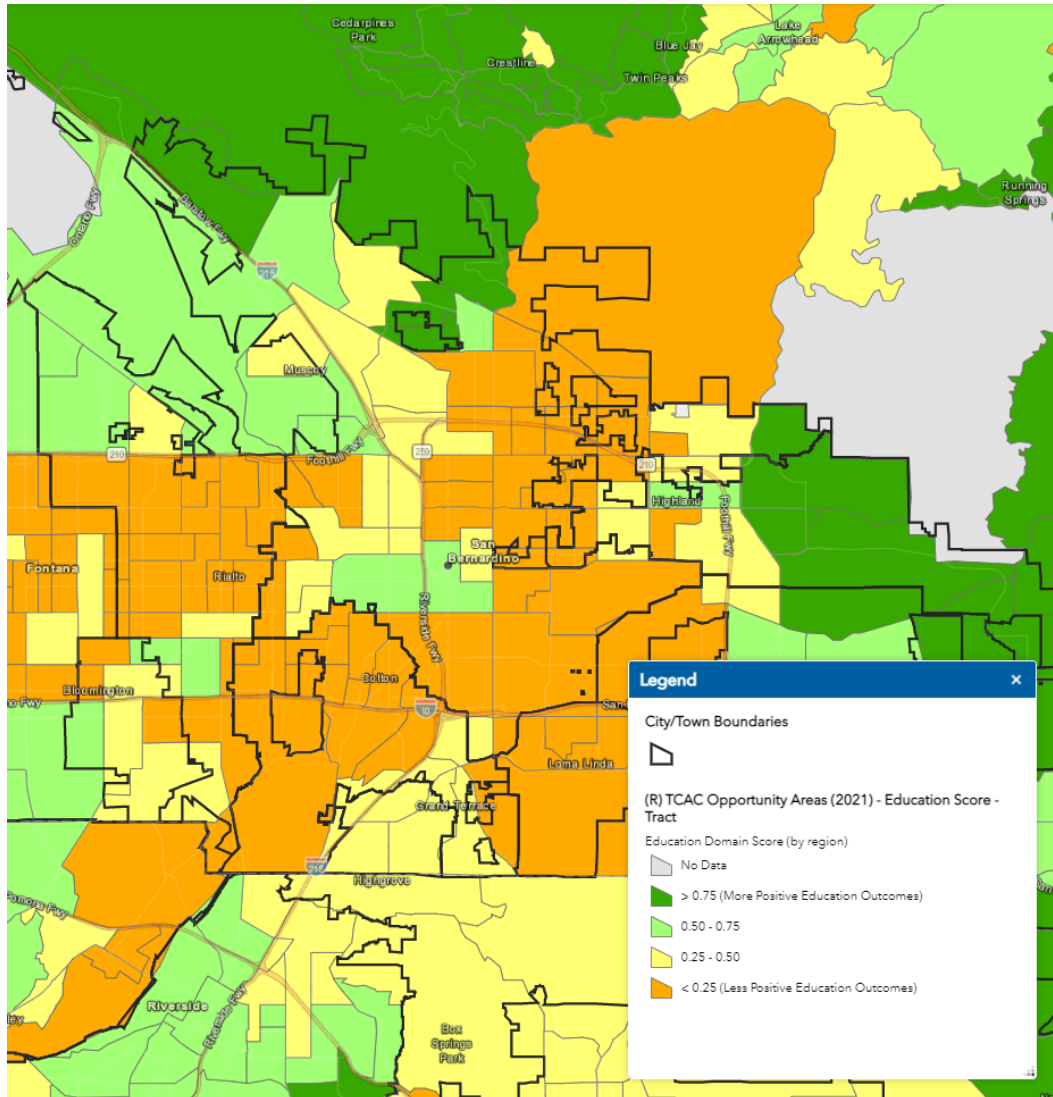
AFH Needs: Economic Development



Key Findings

- Struggling downtown; need for a mixed-use downtown environment
- Lack of economic development incentives + business recruitment/ retention
- High crime rates around the community deters economic development
- Lack of well-paying employment; higher levels of underemployment
- Limited convenient transit routes and stops to access jobs

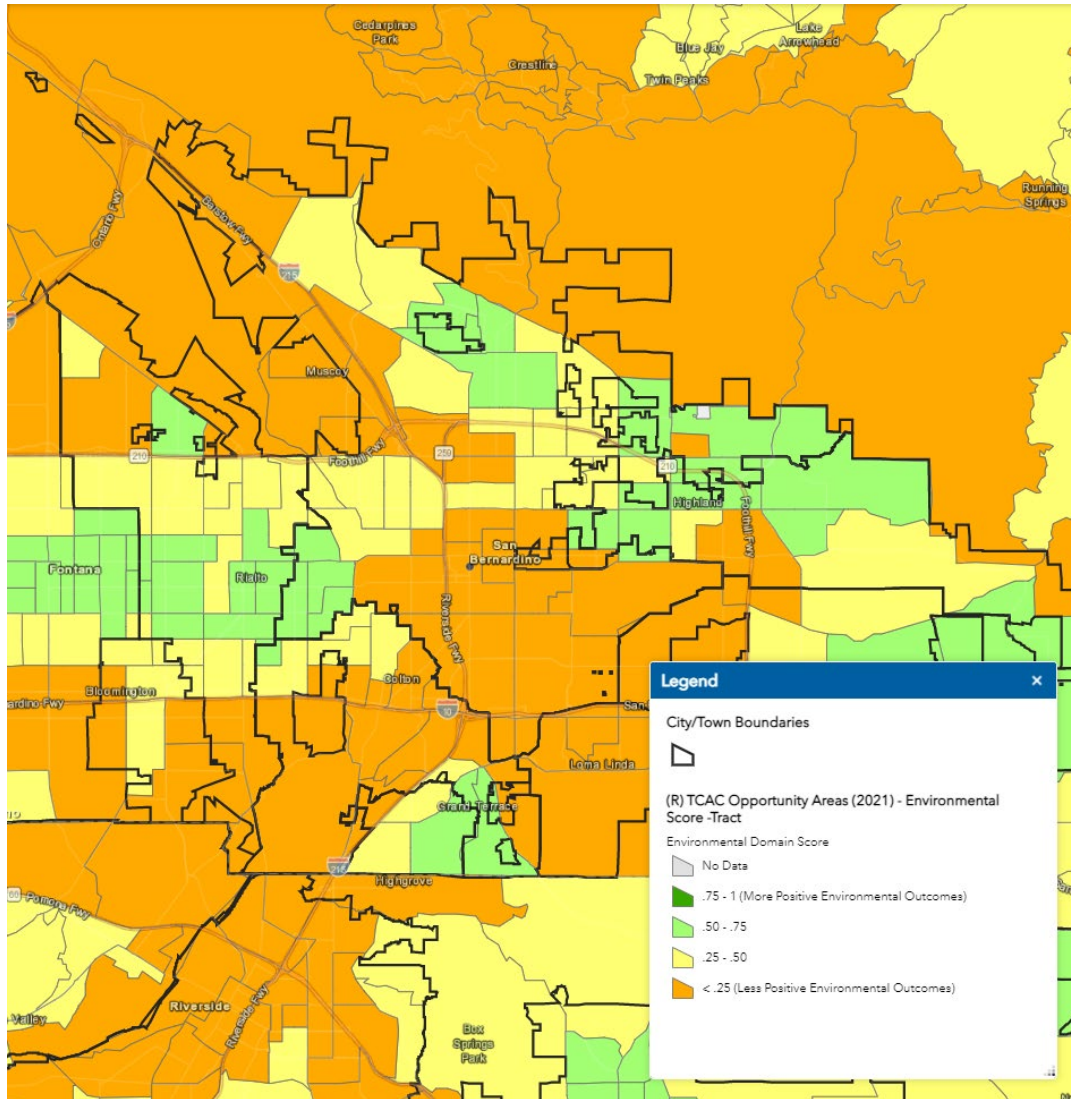
AFH Needs: Educational Opportunity



Key Findings

- Limited educated workforce (e.g., college degree or workforce training)
- Lack of daycare before and after school (affects children and working parents)
- Inability to afford or have available time to pursue higher educational levels
- Generally lower performing schools than county and statewide averages
- Families unable to prioritize higher educational achievement

AFH Needs: Environmental Opportunity



Key Findings (not covered by AI)

- Majority of San Bernardino is considered to be disadvantaged due to higher levels of environmental pollution
- San Bernardino experiences a higher prevalence and severity of health issues than other communities
- Central and southeast San Bernardino is a medically underserved area; most of the City is also designated a mental health professional shortage area



Questions for Consideration

- Are these fair housing needs still representative in the city?
- Are there other fair housing needs to be addressed?

