



General Plan Advisory Committee

Housing Element

Meeting 13: August 11, 2022

Agenda



- ❑ **Introductory Comments**
- ❑ **General Plan Land Use Diagram: Update**
- ❑ **Housing Element Sites: Presentation and Discussion**
- ❑ **Directors Report**
- ❑ **Adjourn**

Land Use Plan

Update



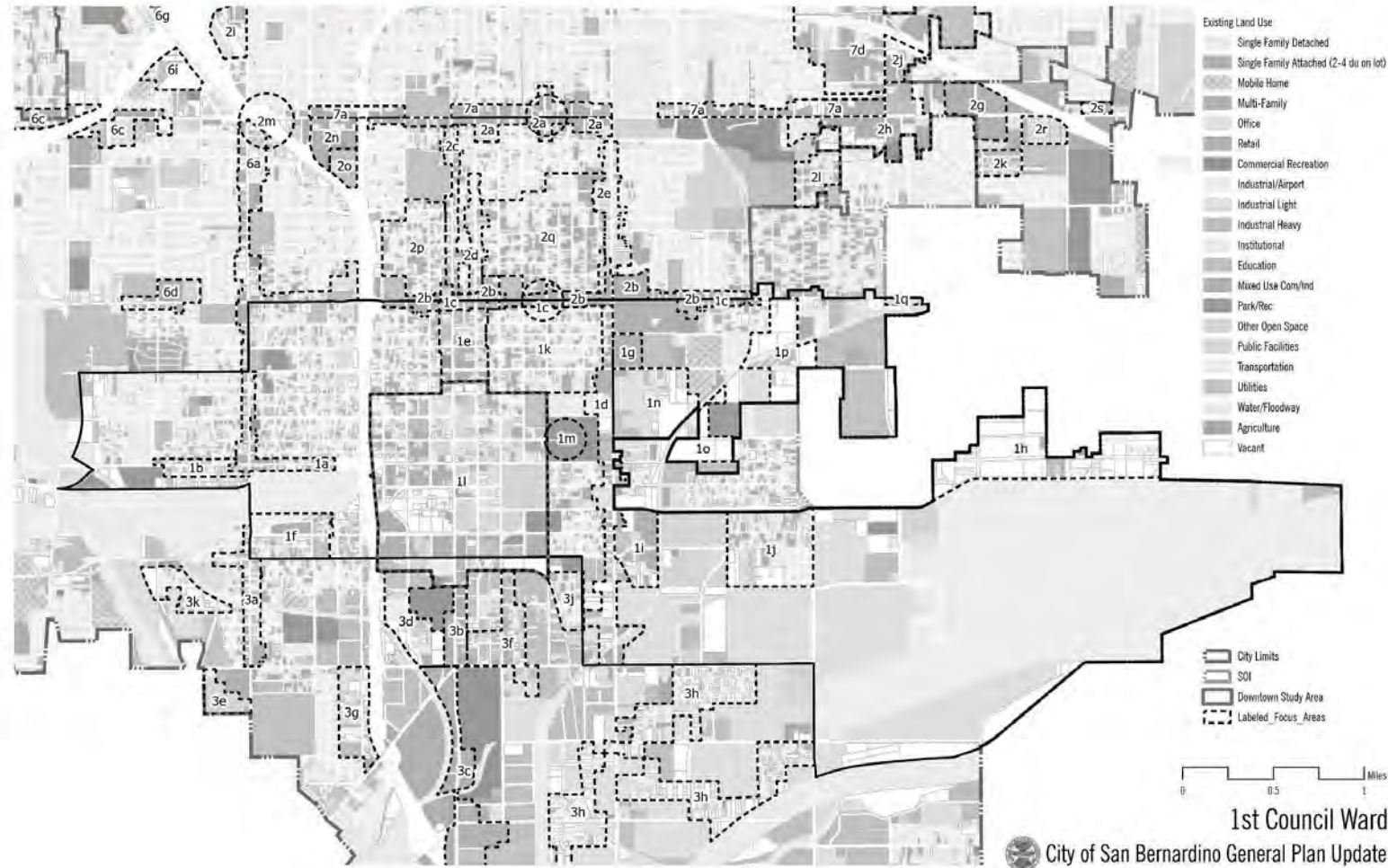
Land Use Plan



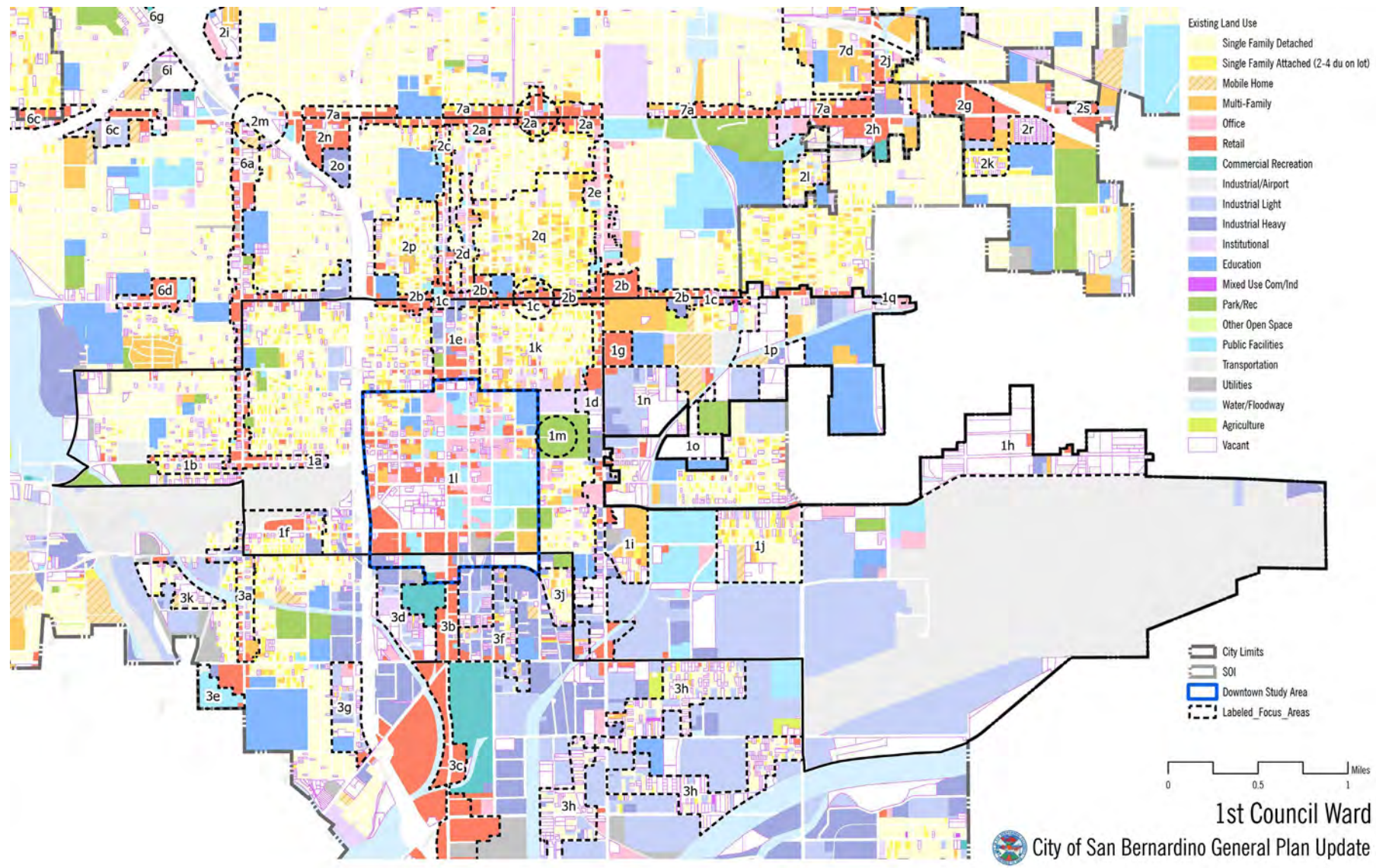
PRELIMINARY GPAC LAND USE PLAN RECOMMENDATIONS

JULY 2022

Recommended designations generally correspond to Zoning Ordinance categories and will be revised to reflect classifications confirmed for the updated General Plan Land Use Diagram



Land Use Plan



Land Use Plan



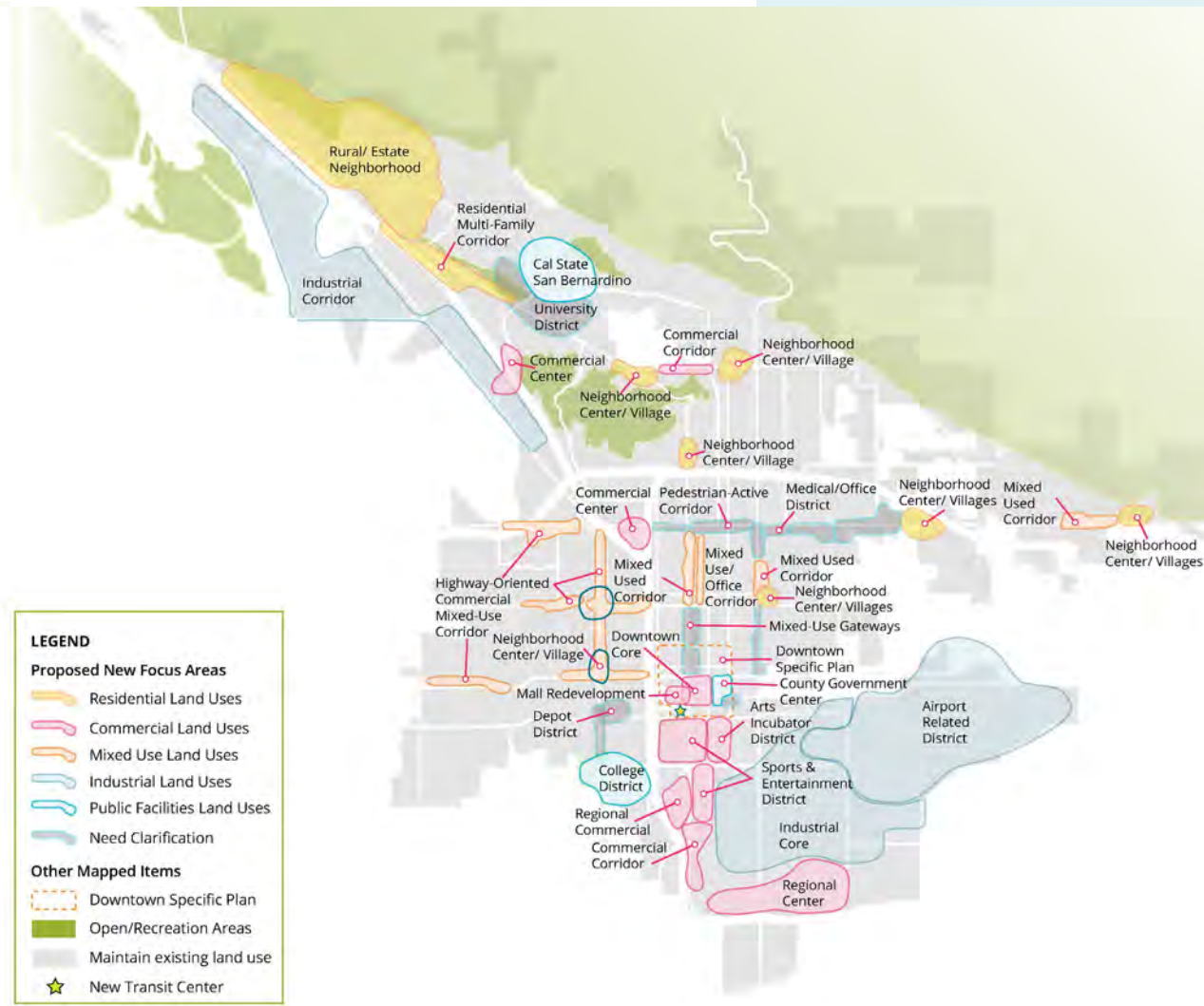
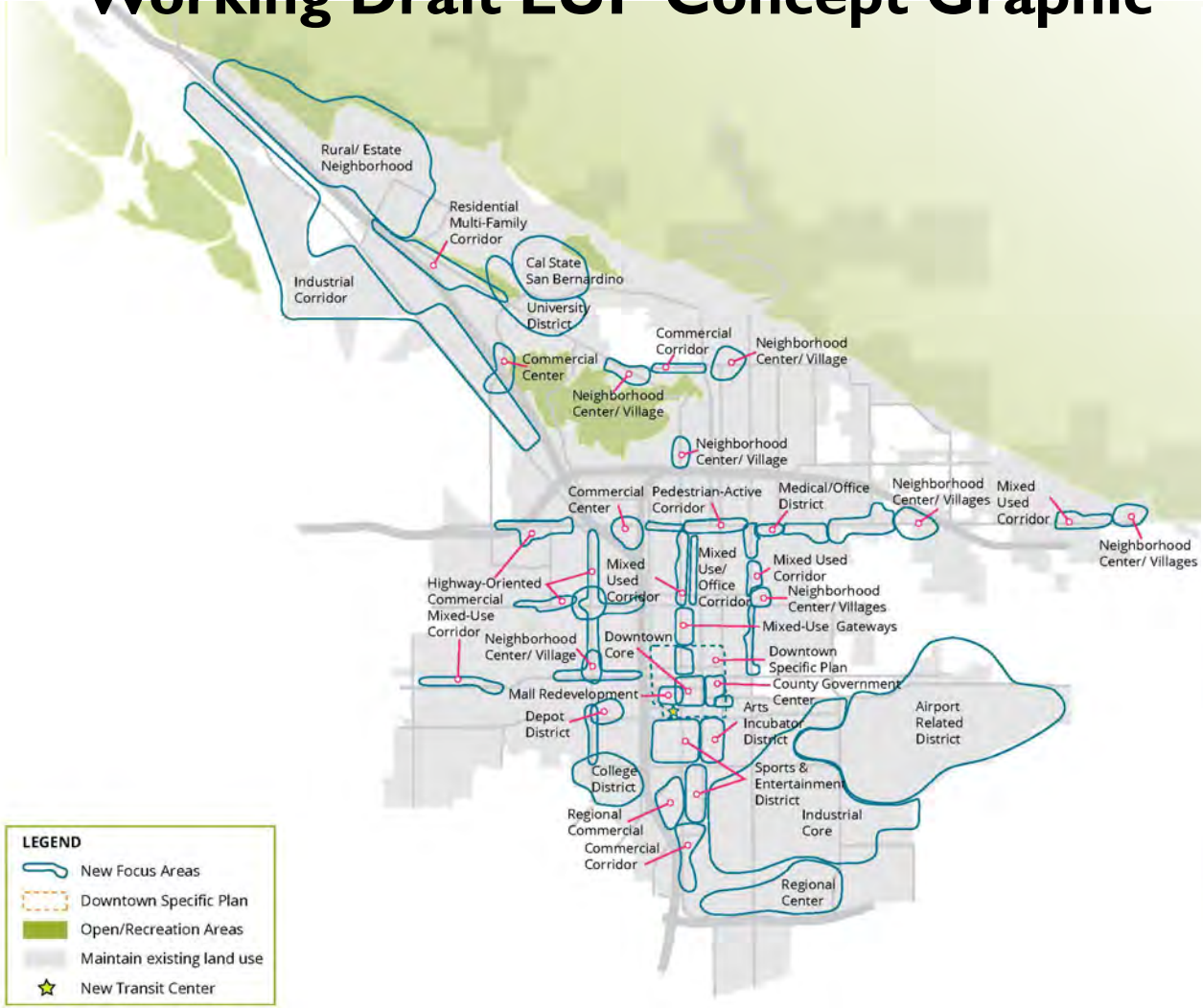
WARD 1

Focus Area	Location	Zoning	Public	GRAC Recommendations
1a	Mount Vernon	North: Commercial South (Intersection: Specific Plan)	Mixed Use Corridor Neighborhood Commercial	Mixed Use Corridor: Policies to require ground level commercial at intersection and encourage development of neighborhood-serving uses
1b	5th Street	Commercial	Mixed Use Corridor, Neighborhood Commercial	Mixed Use Corridor: Policies to require ground level commercial at intersection and encourage development of neighborhood-serving
1c	Baseline*	Commercial (predominately)	Mixed Use Corridor Commercial Pedestrian Commercial Highway Neighborhood Commercial	Mixed Use Center: NE corner Baseline and Waterman Mixed Use Corridor (remainder of area): Require ground level commercial at key intersections (D/E Streets, Waterman) and development of neighborhood-serving uses
1d	Waterman	West north of 3rd St: West-Corridor Mixed Use (WB SP) West 3rd St to Mill: Commercial East 9th to Baseline: Mixed Use Village	Mixed Use Corridor Residential Medium Residential Medium Low	Mixed Use: Require ground level commercial at key intersections (Baseline) and in clusters that serve adjoining neighborhoods (see map), and development of neighborhood-serving uses
1e	E St/D St connection with downtown	E Street: Commercial D Street: Commercial Office	Mixed Use Corridor Commercial Neighborhood Residential High Residential Medium Low	Mixed Use Corridor (3-4 stories, with stepbacks), require ground level commercial/office; developed as "gateway" entry to the downtown
1f	Depot Adjacent	North of 2nd: Commercial South of 2nd St west: Residential Neighborhood South of 2nd St east: Industrial	Mixed Use Residential High	Mixed Use Center (horizontal or vertical, 3-5 stories, pedestrian oriented); developed as distinct "depot district"
1g	Discount Mall	WSP: Mixed Use Village	Same as 1f	Mixed Use Center (commercial along Waterman frontage, housing above or to the rear)
1h	Airport North (4th St)	South of 4th St: Airport Gateway SP (Industrial, commercial nodes) North of 4th west: Office Industrial North of 4th east: Industrial	NA	Per draft Airport Gateway Specific Plan land use designations
1i	South of Co Yard, Southwest Rialto and	Residential Medium Low	NA	Residential Medium Low
1j	Southwest: 3rd St & Tippecanoe	South side 3rd St: Commercial Middle: Industrial Southeast: Residential Urban	Residential Medium Low	Alt 1: Extend Industrial zoning to 3rd Street; retain Residential Urban on balance of property Alt 2: Residential Village (mixed densities, planned neighborhood)

Land Use Plan



Working Draft LUP Concept Graphic



Housing Element



Housing Element Content



Status and Context to date

- **Needs Assessment:**

Assesses City's existing and future housing needs – the draft is available at: <https://futuresb2050.com/2021-2029-housing-element/>

- **Constraints Analysis:**

Examines governmental, market, and environmental issues that constrain the City from addressing those needs

- **Housing Resources:**

Analyzes the land, financial, and administrative resources needed to address City housing needs. This includes the housing sites list.

Goals and Objectives



Discuss a strategy for San Bernardino to accommodate the RHNA allocation



Develop an approach that uses multiple housing types and opportunities



Ensure all housing needs and incomes are accommodated in the approach

What is the RHNA allocation?



- Regional Housing Needs Assessment refers to the estimated housing needs for 2021-2029.
- Developed by the State of California and distributed by Council of Governments.
- San Bernardino's RHNA is to accommodate 8,123 new dwelling units by 2029.
- The RHNA is divided by income category based on the Median Family Income for the County.
- RHNA allocation follow:



San Bernardino 2021-2029 RHNA



Table I: San Bernardino RHNA Allocation

	% of Median Family Income	Approx. Family Income Range	Number of Units
Very Low Income	0-50%	< \$43,700	1,415 units
Low Income	50%-80%	\$43,700 - \$69,900	1,097 units
Moderate Income	80%-120%	\$69,900 - \$104,900	1,448 units
Above Moderate	120% +	\$104,900 +	4,163 units
		Total	8,123 units

Percent of Median Family Income (MFI) is calculated based on San Bernardino County's MFI of \$87,400.

How do we meet the RHNA?



- The City must show there is sufficient land available for housing and the market to develop the units.
 1. **Projects in the Pipeline:** Projects that are or will be built during the planning period.
 2. **Accessory Dwellings:** Detached or attached units built on site in addition to the primary unit.
 3. **Adequate Housing Sites:** Land zoned for residential use at appropriate density and size for housing.

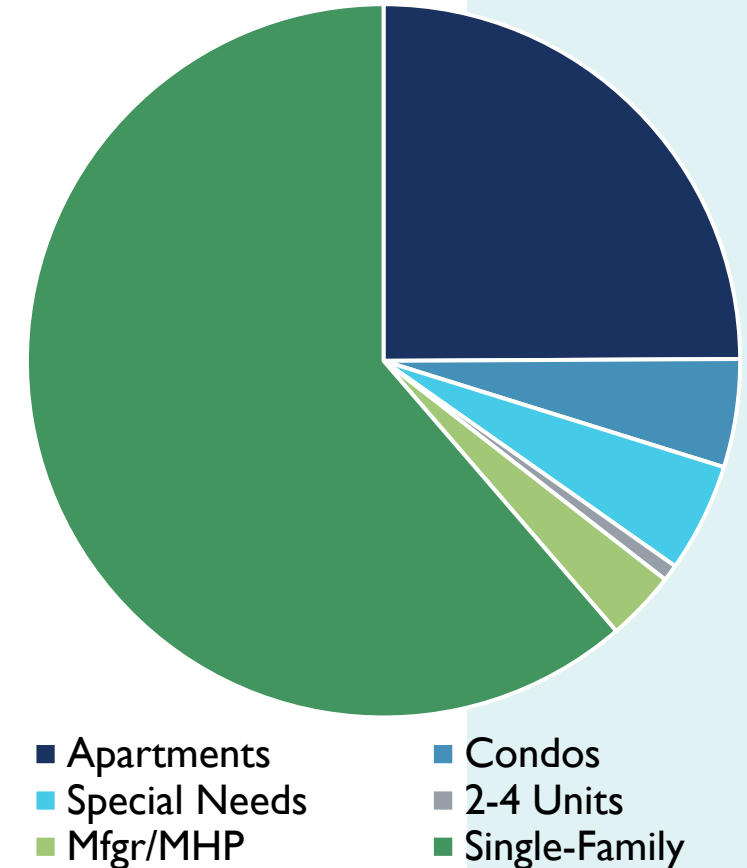


Projects in the Pipeline



- Projects in the pipeline are those that are under review, reviewed and approved or entitled, or have received a building permit since July 1, 2021.
- The City can currently receive credit for **2,100** total residential units in the entitlement pipeline (this total may change over time)
- Most pipeline projects are single family units, about one quarter are apartments, and the remainder are a variety of other types.
- These projects show HCD the various types of housing that is built in San Bernardino.

Pipeline Residential Projects by Type



Residential Pipeline Projects



16-unit Belmont Collection



84-unit Amber Cove Apartments



U.S. Vets – Inland Empire

Residential Pipeline Projects



96-unit Warmington Residential



184 unit-Crestview Terrace Apartments



All Star Lodge – Transitional Housing

Accessory Dwelling Units



- ADUs are units built onsite of an existing home and mainly occur on single family residential lots such as garage conversions.
- ADUs provide an important role in filling the housing need gap – providing housing for seniors, students, or family members
- In 2021 alone, the City approved **80** ADUs and that is projected to increase in number to **120 or more** ADUs in 2022.
- Using average of past ADU development, the City estimates **800** units may be approved and developed over the next 8 years.



Example ADU in San Bernardino

Vacant Land



- HCD considers vacant land to be the best opportunity for housing development.
- The city identified vacant parcels, zoned for housing, as opportunity sites.
- Residential Density (allowed number of units per acre of land) determines the housing type.
- Low densities provide above moderate- and moderate-income or market rate housing.
- Higher density provides more opportunity for rental housing or affordable housing.



Example Vacant lot in San Bernardino

Visualizing Density



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

Condos/Apartments
Moderate Income
“Medium Density”

Apartments
Low-Mod Income
“Higher Density”

Housing Affordability for Sites

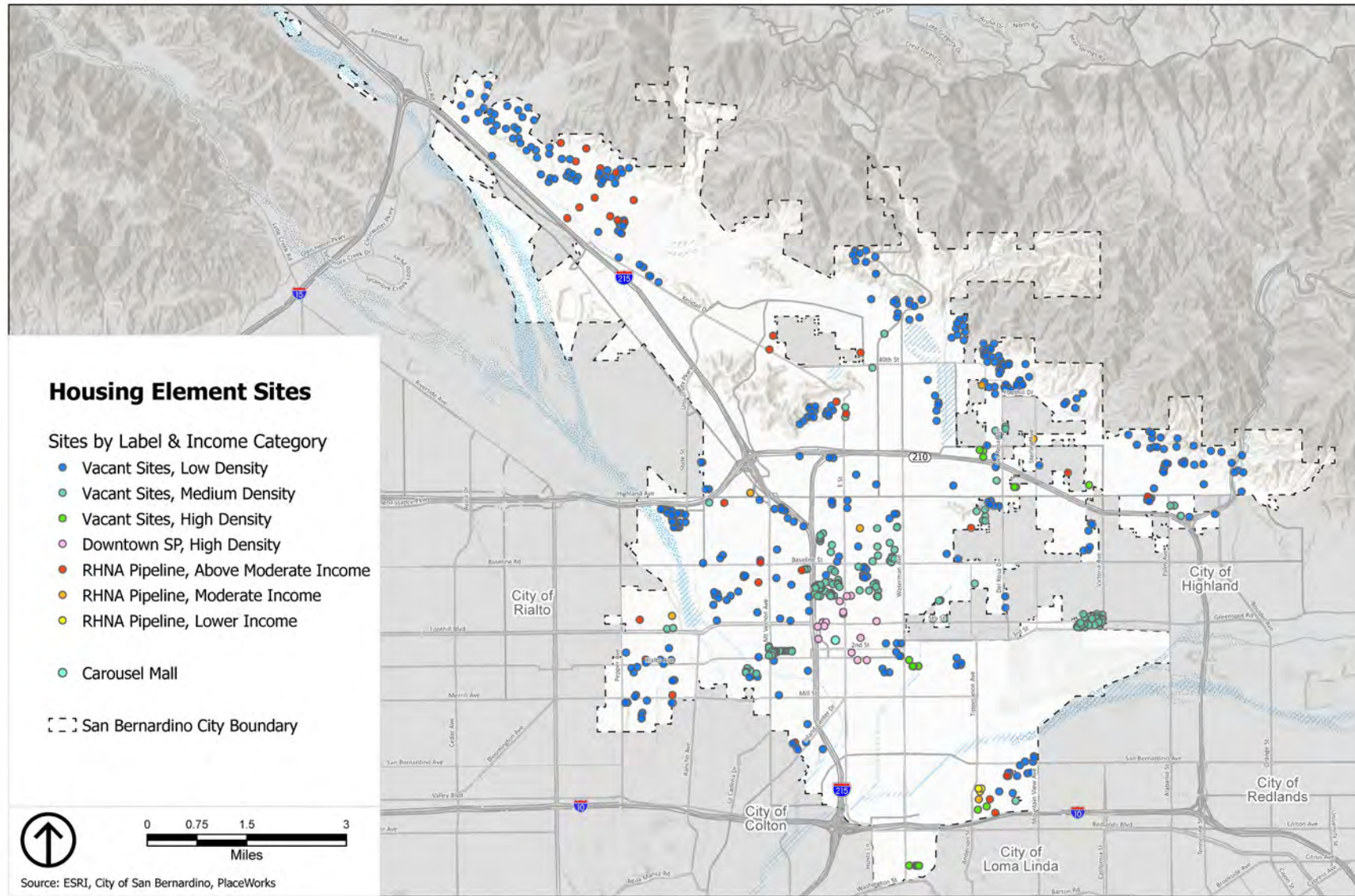


- The State of California (HCD) determines a “Default Density” for lower income housing. San Bernardino's default density is **30 du/ac**.
 - The sites analysis presented assumes the following relationship between housing density and affordability levels:
 - 30+ units/acre: Very Low and Low Income
 - 12-24 units/acre: Moderate Income
 - <12 units/acre: Above Moderate Income
- (E.g, housing built at 30 du/ac + is assumed to be affordable to lower income households.)



Crestview Terrace Apartments

Location of Sites



Status of RHNA - Existing Zoning



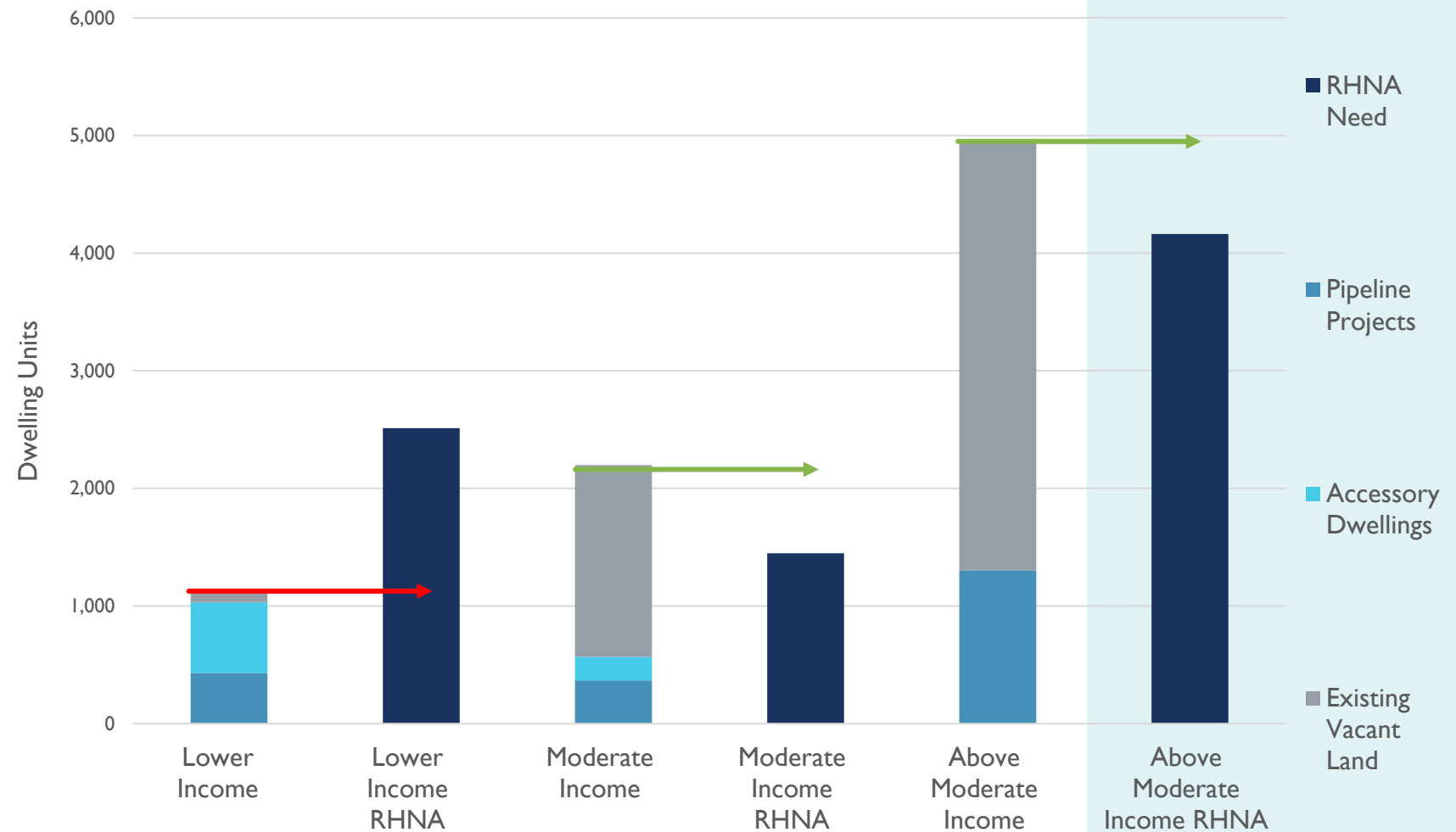
- Under current zoning, there is a **surplus** of capacity to meet the moderate/above moderate/above mod-income categories.

(see Green Arrows---->)

- Under current zoning, there is a **deficit** of capacity to meet the lower income RHNA.

(see Red Arrows ----->)

Chart I: RHNA Accommodation on Existing Zoning



General Plan Update



The General Plan Land Plan will affect development capacity and the ability to address the RHNA

- The General Plan Update (GPU) will increase densities in the multifamily zones:
 - RM: from 12 units/acre to 24 units /acre
 - RMH: from 24 units /acre to 32 units /acre
 - RH: from 31 units /acre to 80 units /acre
- Higher densities increase the number of homes (capacity) each vacant site may allow.
- In turn, it provides more avenues for the City to accommodate its 6th cycle RHNA allocation.

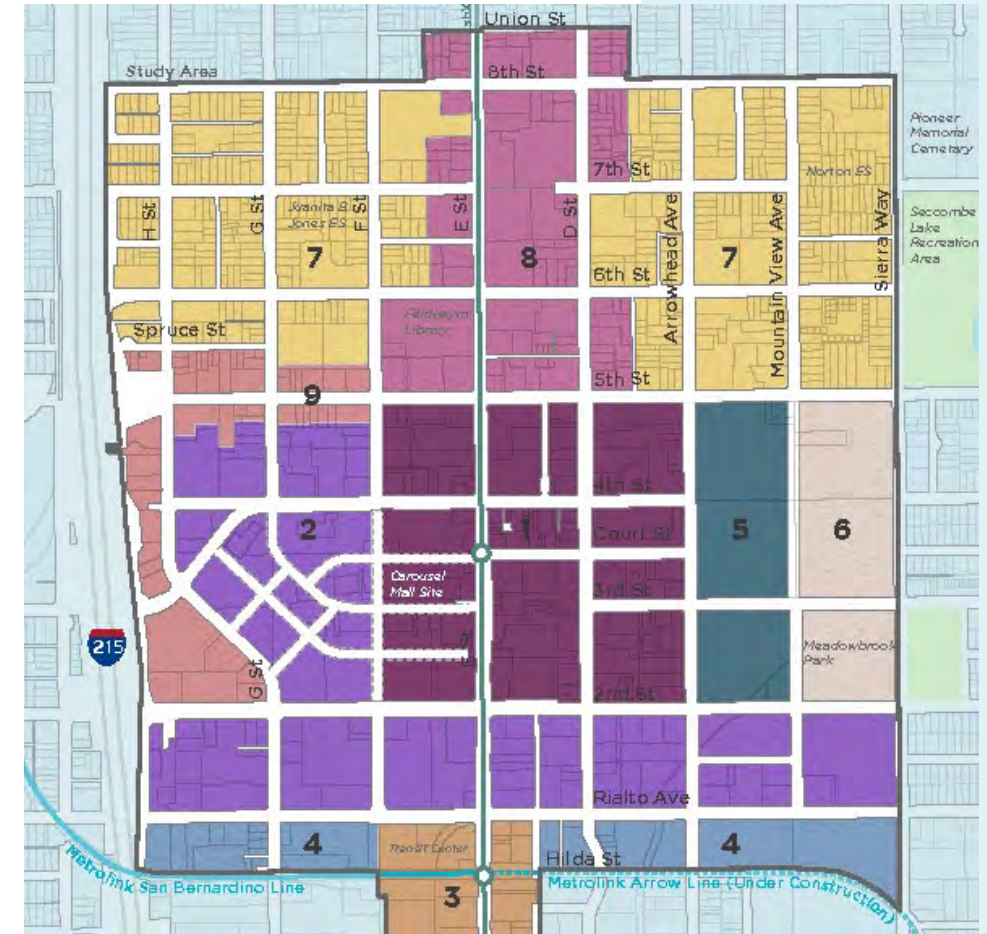


Downtown Specific Plan



The City's Downtown Specific Plan will increase opportunities for additional residential and mixed uses in the downtown core.

- The Downtown Specific Plan (DTSP) will increase residential and mixed-use densities ranging from 35 units/acre to 100+units/acre.
- Additionally, the redevelopment of the Carousel mall site provides an opportunity for **15%** inclusionary housing.
- Using the new densities from the GPU and DTSP, **Chart 2** shows the updated status of the City's ability to meet the RHNA.



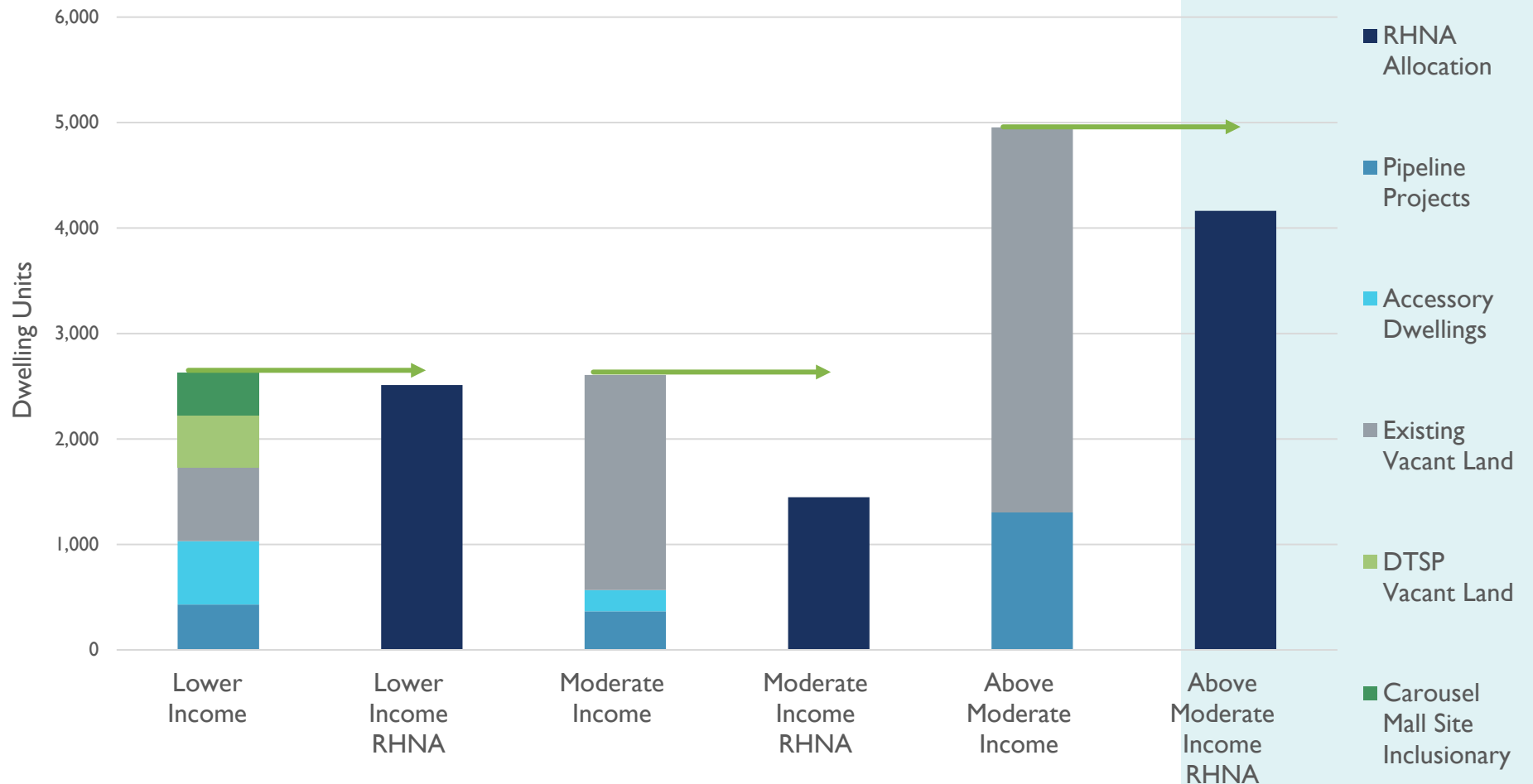
Downtown SP – Land Use Plan

Status of RHNA - Proposed Zoning



- Using the new densities, and **15%** inclusionary on the Carousel Mall site, there is **surplus** capacity for all income categories. **(Green Arrows---->)**

Chart 2: RHNA Accommodation on Proposed Zoning



For more information?



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2021-2029 Housing Element

The City of San Bernardino is updating its Housing Element and needs your input! The Housing Element will include goals, policies, programs, and objectives to guide future housing growth in the City that meets the needs of all residents. While also meeting a state mandated requirement, the Housing Element will allow the City to apply for available State funding to develop more affordable housing and support housing related priorities in the community. Learn more about the Housing Element below and how you can get involved!

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FAQ

Next Steps



- ❑ **Preliminary Land Use Plan Diagram**
- ❑ **GPAC Review**
- ❑ **Public Review**
- ❑ **GPAC Finalize Recommendations**

GPAC

Reports and Announcements



Director's Report





Adjourn to September 15 Meeting

Topic: TBD