



## ECONOMIC DEVELOPMENT COMMITTEE MEETING

550 E. 6th Street, Beaumont, CA

Wednesday, August 11, 2021 - 4:00 PM

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Materials related to an item on this agenda submitted to the Economic Development Committee after distribution of the agenda packets are available for public inspection in the City Clerk's office at 550 E. 6th Street during normal business hours.

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### AGENDA

#### MEETING PARTICIPATION NOTICE

This meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. All City of Beaumont public meetings will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access.

[beaumontca.gov/livestream](https://beaumontca.gov/livestream)

Public comments will be accepted using the following options.

1. Written comments will be accepted via email and will be read aloud during the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Comments can be submitted anytime prior to the meeting as well as during the meeting up until the end of the corresponding item. Please submit your comments to: [nicolew@beaumontca.gov](mailto:nicolew@beaumontca.gov)
2. Phone-in comments will be accepted by joining a conference line prior to the corresponding item of the meeting. Public comments shall not exceed three (3) minutes unless otherwise authorized by City Council. Please use the following phone number to join the call **(951) 922 - 4845**.
3. In person comments subject to the adherence of the applicable health orders and social distancing requirements.

In compliance with the American Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's office using the above email or call **(951) 572 - 3196**. Notification 48 hours prior to a meeting will ensure the best reasonable accommodation arrangements.

## **REGULAR SESSION**

4:00 PM

### **CALL TO ORDER**

Committee Members: Council Member Rey Santos, Council Member David Fenn, City Manager Todd Parton, Economic Development Manager Kyle Warsinski, Member Monir Ahmed, Member Richard Bennecke, Member Ebon Brown, Member David Getka, Member Allen Koblin, Member Von Lawson, Member Rob Moran, Member Bette Rader, Member Carl Vince, BUSD Student Angelina Segovia, Alternate Member Casshandra Samuel and Alternate Member Trina Fregozo

Action of any Requests for Excused Absence

Pledge of Allegiance

Adjustments to Agenda

Conflict of Interest Disclosure

### **PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):**

*Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.*

### **ACTION ITEMS/PUBLIC HEARINGS / REQUESTS**

#### **1. Approval of Minutes**

##### **Recommended Action:**

Approve Minutes dated June 9, 2021.

#### **2. Update of Projects from City Staff**

#### **3. City of Beaumont Housing Element Update Presentation**

### **REPORTS**

### **TOPICS FOR FUTURE AGENDAS**

#### **4. Intro to New Business Program**

#### **5. Economic Development Tools and Incentives**

#### **6. Workforce Development/Apprenticeship Program**

### **ADJOURNMENT**

The next regular meeting of the Beaumont Economic Development Committee Meeting is scheduled for Wednesday, September 8, 2021 at 4:00 p.m.

Beaumont City Hall – Online [www.BeaumontCa.gov](http://www.BeaumontCa.gov)



### **Committee Vision Statement:**

The Beaumont Economic Development Committee shall work to create a balanced, sustainable and diverse business base that leverages existing local business while filling in gaps by creating a plan to recruit and market to new business that will benefit Beaumont's growth, quality of life and values that Beaumont City Council sets forth.

### **Committee Goals:**

- Develop an Economically Balanced Community.
- Recruit New Business, while retaining and expanding local business, that promote growth of primary jobs and/or sales tax revenue.
- Create a Quality of place that establishes Beaumont as a community to establish or grow a business.
- Leverage the City's Strengths to maximize Business opportunities.

# ECONOMIC DEVELOPMENT COMMITTEE MEETING

550 E. 6th Street, Beaumont, CA  
 Wednesday, June 09, 2021 - 4:00 PM

## MINUTES

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### REGULAR SESSION

4:00 PM

#### CALL TO ORDER at 4:04 p.m.

**Present:** Committee Members: Council Member Rey Santos, Council Member David Fenn, City Manager Todd Parton (present at 4:15 p.m.), Economic Development Manager Kyle Warsinski, Member Monir Ahmed, Member Richard Bennecke (present at 4:20 p.m.) Member David Getka, Member Allen Koblin, Member Von Lawson, Member Bette Rader, and Member Carl Vince

**Absent:** Council Member Rey Santos, Member Ebon Brown, Member Rob Moran, BUSD Student Angelina Segovia, Alternate Member Casshandra Samuel, Alternate Member Trina Fregozo

Action of any Requests for Excused Absence  
 Pledge of Allegiance  
 Adjustments to Agenda **None**  
 Conflict of Interest Disclosure **None**

#### **PUBLIC COMMENT PERIOD (ITEMS NOT ON THE AGENDA):**

*Any one person may address the Committee on any matter not on this agenda. If you wish to speak, please fill out a "Public Comment Form" provided at the back table and give it to the Committee Chair or Secretary. There is a three (3) minute limit on public comments. There will be no sharing or passing of time to another person. State Law prohibits the Committee from discussing or taking actions brought up by your comments.*

**No comments**

#### **ACTION ITEMS/PUBLIC HEARINGS / REQUESTS**

1. Approval of Minutes

**Motion by Member Vince**  
**Second by Member Koblin**

**To approve Minutes dated May 12, 2021.**  
**Approved by a 7-0 vote.**

2. Update of Projects from City Staff
3. Riverside County International Business Office Presentation  
**Presentation given by Jaime Hurtado.**

#### **TOPICS FOR FUTURE AGENDAS**

4. **Intro to New Business Program**
5. **Economic Development Tools and Incentives**
6. **Workforce Development / Apprenticeship Program**

#### **REPORTS**

*Council Member Fenn gave a report out from the Riverside County Transit Committee meeting in regards to the rail project.*

*Economic Development Manager Warsinski gave a report that the movie theater is now open.*

*Chairman Lawson gave a report that the San Jacinto Community College campus is now open.*

*Member Rader announced the upcoming Good Morning Beaumont Breakfast and the Annual State of the City in August.*

**ADJOURNMENT at 4:55 p.m.**

LWC

# City of Beaumont

## Housing Element Update Community Meeting

August 10, 2021

Item 3.



# Agenda

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- 1 Housing Element Overview
- 2 Process and Public Outreach
- 3 Housing Needs and Conditions in Beaumont
- 4 Draft Housing Element
- 5 Next Steps
- 6 Discussion



1

# Housing Element Overview

# What is the Housing Element?



The Housing Element is a required section of the City’s General Plan. It must:

- Assess the residents’ housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City can accommodate demand for housing at all income levels

## Other General Plan Elements



Land Use



Mobility



Conservation



Open Space



Safety



Noise

*Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing*

# Housing Element Components



**Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element



**Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations



**Adequate Sites Inventory:** List of land suitably zoned to accommodate the City's share of regional housing need



**Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing



**Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development



**Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

# Housing Legislation

The State continues to pass new housing legislation

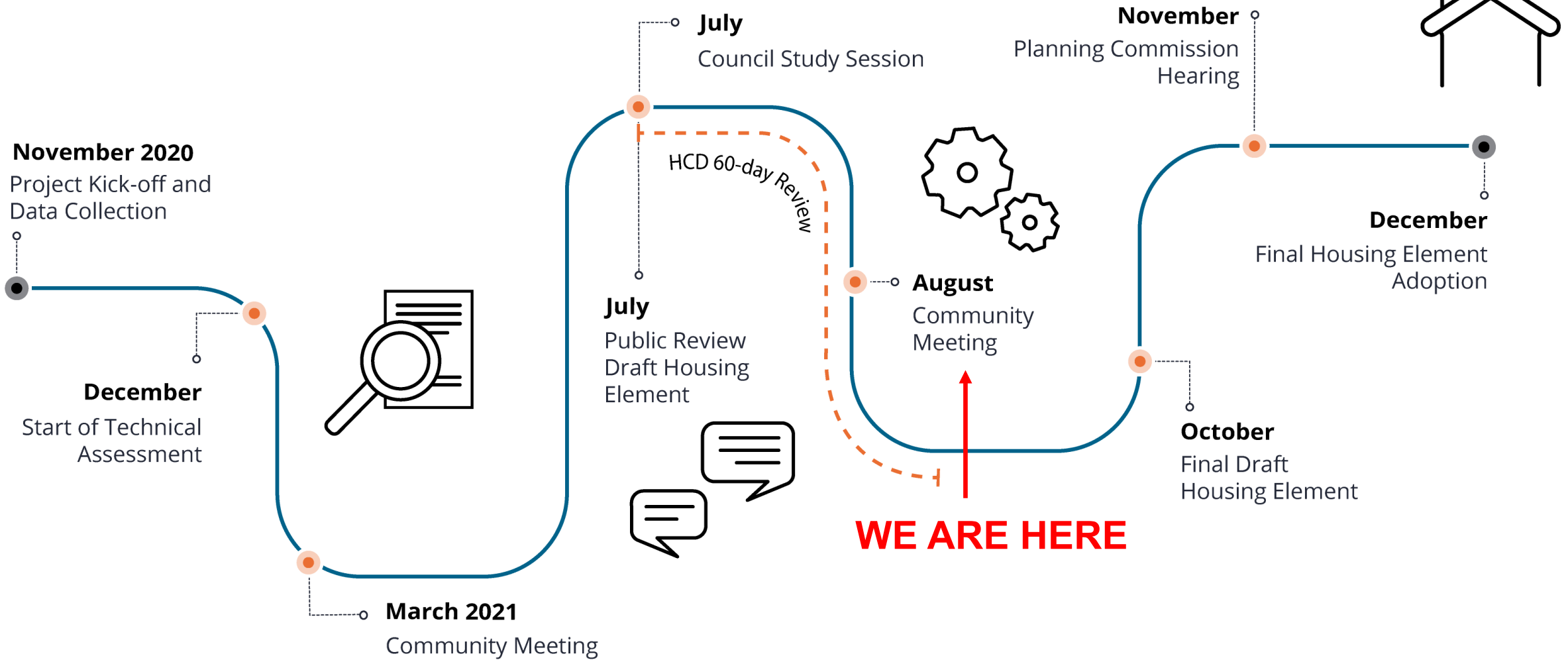
- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance



**2**

# Process and Public Outreach

# Update Process



# Public Outreach

- Housing Element Update webpage
- Community Meeting - March 18th
- Email notifications / news release
- Social media
- City Council Study Session - July 20th



**3**

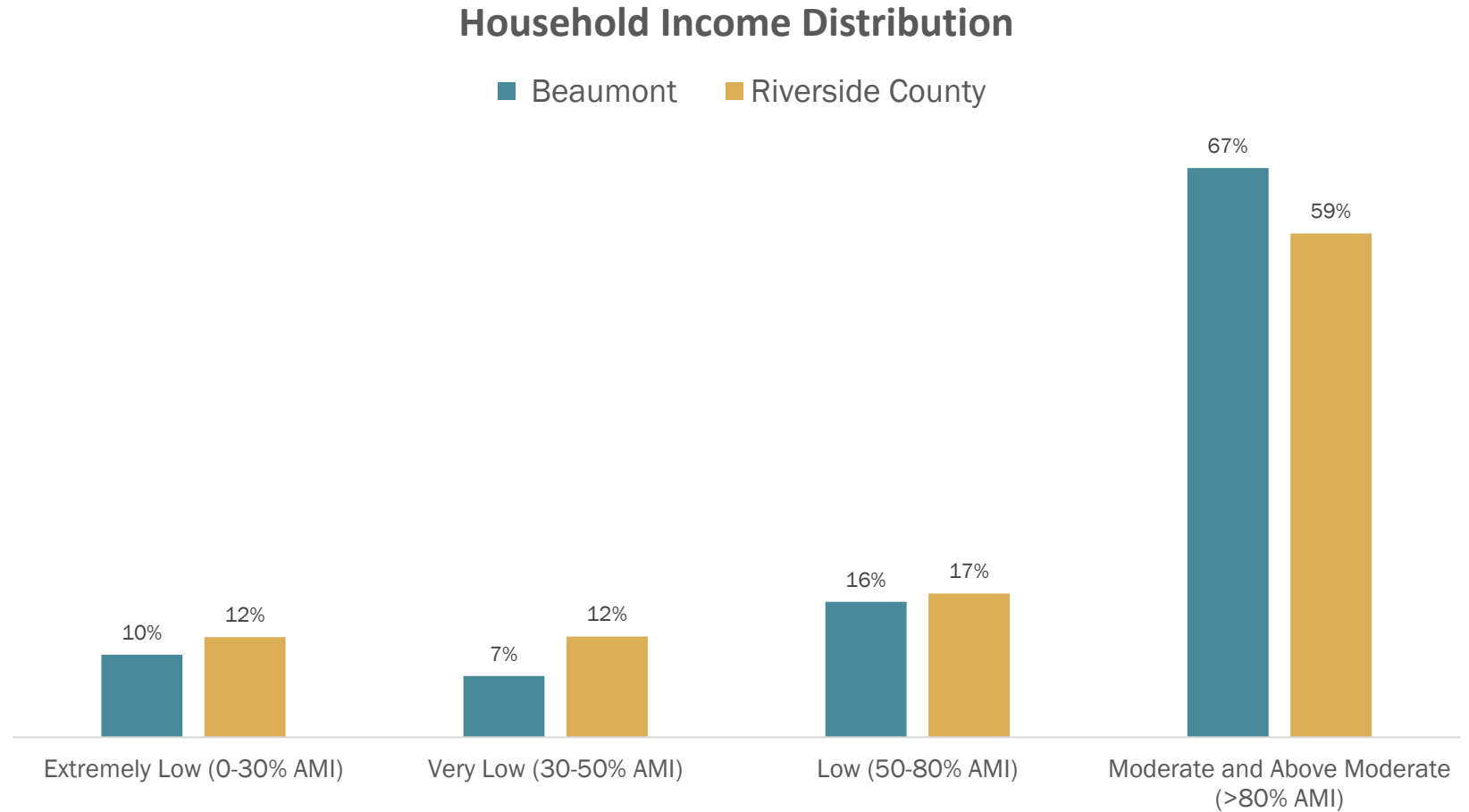
# Housing Needs and Conditions in Beaumont



# Household Income Distribution

About one-third (33%) of Beaumont households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to Riverside County, but Beaumont has a higher household median income



Source: HUD CHAS, 2012-2016

*AMI = Area Median Income*

*AMI for a 4-person household is \$77,500*

# Housing Cost Burden / Overpayment

Beaumont residents experience a lower rate of housing overpayment than the region

Lower-income households are much more likely to be housing cost burdened

More than 4 out of 10 renters in Beaumont are housing cost burdened

Households by Share of Income spent on Housing Cost			
Income	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
< 30% HAMFI	11%	12%	77%
30-50% HAMFI	21%	29%	49%
50-80% HAMFI	32%	37%	31%
80-100% HAMFI	43%	43%	14%
> 100% HAMFI	85%	14%	1%

Note: HAMFI refers to Housing Urban Development Area Median Family Income

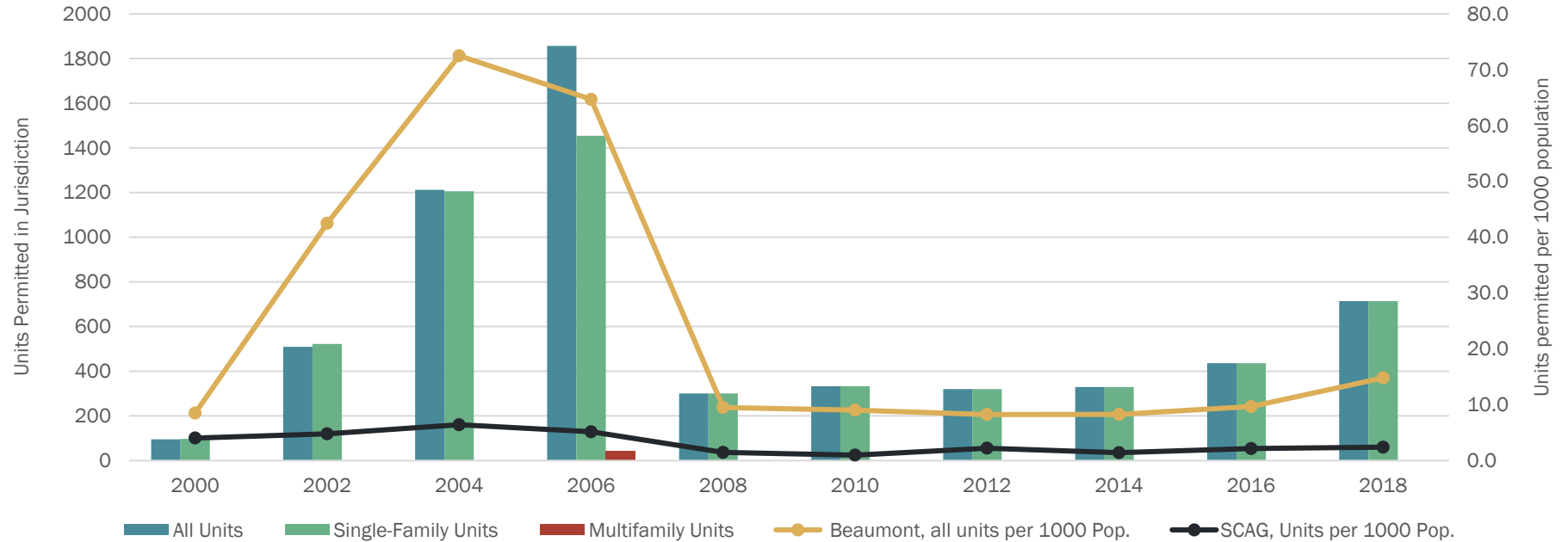
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

# Housing Permits

Beaumont permits more units compared to the region

Housing permits have largely been for single-family units

### Housing Units Permitted



Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

# Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Projected number of new housing units needed
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level
- Mandated by state law


	SCAG Region	Beaumont
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	1,229
Low 50-80% AMI	206,807	721
Moderate 80-120% AMI	223,957	723
Above Moderate >120% AMI	559,267	1,537
<b>Total</b>	<b>1,341,827</b>	<b>4,210</b>

*Median income 4-person household: \$77,500*

4

# Draft Housing Element

# Table of Contents

- Section I** Introduction
- Section II** Projected Housing Need
- Section III** Housing Resources
- Section IV** Housing Plan 


**Appendix A:** Housing Needs Assessment

**Appendix B:** Sites Inventory and Methodology

**Appendix C:** Housing Constraints

**Appendix D:** Existing Programs Review

**Appendix E:** Public Participation Summaries

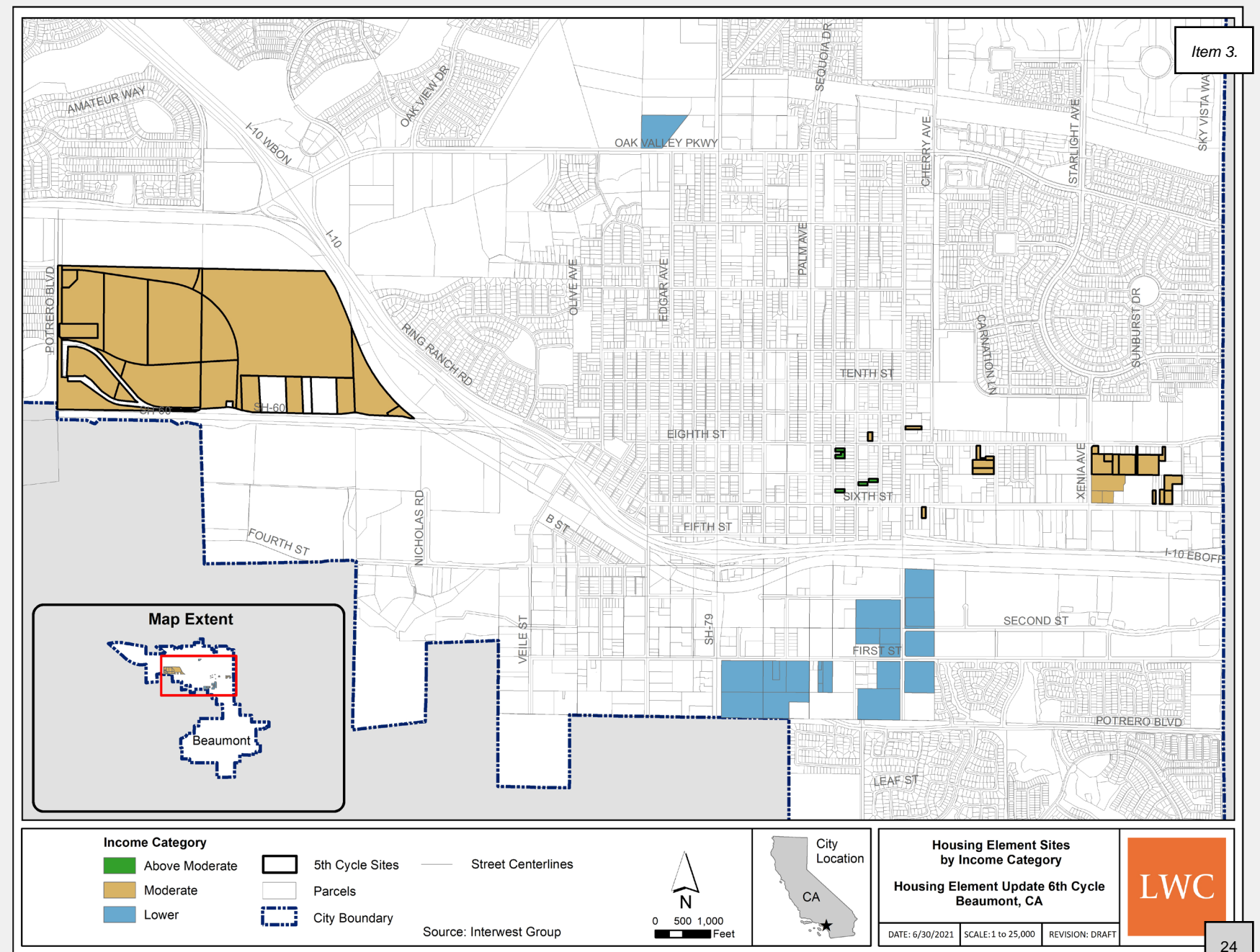
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- Goal A:** *Facilitate Housing to Accommodate RHNA*
  - Goal B:** *Promote Housing for Lower- and Moderate-Income Households*
  - Goal C:** *Remove Governmental Constraints to Housing*
  - Goal D:** *Conserve and Improve Existing Affordable Housing Stock*
  - Goal E:** *Promote Housing Opportunities For All Persons*
  - Goal F:** *Encourage Energy Conservation*

# Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>1,229</b>	<b>721</b>	<b>723</b>	<b>1,537</b>	<b>4,210</b>
ADUs	1	1	4	4	1	11
Entitled/Proposed Projects <sup>1</sup>	-	-	48	-	3,257	3,305
<b>Remaining RHNA</b>	See Very Low	<b>1,227</b>	<b>669</b>	<b>719</b>	<b>(1,721)</b>	<b>N/A</b>
Site Inventory <sup>1</sup>	See Very Low/Low	1,847		4,048	5	5,115
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>(49)</b>		<b>3,329</b>	<b>1,726</b>	<b>N/A</b>
<sup>1</sup> Considers net new units only.						
Source: City of Beaumont, LWC						

# Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Item 3.





# Key Programs

## **RHNA Housing Sites Implementation; Rezone Program (Program #1)**

To accommodate lower-income RHNA shortfall, the City will identify and rezone a minimum of 2.5 acres of vacant land to a min. of 20 and max. 30 units per acre. Rezoned sites shall allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

## **Minimum Densities (Program #5)**

The City will establish minimum densities on housing sites in the sites inventory where minimum densities do not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.



# Key Programs

## Accessory Dwelling Units (ADUs) (Program #4)

The City will adopt an ADU ordinance consistent with current state laws and prepare ADU standard plans to streamline the permitting and production of ADUs.

## Affordable Housing Density Bonus Program (Program #10)

The City will update its Zoning Code to be consistent with state law.

## Enhanced Density Bonus Program (Program #11)

The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law (e.g., more than the 50% density bonus).



# Key Programs

## Mixed-Use Parking Incentives (Program #14)

The City will analyze parking requirements in mixed use zones (e.g., downtown, urban village, and transit-oriented development areas, etc.) to determine if reductions in required parking rates and/or strategies that allow for parking reductions should be considered and included in the Zoning Code.

## Objective Design Standards (Program #15)

The City will adopt objective design standards for residential and mixed-use projects.



# Review Period

## Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from **7/9/2021 to 9/9/2021** on the City’s website:  
<https://www.beaumontca.gov/1089/Housing-Element-Update>
- Hard copies at the Community Development Department and the Beaumont Public Library

## How to Provide Input:

- Write-in to Christina Taylor via [Ctaylor@beaumontca.gov](mailto:Ctaylor@beaumontca.gov)
- Online via the City’s Housing Element Update webpage public review survey link
- Speak up at today’s meeting
- Public hearings (anticipated in November and December)
- HCD directly

[Public Review Survey](#)



**5**

# Next Steps

# Next Steps

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## **Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law**

- Guidelines released late April 2021

## **End of Review Period**

- Submit all comments by September 9, 2021
- City will review and update the Housing Element, as appropriate

## **HCD Review**

- City will make any necessary modifications to meet requirements to be certified by the State

## **Adoption**

- Planning Commission and City Council Adoption Hearings – November and December
- Final Housing Element – December 2021

# Stay Informed and Involved!

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**Beaumont Housing Element Webpage:**

<https://www.beaumontca.gov/1089/Housing-Element-Update>

**Beaumont Project Contact:**

Christina Taylor  
Community Development Director  
(951) 572-3212  
[Ctaylor@beaumontca.gov](mailto:Ctaylor@beaumontca.gov)

# 6

# Discussion



**Thank you!**