

Housing Element

An adequate supply of quality and affordable housing is fundamental to the economic and social well-being of the county. California cities and counties are required by state law to prepare a housing element to address existing local housing needs and an assigned share of the region's housing growth in eight-year cycles. State law also requires that the cities and counties identify and analyze existing and projected housing needs and prepare a series of goals, policies, and quantified objectives, financial resources, and programs to further the development, improvement, and preservation of housing.

The Housing Element contains goals, policies, and programs to address the state law requirements and the needs of our unincorporated communities. The County also provides housing services to the entire county through the Housing Authority and Community Development & Housing Agency.

NOTE: The Housing Element is updated every eight years and is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (HCD). This Housing Element is for the 2021–2029 planning period. The following presents the purpose, principles, goals, and policies, with the balance of the Element presented as a technical report under separate cover.

Purpose

The Housing Element:

- Identifies adequate sites to facilitate and encourage housing for households of all economic levels, including persons with disabilities.
- Removes governmental constraints to housing production, maintenance, and improvement as legally feasible and appropriate.
- Assists the development of adequate housing for low- and moderate-income households.
- Preserves publicly assisted multiple-family housing developments in each community.
- Conserves and improving conditions in existing housing and neighborhoods, including affordable housing.
- Promotes a range of housing opportunities for all individual and households consistent with fair and equal housing opportunity.

Principles

We believe:

- A range of housing for all income levels is essential to a complete county.
- The county's housing stock should match the type and price needed by current and future residents and workforce, including those with special needs.

- New housing development should be focused in areas where there is potable water, wastewater treatment, roadways, and public services.
- Affordable, moderately-priced, and higher density housing should be placed in areas served by public transportation.
- Preserving, maintaining, improving, and creating distinct neighborhoods and communities protects property values and provides a desirable place to live.
- Affordable, quality housing helps attract and retain a qualified workforce and supports a prosperous local economy.

Goals & Policies

Goal H-1 Housing Production and Supply

A broad range of housing types in sufficient quantity, location, and affordability levels that meet the lifestyle needs of current and future residents, including those with special needs.

- Policy H-1.1 **Appropriate range of housing.** We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.
- Policy H-1.2 **Concurrent infrastructure.** We support the integrated planning and provision of appropriate infrastructure (including water, sewer, and roadways) concurrent with and as a condition of residential development to create more livable communities.
- Policy H-1.3 **Income-restricted multifamily.** Where infrastructure and public services are available, we encourage the production of affordable multifamily housing by providing assistance and incentives for projects that include new affordable units reserved for lower income, moderate income, or special needs households.
- Policy H-1.4 **Accessory dwelling units.** We incentivize and encourage the construction of accessory dwelling units through various methods, including but not limited to public education, fee modification, and making necessary resources available.
- Policy H-1.5 **RHNA transfers with annexation.** We work with the Southern California Association of Governments, Local Agency Formation Commission, and incorporated jurisdictions to develop agreements for the transfer of the regional housing need allocation as a precondition for annexations.
- Policy H-1.6 **Life-cycle costs.** We encourage energy-conservation techniques and upgrades in both the construction and rehabilitation of residential units that will reduce the life-cycle costs of housing.

Goal H-2 Development Regulations

An efficient administrative process that recognizes the need for efficient and timely review of residential projects while also ensuring and valuing the need for quality design, environmental review, and planning.

- Policy H-2.1 **Streamlining development regulations.** We review the County Development Code regularly for possible revisions that might unduly constrain the production or rehabilitation of residential development. We also advocate for changes in state law, state and federal tax codes, and funding vehicles that will make market rate and affordable housing more feasible.
- Policy H-2.2 **Small lot sizes.** We continue to utilize Planned Development density bonus and density transfer provisions as described in the Development Code to allow the development of lot sizes less than that normally required by residential land use districts.
- Policy H-2.3 **Flexible standards and incentives.** We maintain development incentives and allow flexibility in the application of residential and mixed-use development standards to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would not otherwise be realized.
- Policy H-2.4 **Certain and transparent process.** We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, complies with streamlining provisions in state law, and provides sufficient review to ensure safe and high quality housing development.
- Policy H-2.5 **Critical infrastructure.** We ensure that the efficient provision of critical infrastructure accompanies residential development and the building of complete communities, and ensure that the costs are fairly apportioned to the development community.

Goal H-3 Housing and Neighborhood Quality

Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing stock.

- Policy H-3.1 **Public services, amenities, and safety.** We support the provision of adequate and fiscally sustainable public services, infrastructure, open space, nonmotorized transportation routes, and public safety for neighborhoods in the unincorporated area.
- Policy H-3.2 **Code enforcement.** We support the timely removal of neighborhood blight through graffiti abatement, abandoned or inoperative automobile removal, trash and debris removal, housing repair, and other code enforcement efforts.
- Policy H-3.3 **Housing maintenance.** We establish and enforce public health, safety, building, and zoning standards to ensure housing and property maintenance that yields safe, sound, and attractive residential properties.
- Policy H-3.4 **Housing rehabilitation and improvement.** We seek funding to facilitate the rehabilitation, repair, and improvement of single family homes, multiple family housing, and mobile homes and, if needed, the demolition of substandard housing through available loan and grant programs.
- Policy H-3.5 **Inspection of subsidized housing.** We inspect or facilitate the inspection of assisted multifamily rental housing, contract shelters, voucher hotels, and other housing projects

on a regular basis to ensure that properties are regularly repaired and maintained in good condition.

Policy H-3.6 **Neighborhood improvements.** We support comprehensive neighborhood efforts to address housing conditions, property maintenance, infrastructure repair, public safety, landscaping, and other issues affecting the livability of neighborhoods.

Goal H-4 Affordable Housing Assistance

The development, maintenance, modernization, and preservation of affordable housing; and the provision of assistance, where feasible, for residents to rent or purchase adequate housing in San Bernardino County.

Policy H-4.1 **At-risk units.** We seek funding to preserve income-restricted housing units that are at risk of converting to market rents within 10 years due to the expiration of affordability covenants or funding contracts. In establishing or extending affordability requirements, we prefer the preservation of affordability in perpetuity.

Policy H-4.2 **Rental assistance.** We support the provision of rental assistance to qualified extremely low, very low, and low income households and special needs households served by the County Housing Authority, Department of Behavioral Health, and other County entities.

Policy H-4.3 **Homeowner assistance.** We support the expansion of homeownership opportunities and preservation by offering financial assistance when available, working in collaboration with partners to increase funding, and supporting foreclosure prevention programs.

Policy H-4.4 **Modernize and replace multiple-family projects.** We support the Housing Authority's efforts to modernize and replace, where needed, existing multiple-family projects to provide safe, sound, and affordable housing options for qualified low income individuals and families.

Policy H-4.5 **Nonprofit partnerships.** We continue to form and strengthen partnerships with nonprofit organizations, public agencies, community-based organizations, and housing developers in order to increase housing opportunities for very low and low income and special needs households.

Goal H-5 Equal housing opportunities

Equal housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

Policy H-5.1 **Housing discrimination.** We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.

Policy H-5.2 **Local organizations.** We utilize local organizations that provide fair housing services to the San Bernardino County area to better prevent, monitor, and resolve fair housing issues. We also utilize local organizations to provide housing information, counseling, and financial literacy to lower income households.

Policy H-5.3 **Higher resource areas.** In census tracts identified by the state as high/highest resource areas, we facilitate the production of new income-restricted housing and target rental assistance for lower income households overpaying for housing costs in high/highest resource areas.

Policy H-5.4 **Transitional, supportive, and emergency housing.** We encourage the production of transitional and permanent supportive housing to serve special needs groups in unincorporated communities. We promote access to emergency housing for individuals and families living throughout the county by coordinating with cities and incorporated towns to facilitate the production of emergency shelters and low barrier navigation centers in incorporated areas that are close to public services, transit, and food stores.