

# Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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## Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- **Analysis of Sites Inventory:** An evaluation of whether the sites inventory improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E.

### F.1.1 Notes on Figures and Analysis

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This appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey and HCD's pre-certified data, where appropriate.

For clarity purposes, the maps produced in this appendix show the northern half of the city of Beaumont. The southern end has is zoned for Recreation use and does not allow residential development.

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## Section F.2 Assessment of Fair Housing

### F.2.1 Fair Housing Outreach and Enforcement

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Fair housing complaints can be an indicator of housing discrimination in Beaumont. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency dedicated to eliminating housing discrimination,

Locally, the City partners with the Fair Housing Council of Riverside County (FHCRC) to investigate fair housing complaints. FHCRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. FHCRC provides a number of services to Riverside County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops. During the 2020-2021 fiscal year, the Fair Housing Council reported X housing discrimination cases filed by residents of Beaumont. [Pending data from the FHCRC]

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| Source: Fair Housing Council of Riverside County |  |  |

## F.2.2 Integration and Segregation

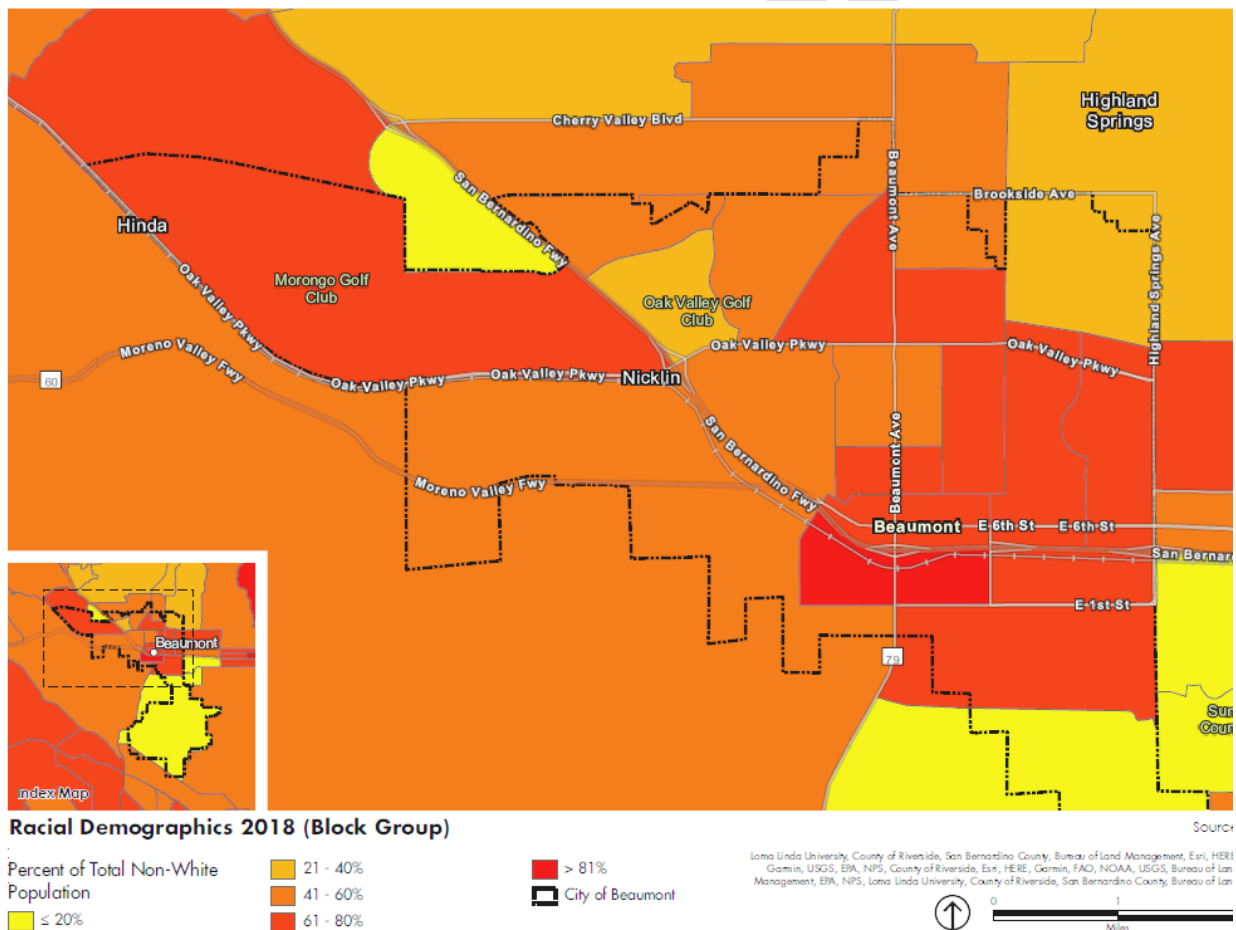
City of Beaumont | 3

## Race and Ethnicity

According to the ACS, approximately 35 percent of the Beaumont population belongs to a racial minority group in 2019, an increase from 29 percent in 2010. Beaumont has a slightly lower proportion of racial and ethnic groups as Riverside County overall.

As with many urban areas, the concentration of minority groups is not evenly distributed across the city. The population in the northwest and eastern portions of the city consist of 61% or more racial/ethnic minorities. The central portion of the city has a slightly lower concentration of non-white residents.

Figure F-1: Non-White Population



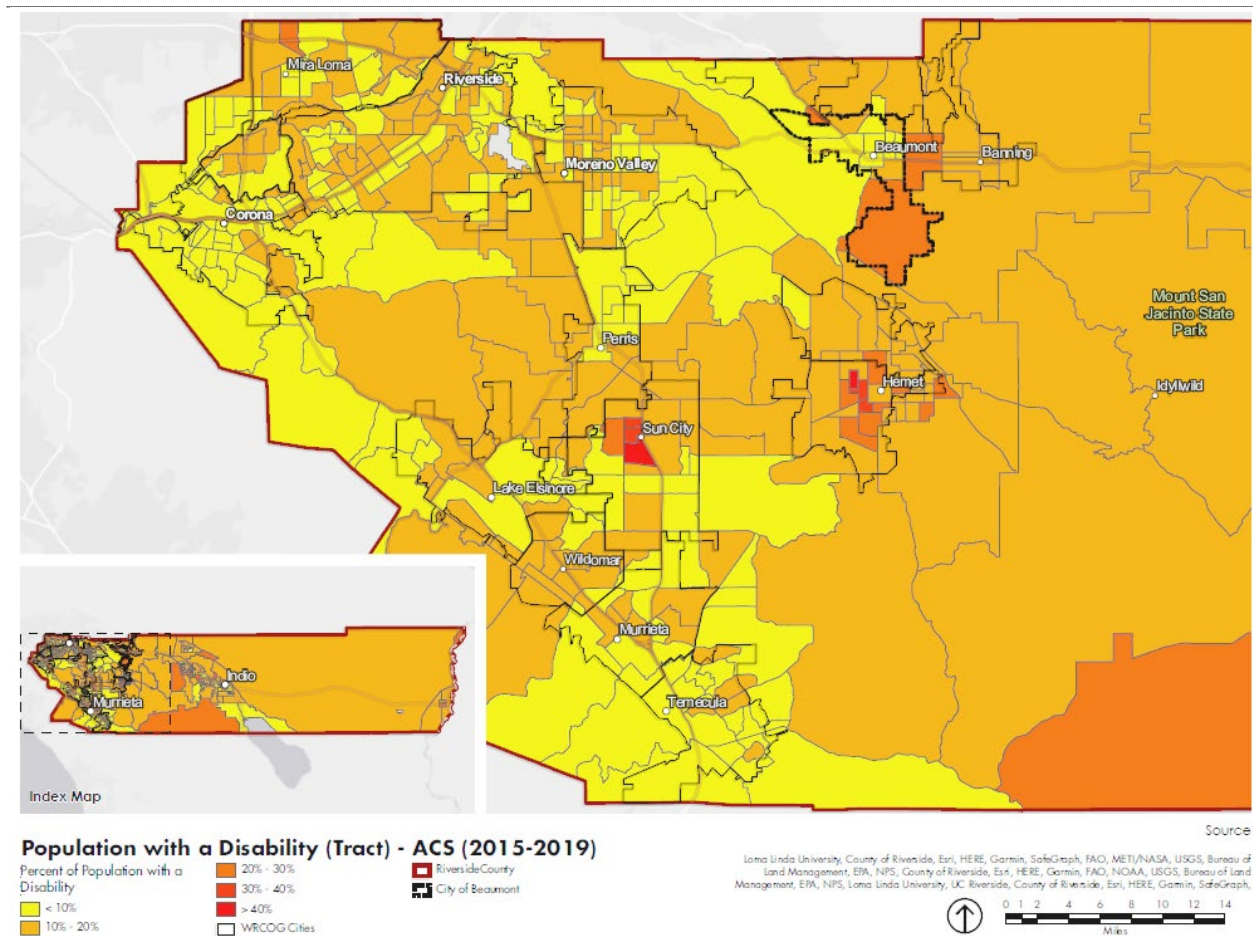
Source: HCD AFFH Data Viewer

## Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2015-2019 ACS, approximately 9.7 percent of Beaumont residents experience a disability, compared to 11.6 percent countywide. Since the



**Figure F-3: Percent of Population with a Disability – County**



Source: HCD AFFH Data Viewer

## Familial Status

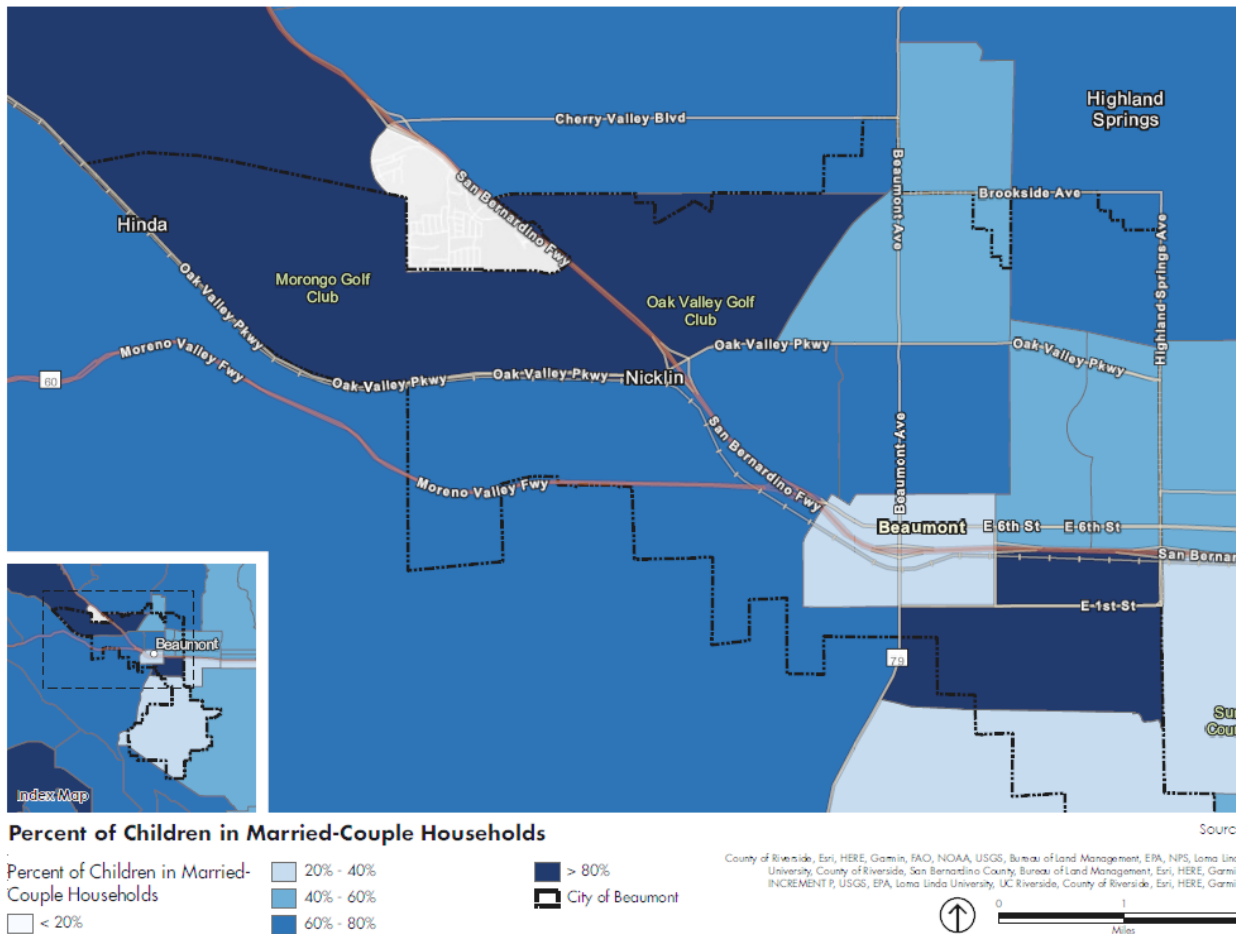
Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children's use of common areas.

Beaumont is a family-oriented city. As of the 2015-2019 ACS, 43.9 percent of households in Beaumont have one or more children under the age of 18. The City's share of households is higher than that of the county (37.6 percent), and neighboring jurisdictions, such as Riverside (39.6 percent), Redlands (32.3 percent), and Hemet (33.0 percent).

Single parent households are also a protected class. 7.3 percent of households in Beaumont consist of single-parent households. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes for these households compared to two-parent households. 5.9 percent of households in

Beaumont are single female-headed households with children. As shown in Figure F-4 and Figure F-5, the western portion of Beaumont has a higher concentration of children in married-couple families, while the eastern portion of Beaumont has a higher concentration of single female-headed households with children.

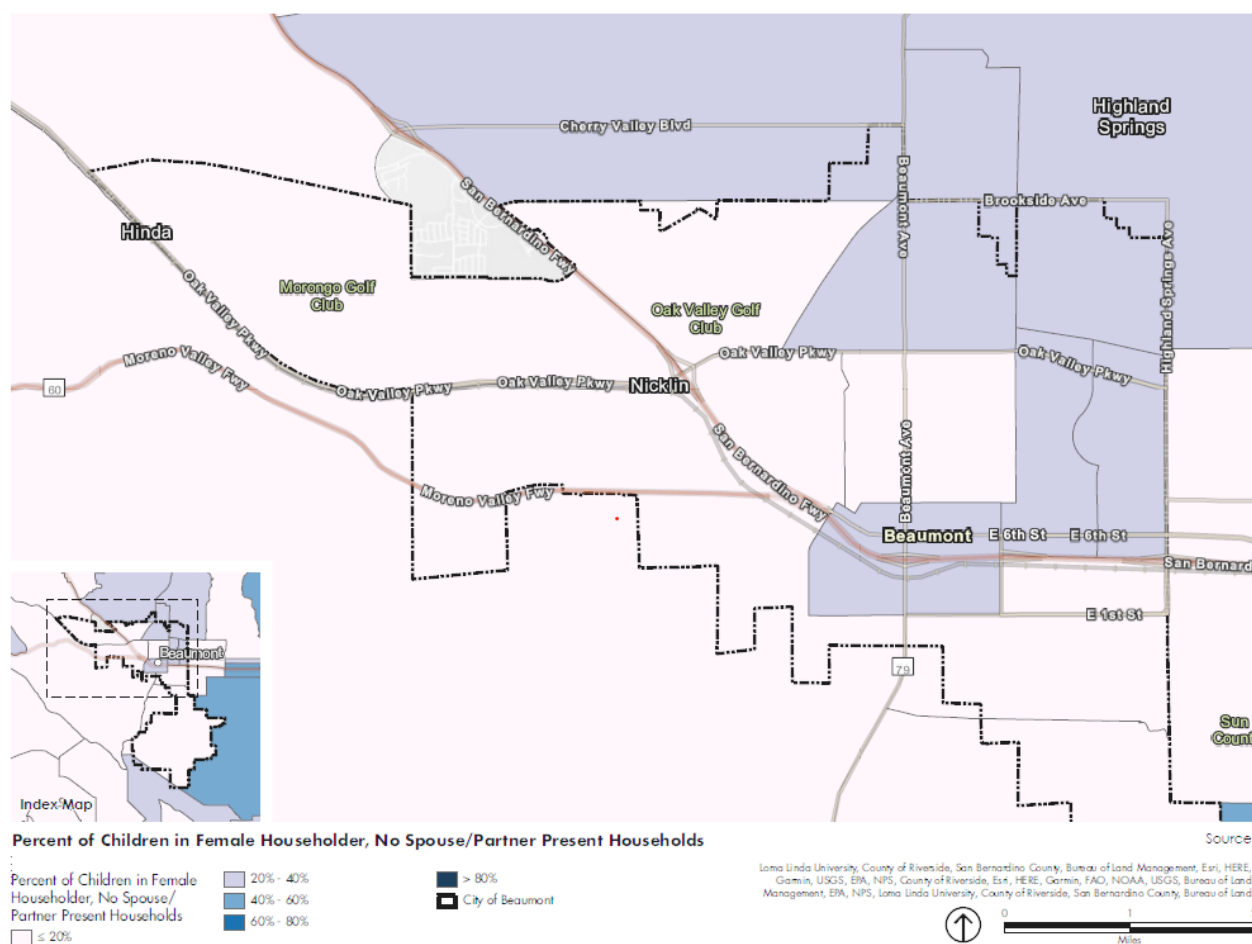
**Figure F-4: Children in Married-Couple Households**



Source: HCD AFFH Data Viewer



**Figure F-5: Children in Female-Headed Households with No Partner Present**



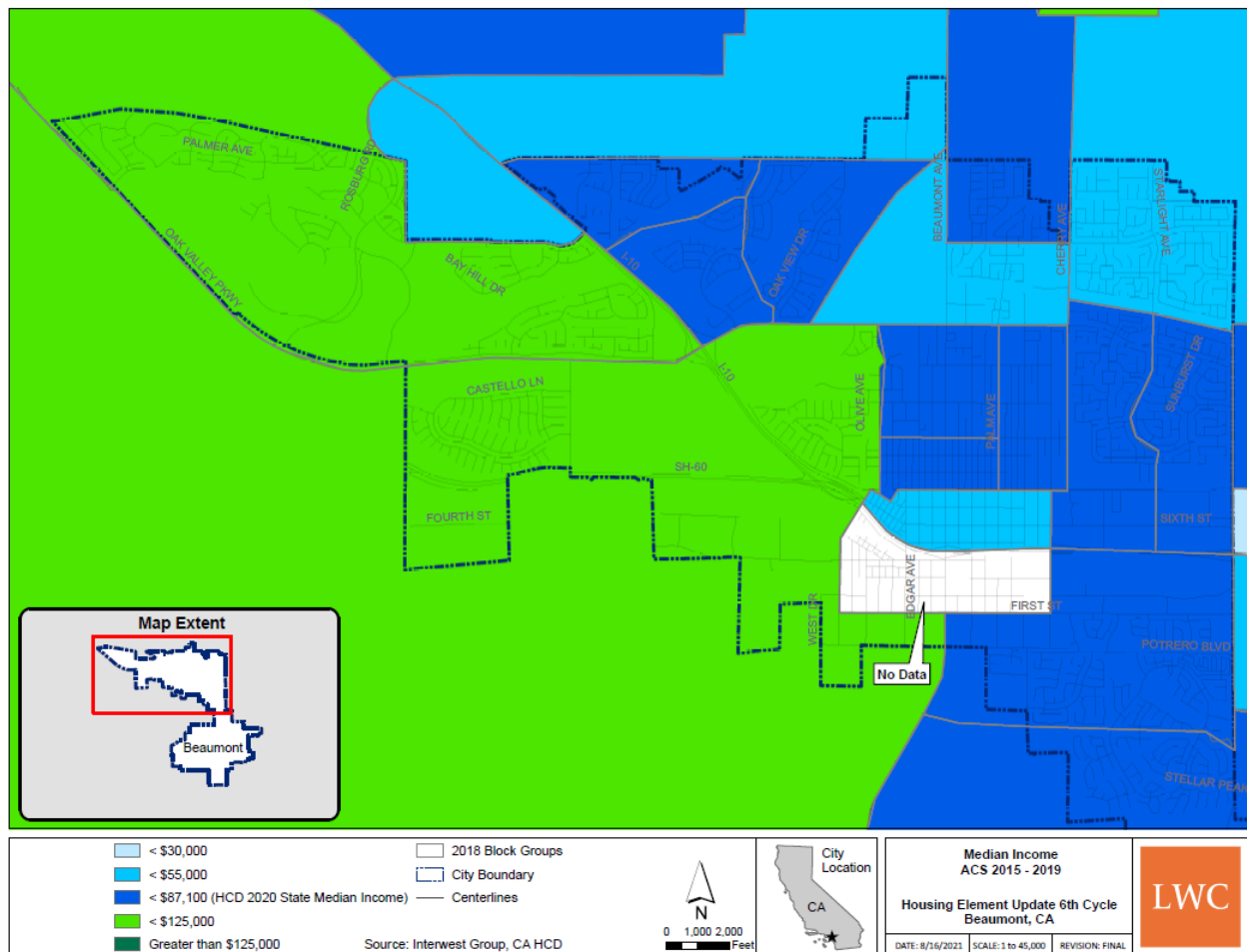
Source: HCD AFFH Data Viewer

## Income

According to the 2015-2019 ACS, Beaumont's median household income is \$84,105, which is greater than Riverside County (\$67,005). Since 2010, Beaumont's median income grew 27% (from \$66,121), a higher rate than the county, which only grew by 16% (from \$57,768). As shown in Figure F-6, households with the highest incomes are generally located west of San Bernardino Freeway (I-10), with lower income households on the eastern portion of the city.



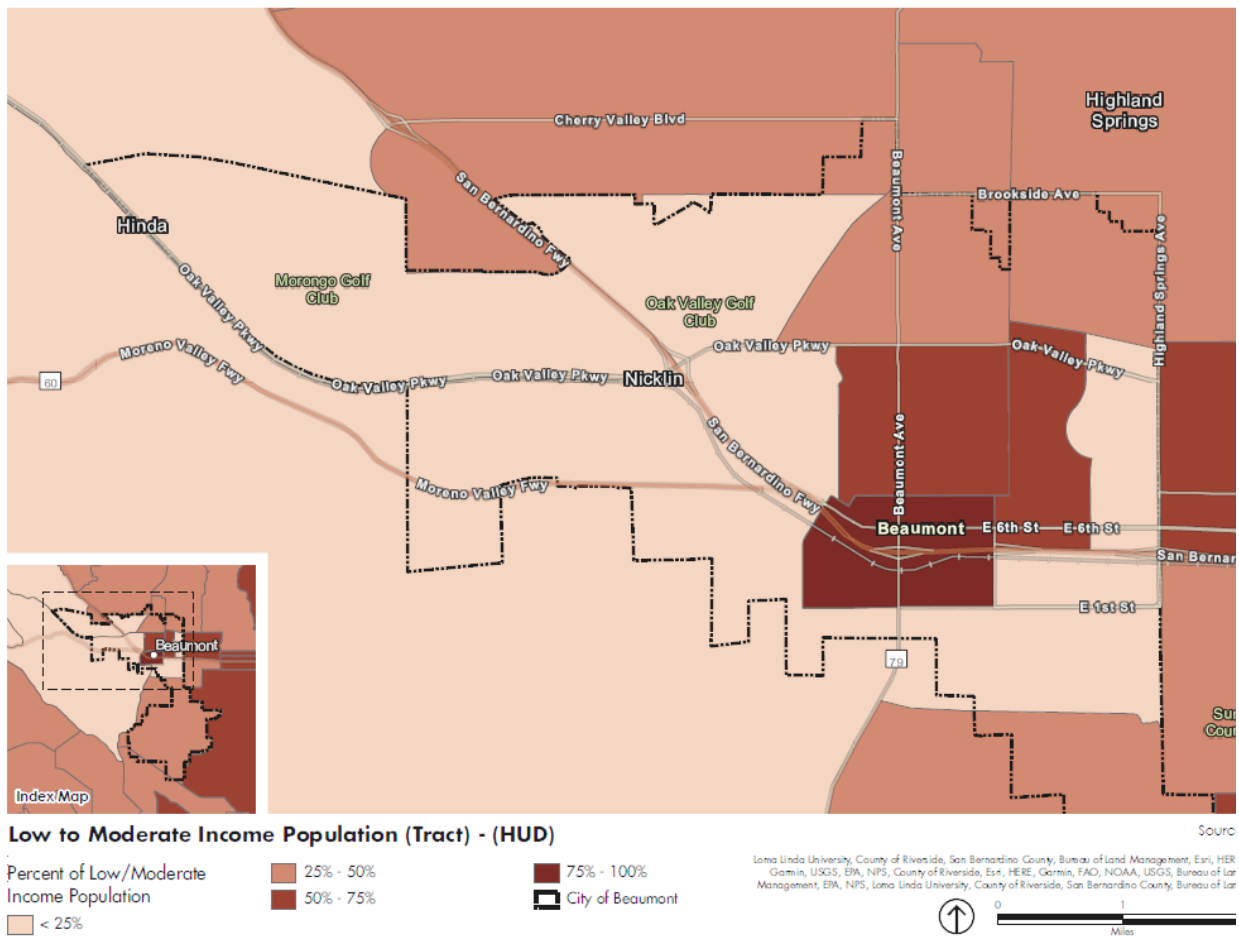
Figure F-6: Median Household Income



Source: HCD AFFH Data Viewer

Figure F-7 also displays income distribution across Beaumont by showing the percentage of low to moderate (LMI) income households by census tracts. Many tracts in the eastern parts of the city have a majority of their population living in low and moderate-income households. The area in which San Bernardino Freeway (I-10) intersects with Beaumont Avenue (SR-79) has the highest concentration of low and moderate-income households in the entire city. The lowest percentages (below 25 percent) of low to moderate income households (or households with higher incomes) are generally located in the tracts west of Beaumont Avenue.

**Figure F-7: Low to Moderate Income Population - City**



Source: HCD AFFH Data Viewer

Income should also be disaggregated by race and ethnicity to further understand local patterns of segregation and integration. Although the citywide poverty rate was 10.5 percent in 2019, not all racial and ethnic groups in Beaumont have the same likelihood of experiencing poverty. As shown in Table F-2, about one in four Black residents experience poverty, which is significantly higher than other racial or ethnic groups. Additionally, residents who identified as Black, American Indian and Alaska Native, or two or more races were disproportionately represented in the share of the total population experiencing poverty in comparison to their actual proportion of the city's population.

**Table F-2: Poverty by Race/Ethnicity (2019)**

|                                 | Poverty Rate | % Of Population |
|---------------------------------|--------------|-----------------|
| <b>Total Population</b>         | <b>10.5%</b> | <b>-</b>        |
| White alone                     | 9.8%         | 65%             |
| Black or African American alone | 23.1%        | 9%              |

|  |       |     |
|--|-------|-----|
| American Indian and Alaska Native alone          | 7.0%  | 1%  |
| Asian alone                                      | 8.0%  | 9%  |
| Native Hawaiian/Other Pacific Islander alone     | 0.0%  | 0%  |
| Some other race alone                            | 6.1%  | 12% |
| Two or more races                                | 12.9% | 4%  |
| Hispanic or Latino origin (of any race)          | 10.2% | 46% |
| <i>Source: ACS 5-Year Estimates, Table S1701</i> |       |     |

### F.2.3 Racially or Ethnically Concentrated Areas of Poverty

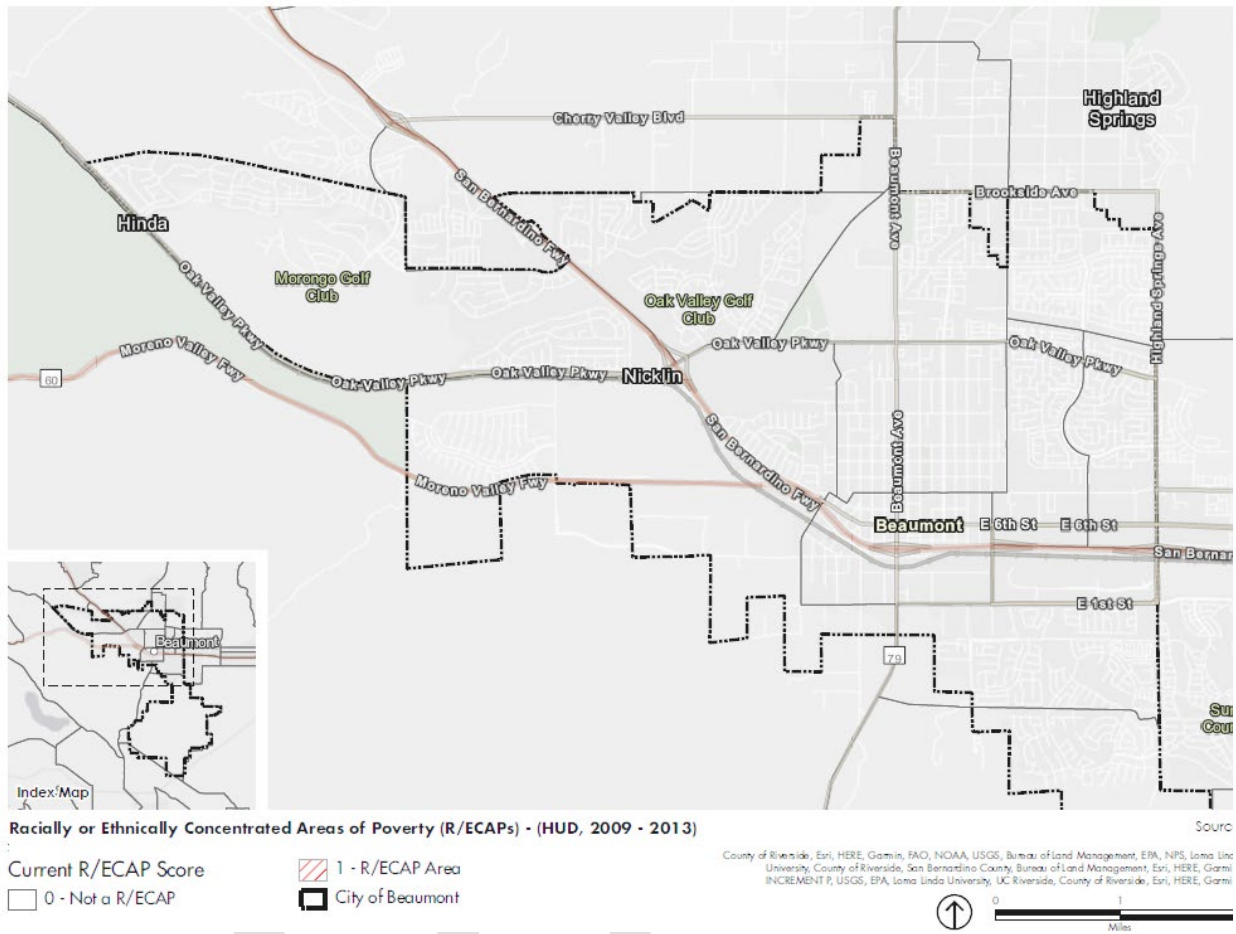
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#### **Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)**

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

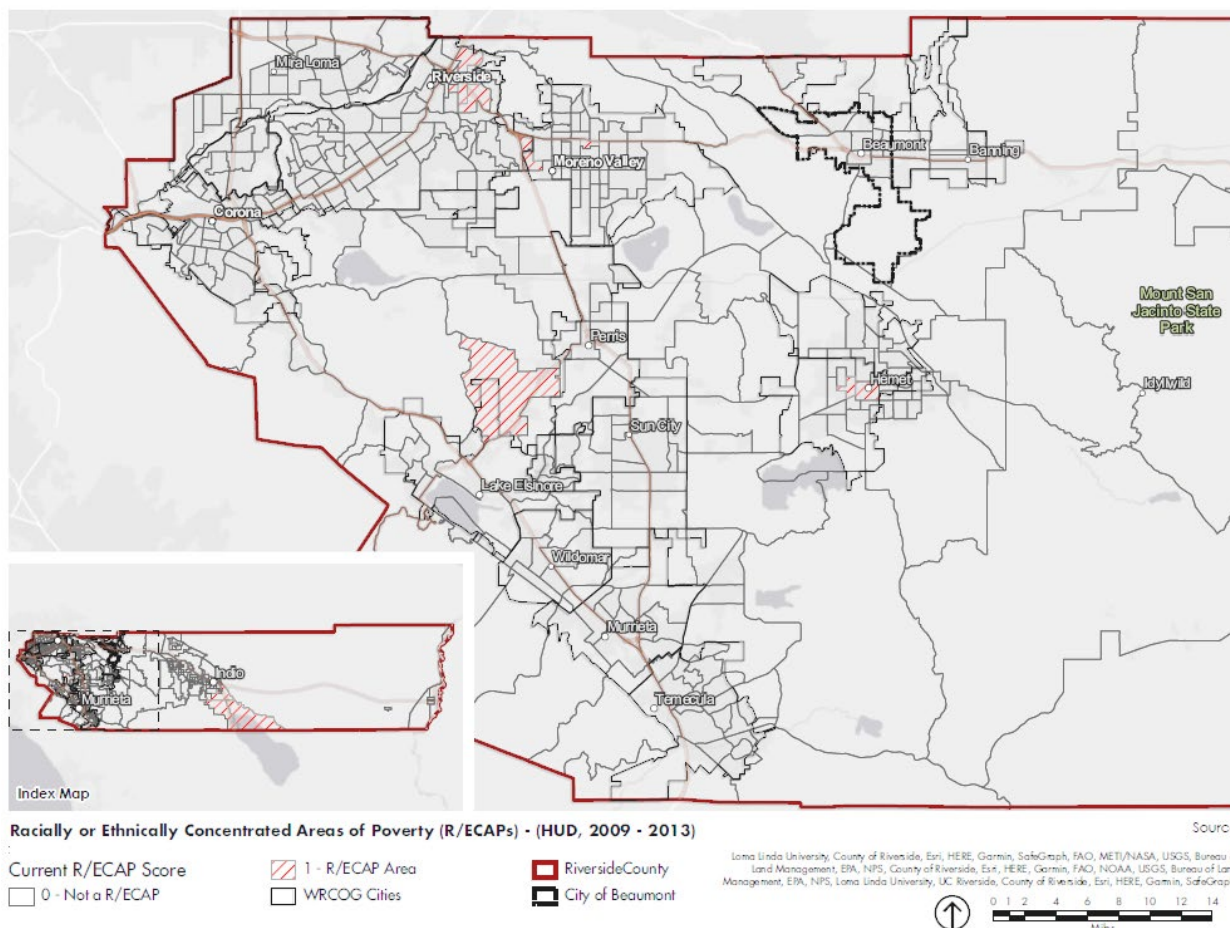
R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figure F-8 and F-9, there are no R/ECAPs in Beaumont or in the surrounding area.

**Figure F-8: Racially/Ethnically Concentrated Areas of Poverty - Citywide**



Source: HCD AFFH Data Viewer

**Figure F-9: Racially/Ethnically Concentrated Areas of Poverty - Regional**



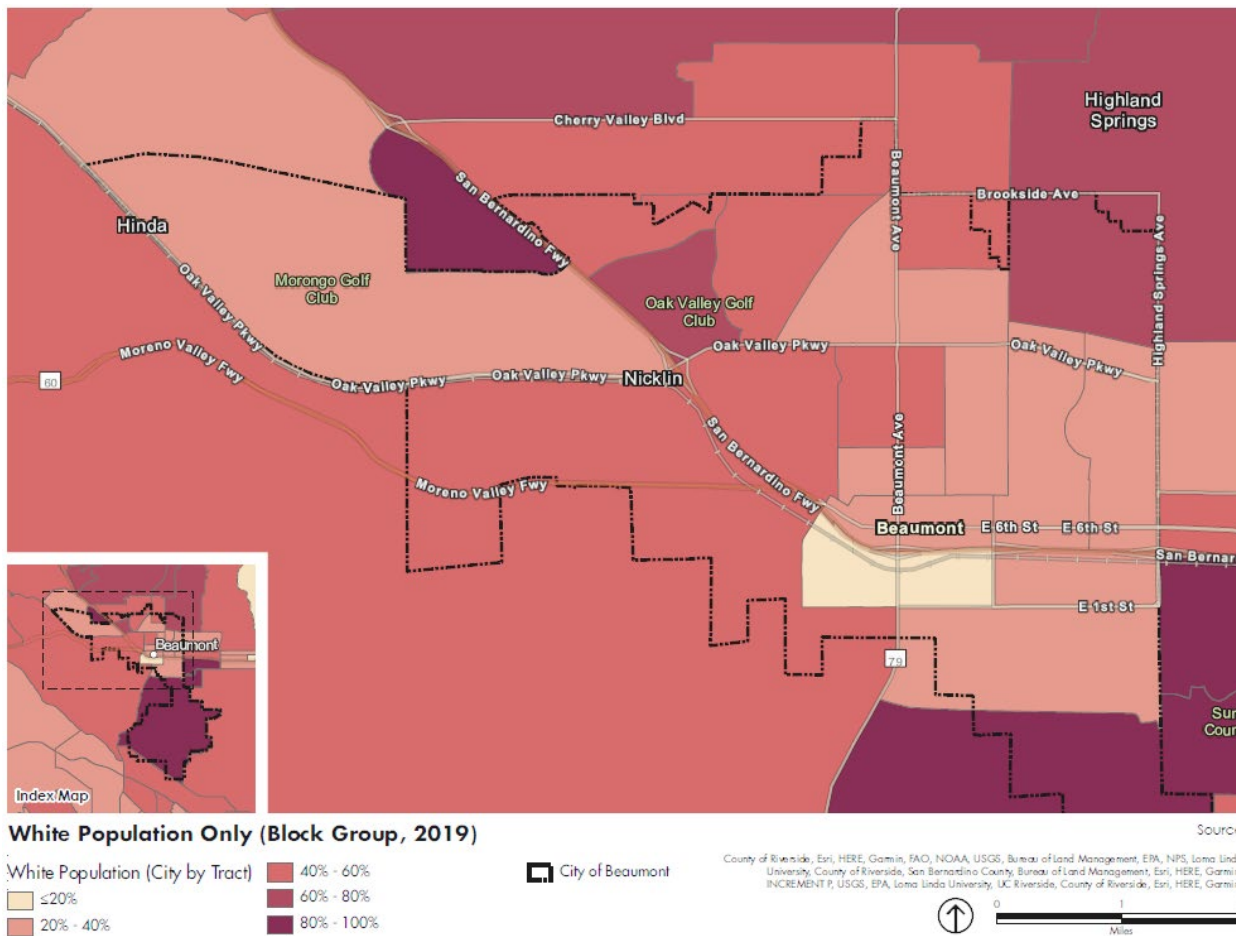
Source: HCD AFFH Data Viewer

## Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016). However, HCD has adjusted the RCAA methodology to more appropriately consider California's higher levels of diversity. According to Figures F-6 above and F-10 below, while there are areas of Beaumont that have a higher proportion of white residents and higher median incomes, they do not meet the thresholds to be considered RCAAs.



Figure F-10: Percent of White Population



Source: HCD AFFH Data Viewer

## F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood's access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2)

encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Lower resource areas have fewer of these opportunities. The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to more equitably distribute funding for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

### **TCAC Opportunity Areas – Composite Score**

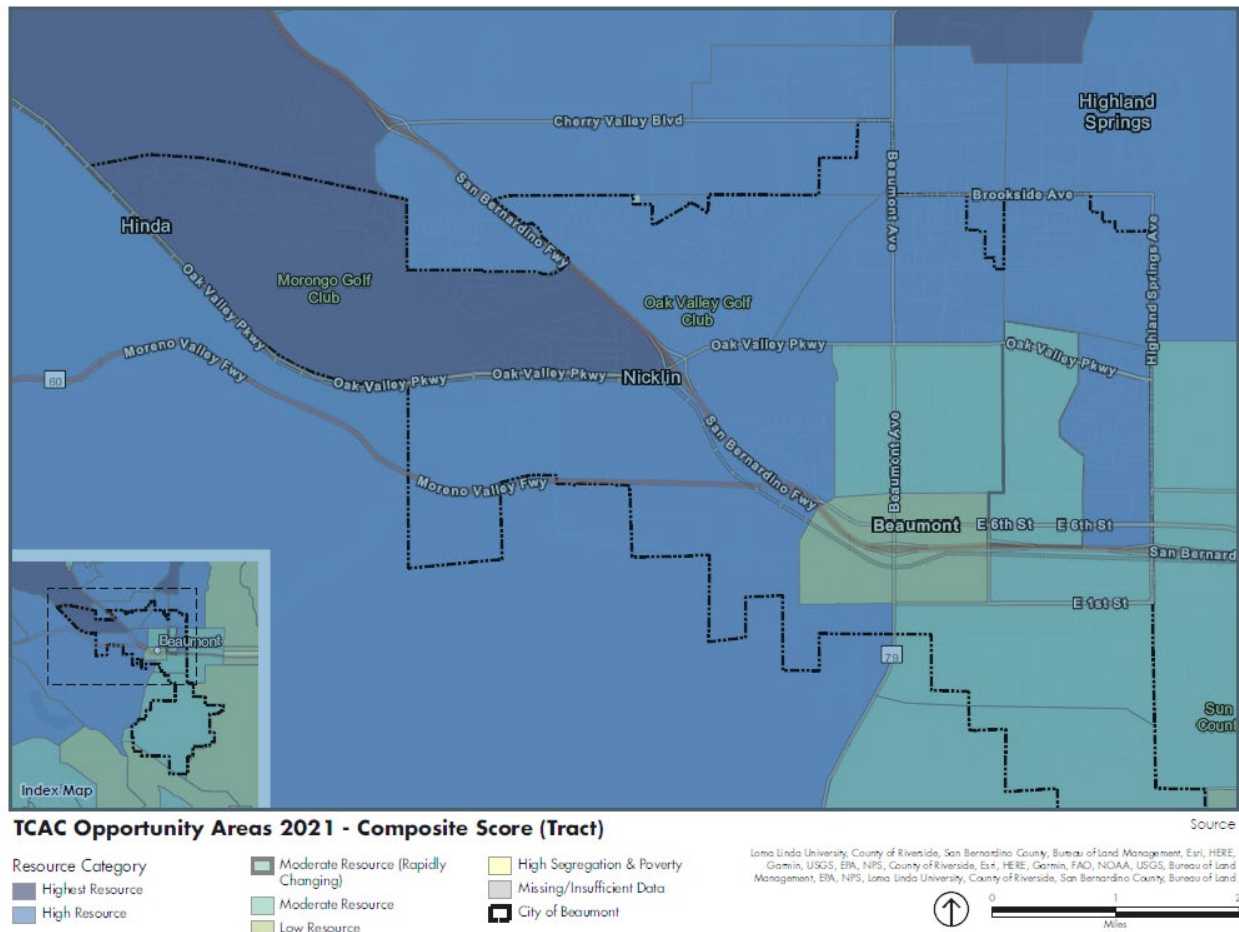
As shown in Figure F-11, the majority of Beaumont consists of high or highest resource areas, which includes the western portion of the city (west of Elm Avenue), the census tracts north of Oak Valley Parkway, and the eastern census tract north of the I-10 and east of Starlight Avenue. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards.

Several census tracts in the city are categorized as moderate resource areas, including the area bound by Elm Avenue, Oak Valley Parkway, Starlight Avenue, and 8<sup>th</sup> Street, as well as the southern part of the city east of Beaumont Avenue and south of the I-10. These areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

The census tract at the intersection of SR-79 and I-10 is considered low resource. Low resources areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. The designation of a low resource area in Beaumont is due to lower median incomes, median home values, and the environmental pollutants caused by the intersection of two major freeways. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.



Figure F-11 TCAC Opportunity Areas (2021) - Composite Score - Tract



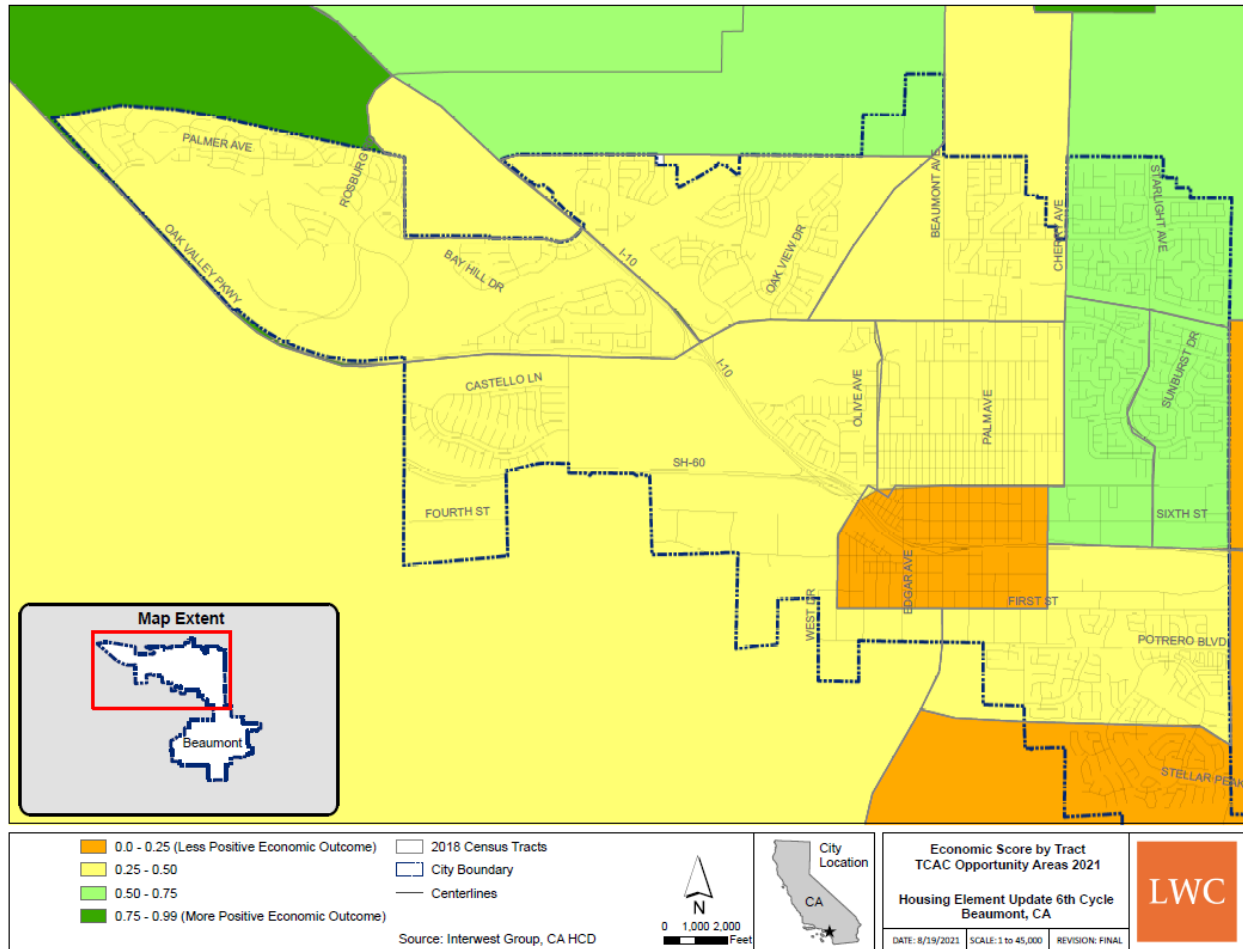
Source: HCD AFFH Data Viewer

## Economic Score

The economic score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating the most positive economic outcomes. Figure F-12 shows the majority of the city consists of tracts with a 0.25-0.50 economic score, which is on the lower outcome range. According to Beaumont's Economic Development Strategic Plan (Table A-2), a greater portion of residents working in Beaumont earn less than \$3,333 per month compared to residents commuting outside of the city to San Bernardino or Riverside. One census tract in the city, located at the intersection of SR-79 and I-10, is categorized as having the least positive economic outcomes. This area also has the highest concentration of non-white residents and low to moderate income households, suggesting that lower-income residents of color in Beaumont exhibit a greater negative localized impact on economic outcome compared to other residents.

Beaumont's most recent General Plan (Elevate Beaumont 2040) outlines several programs to spur economic growth and development in the city, including Program EDF5 (Business Recruitment), which will implement a business recruitment strategy to attract high-paying employment-based uses in the Employment District and Program EDF13 (Local Business Internships), which will create a program to provide incentives for local businesses to offer internship and mentoring programs to high school and college students in partnership with educational institutions and major employers.

**Figure F-12: TCAC Opportunity Areas (2021) - Economic Score - Tract**



Source: HCD AFFH Data Viewer

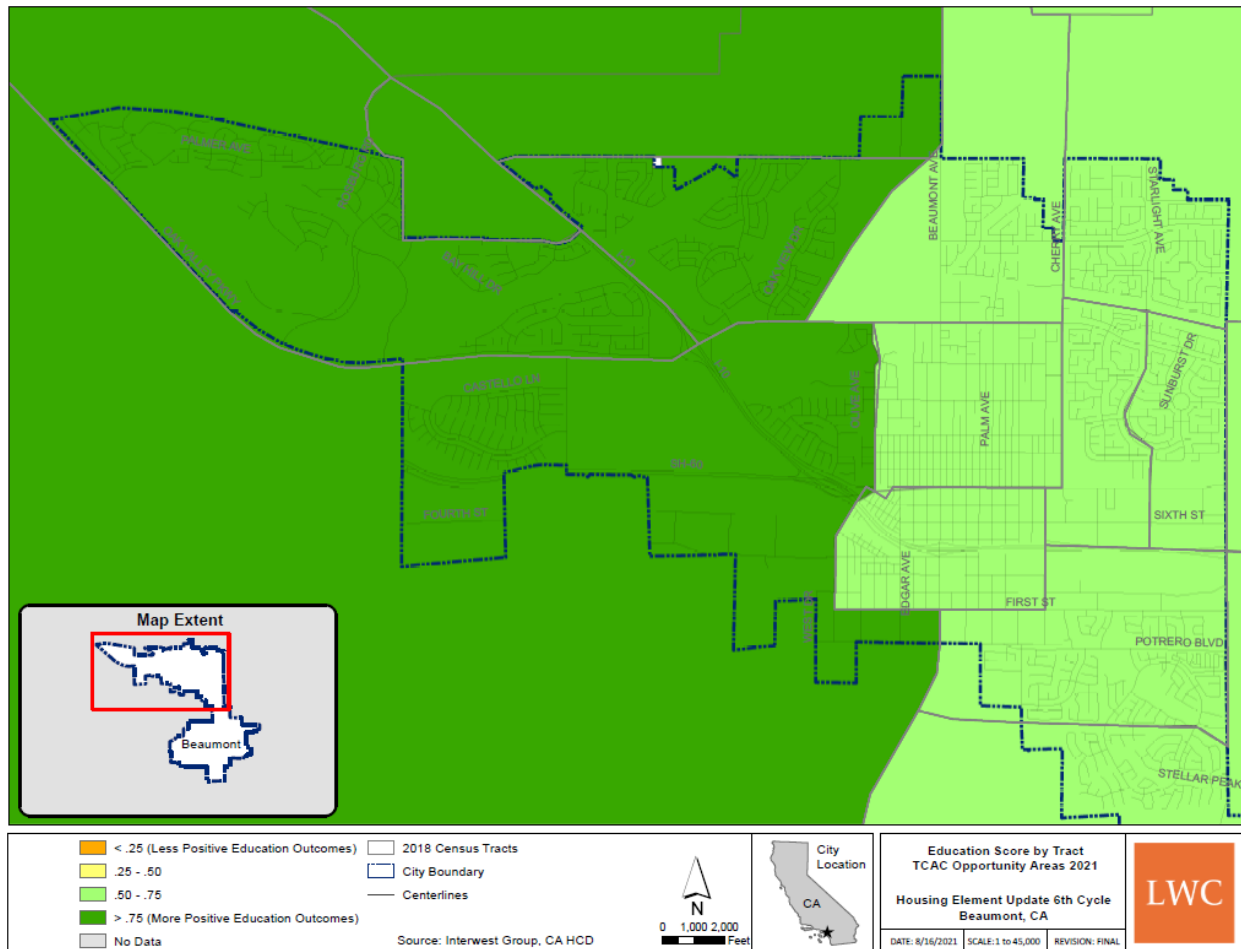
## Education Score

The education score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes. As shown in Figure F-13, census tracts across the city have education scores of 0.5 or greater, with half of the city having the

highest education score of greater than 0.75 (more positive education outcomes). Beaumont schools are generally neighborhood serving. The portion of the city with the highest education score is located in the western section of Beaumont (west of Elm Avenue). This half of the city also has a higher rate of white residents and lower rate of low to moderate income households than the eastern portion of the city, indicating that higher quality educational opportunities are more available to white residents in wealthier neighborhoods. Palm Innovation Academy, which serves the more disadvantaged core of the city, yielded lower test scores than schools in other parts of town.

The Economic Development and Fiscal Element in Elevate Beaumont 2040 contains several policies to improve educational opportunities and foster more inclusive and equitable communities, such as Policy 5.3.1, which directs the City to partner with the Beaumont Library District to promote educational programs that teach children, teens, and adults with low literacy to improve reading skills, improve English conversational skills, and provide homework support; Policy 5.3.3, which directs the City to promote free or low-cost child and family enrichment programs and afterschool supplemental education programs; and Policy 5.3.4, which directs the City to support a high-quality, universal system of early childhood education, especially in low income communities. In addition, the school district allows for transfers from one school to another based on availability of space.

Figure F-13: TCAC Opportunity Areas (2021) - Education Score - Tract



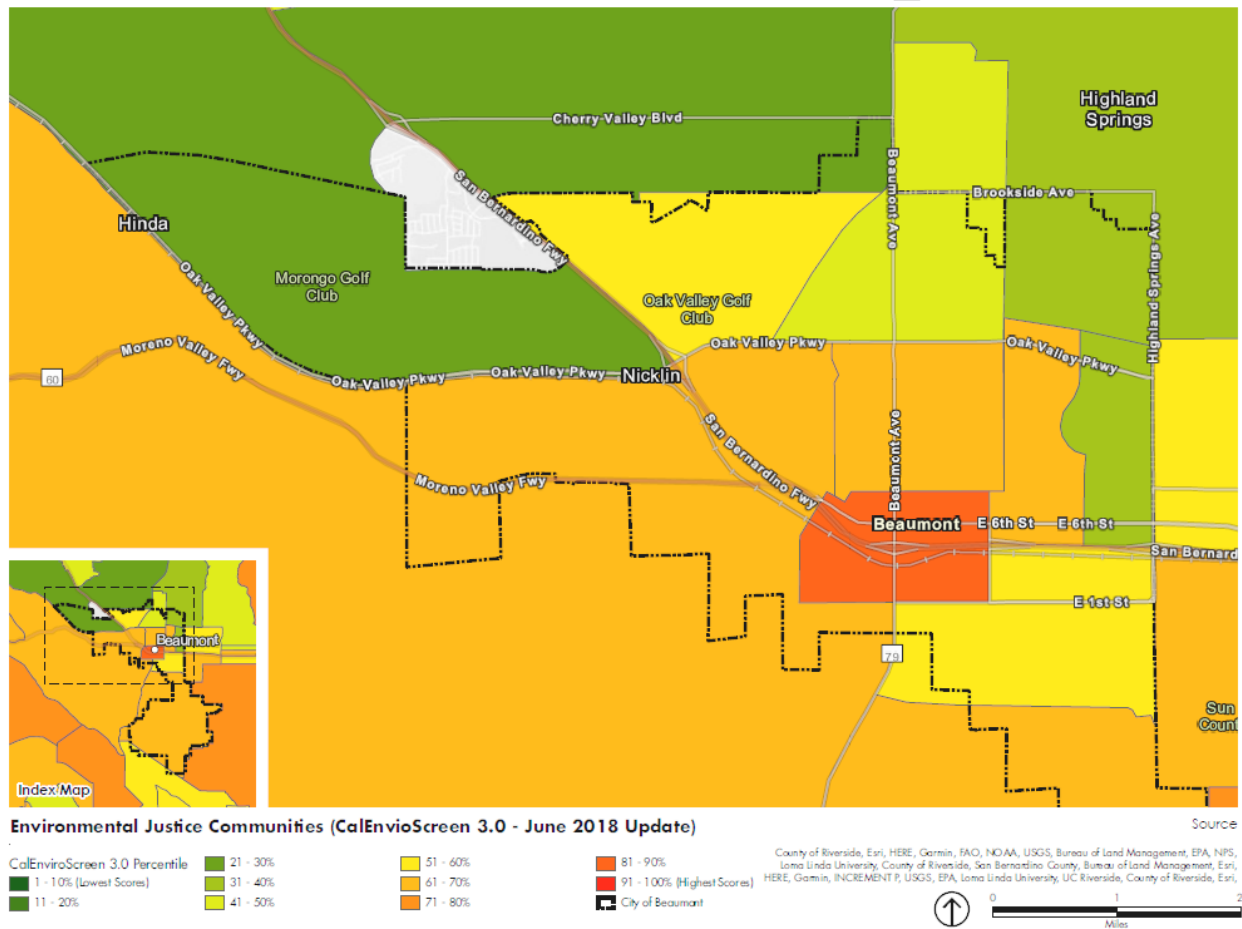
Source: HCD AFFH Data Viewer

## Environmental Score

The environmental score for a census tract is based on CalEnviroScreen 3.0 pollution indicators and values. The CalEnviroScreen is a mapping tool that helps identify areas in the state that are most impacted by various sources of pollution. The score considers four major indicators: exposure (e.g., air quality, lead risk, and drinking water quality, etc.), environmental effects (e.g., hazardous waste generators, solid waste sites, etc.), sensitive population (e.g., asthma, cardiovascular disease, etc.), and socioeconomic factor (e.g., poverty, unemployment, etc.). The score on the map is broken up by deciles, with the lowest decile (1 to 10 percent) indicating the most positive environmental conditions. As shown in Figure F-14, census tracts on the southern end of the city (south of Oak Valley Parkway) have higher CalEnviroScreen scores, indicating lower environmental health conditions. This area of Beaumont is impacted by the clustering of several major freeways (the I-10, SR-79, and SR-60) that reduce overall air quality from increased pollution emitted from a greater concentration of vehicles.

Elevate Beaumont 2040 summarizes several programs the City plans to undertake to address local environmental concerns. As outlined in the Environmental Justice Element, the City will adopt mitigation measures to limit vehicular and construction-related particulate emissions (Program HEJ20 – Particulate Mitigation) and adopt a lead testing and abatement program in El Barrio and Town Center, the neighborhoods with a highest concentration of pre-1978 homes and thus the highest likelihood for lead paint (Program HEJ17 – Lead Abatement Program).

**Figure F-14: TCAC Opportunity Areas (2021) - Environmental Score - Tract**



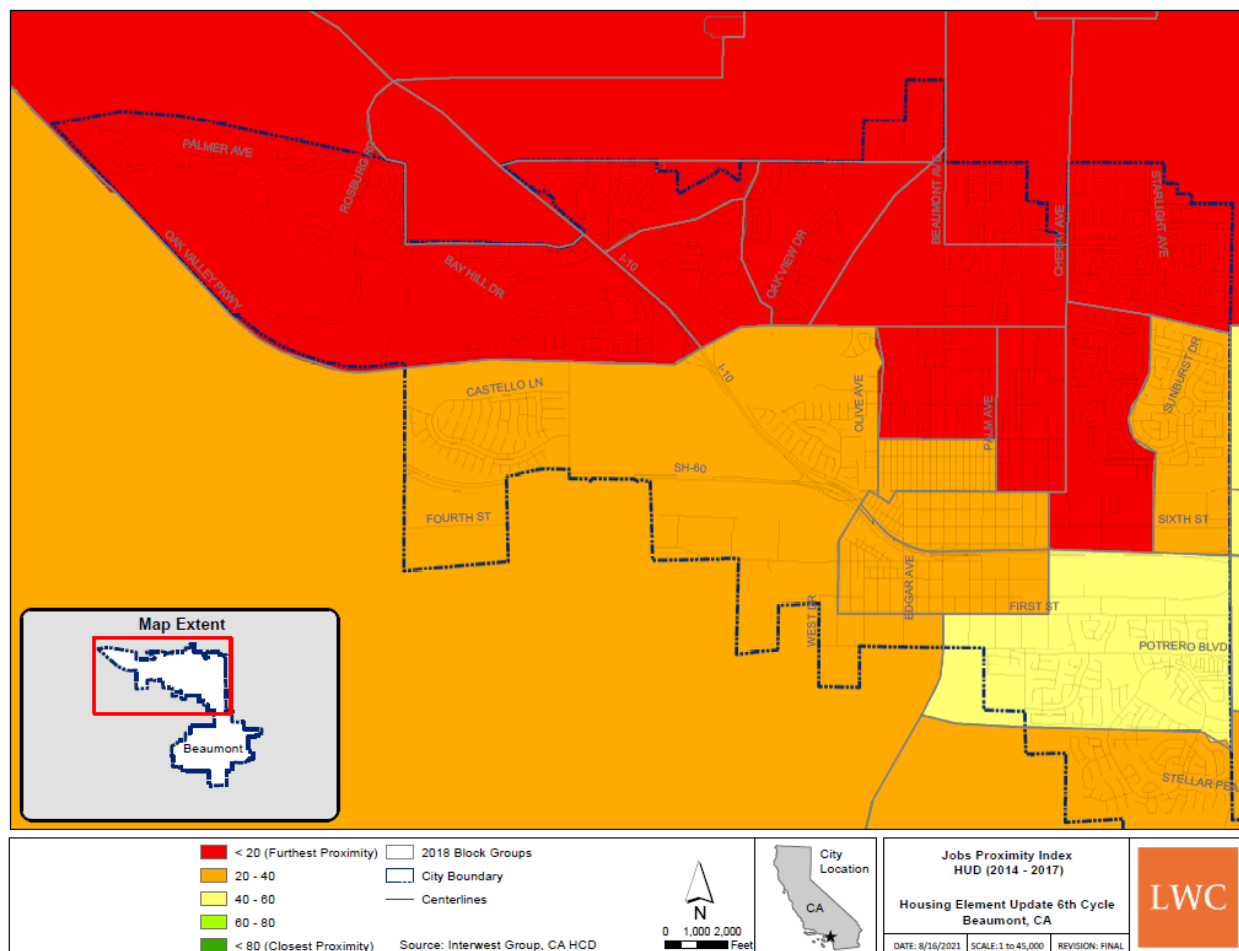
Source: HCD AFFH Data Viewer

## Jobs Proximity Index

HUD's Jobs Proximity Index for a census tract measures the area's distance from employment. This index can be used as a proxy to indicate relative transportation need in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers. As shown in Figure F-15, census tract groups in the southern areas of Beaumont, particularly the southeastern portion, have greater access to employment opportunities than tracts in the northern part of the city.

Beaumont operates its own bus system throughout the city, with routes running to employment areas on the south portion of town, to the High School, and to connect with regional bussing with Riverside Transit Authority and Omnitrans. The City, however, does not have any rail service nor high quality transit as identified by HCD.

**Figure F-15: Jobs Proximity Index (HUD, 2014-2017) – Block Group**



Source: HCD AFFH Data Viewer

## Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figures A-11 and A-12), the most common types of disabilities in Beaumont in 2018 were ambulatory disabilities followed by cognitive disabilities. Of the total senior population in Beaumont, the most common types of disabilities in 2018 were ambulatory disabilities (20.0 percent of the total senior population) and hearing disabilities (13.6 percent of the total senior population).

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 438 residents with a development disability in Beaumont, most of whom are able to live in their own home with their parent or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix discusses how the City permits various housing types, including the allowance for reasonable accommodations. While there are no housing facilities in Beaumont strictly for people with disabilities, various resources are available. The Inland Regional Center (IRC), which serves both Riverside and San Bernardino counties, is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The IRC, located in San Bernardino, is a nonprofit agency that contracts with DDS to coordinate services for people with developmental disabilities<sup>1</sup>.

## **F.2.5      Disproportionate Housing Needs**

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### **Overpayment**

HUD defines overpayment, or “housing cost burden”, as households paying more than 30 percent of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

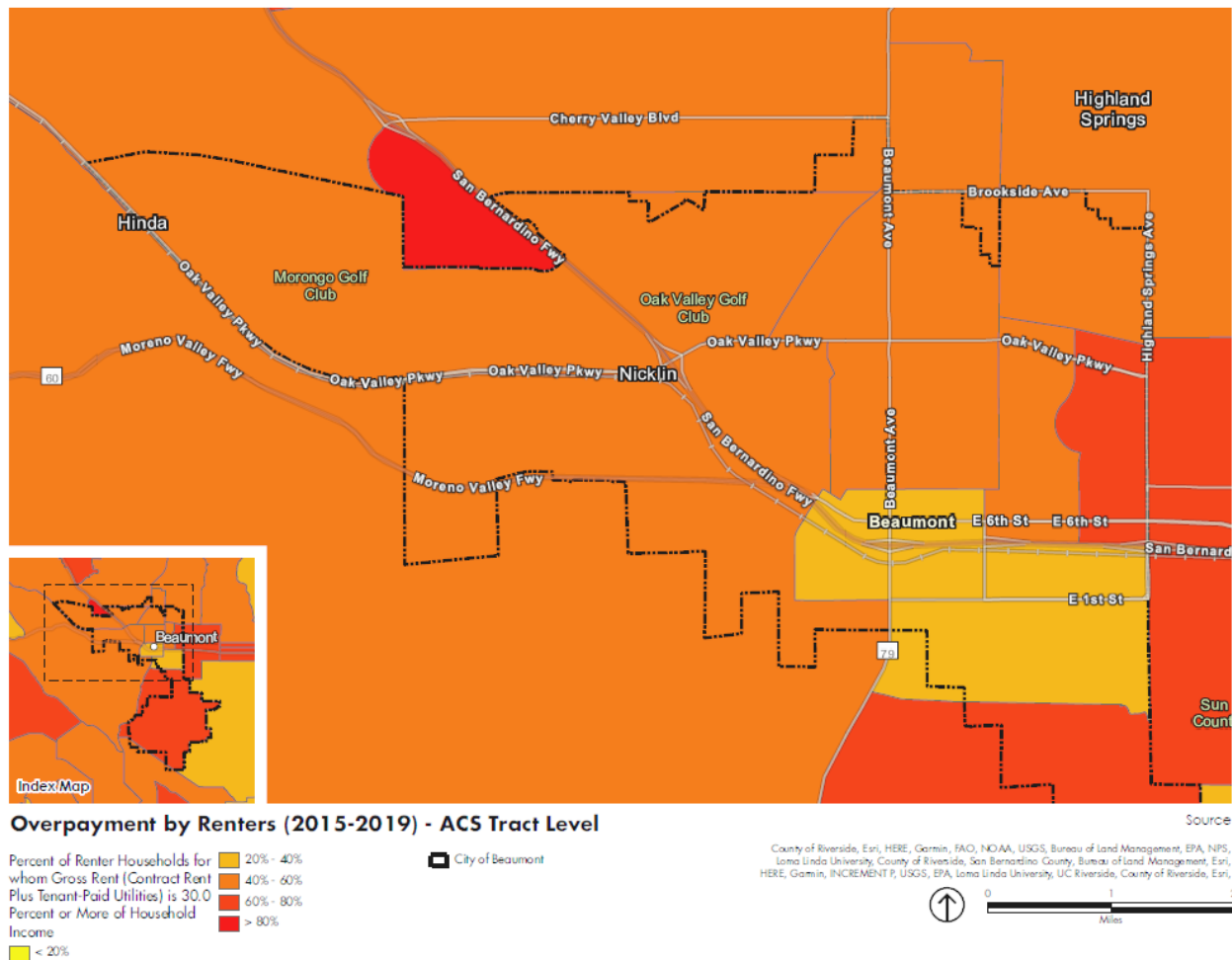
Renters are more likely to overpay for housing costs than homeowners. According to the Needs Assessment (Appendix A), 43.5 percent of renters in Beaumont are cost-burdened. As shown in Figure F-16, the concentration of renters exhibiting cost burden (40 to 60 percent) is similarly high across the city. There are two census tracts in the southeastern portion of Beaumont (one at the intersection of SR-70 and I-10 and another adjacent tract southeast of it) with a lower rate of overpayment.

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<sup>1</sup> <https://www.inlandrc.org/about-irc/>



Figure F-16: Overpayment by Renters (2015-2019)



Source: HCD AFFH Data Viewer

Homeowners experience a lower rate of cost burden. The rate of overpayment for homeowners in Beaumont is similar across the city, with most census tracts exhibiting 20 to 40 percent homeowner cost burden. One census tract (located where SR-70 and I-10 intersect) has the lowest rate of homeowner overpayment in Beaumont. This area exhibits a homeowner cost burden rate of less than 20 percent.

**Overpayment by Home Owners (2015-2019) - ACS Tract Level**

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

City of Beaumont

Source: Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, County of Riverside, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Loma Linda University, County of Riverside, San Bernardino County, Bureau of Land Management

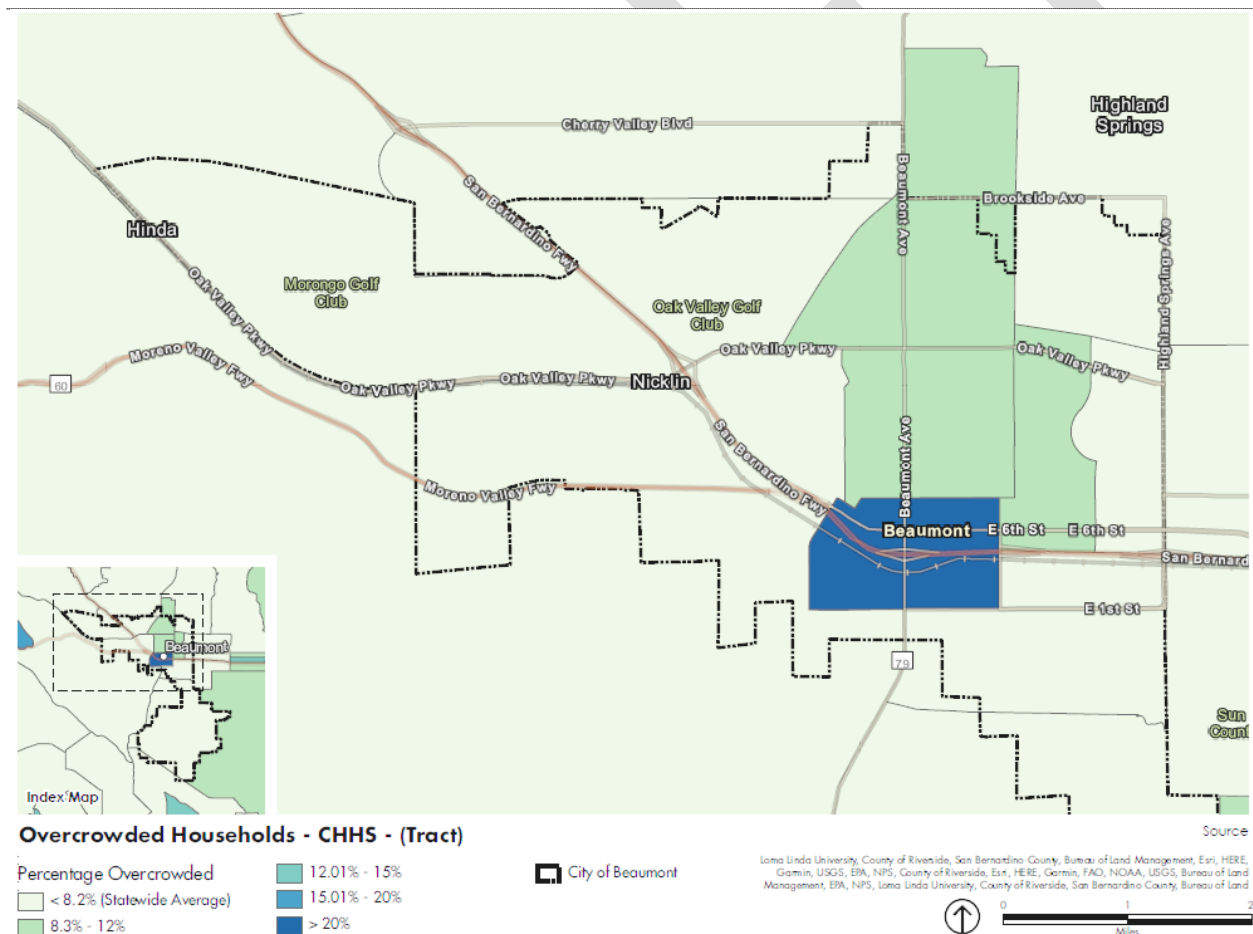
## Overcrowding

**Table F-3: Overcrowding and Severe Overcrowding Rates**

|   | Beaumont | Riverside County |
|---|----------|------------------|
| <b>Occupants Per Room</b>                       |          |                  |
| 1.01 to 1.5                                     | 2.5%     | 5.1%             |
| 1.51 or more                                    | 1.0%     | 1.8%             |
| <i>Source: ACS 5-Year Estimates, Table DP04</i> |          |                  |

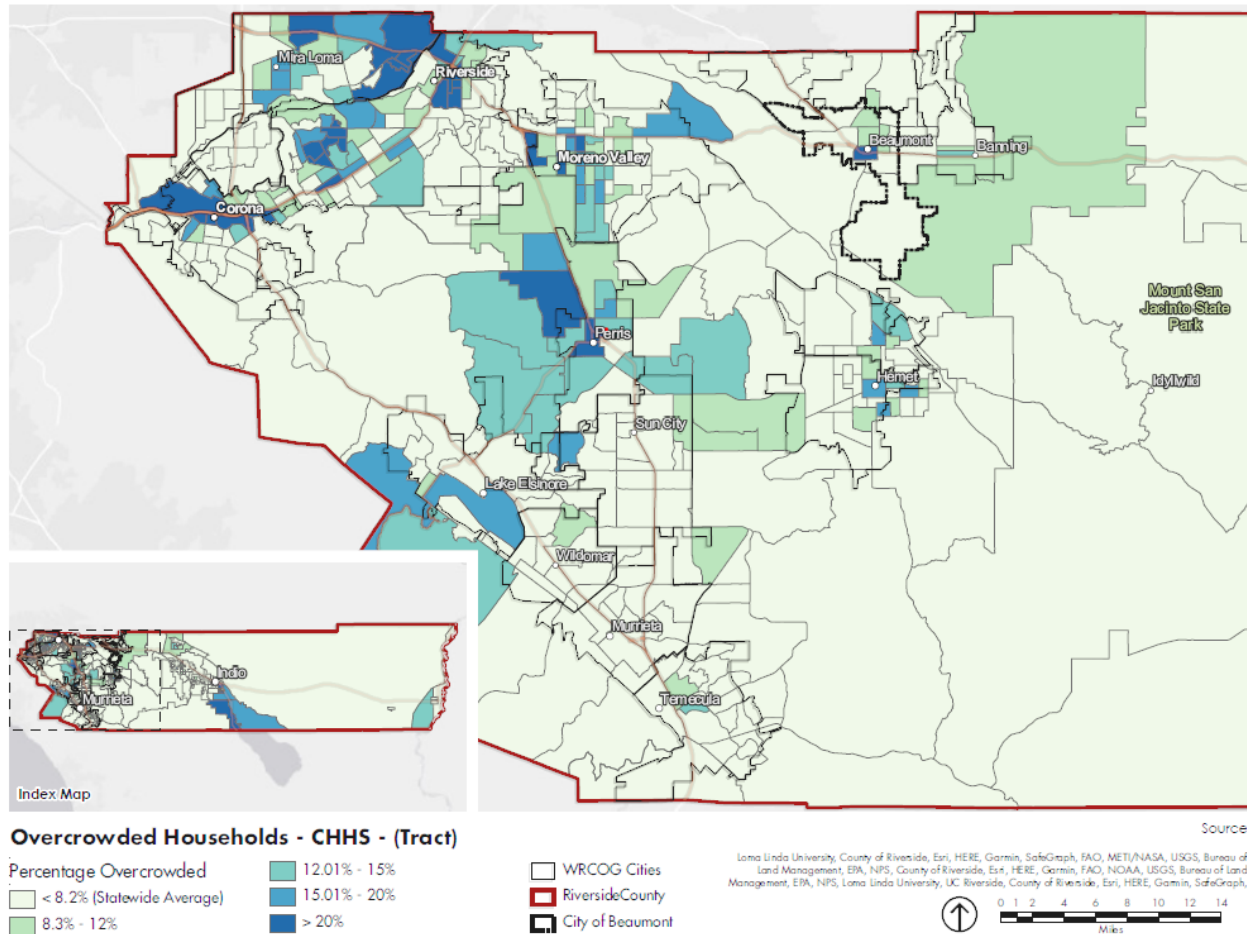
Overcrowding rates in Beaumont are concentrated on the eastern side of the city. The census tract at the intersection of SR-79 and I-10 has the highest rate of overcrowding (greater than 20 percent), while census tracts to its northside exhibit overcrowding rates of 8.3 to 12 percent. The rest of the city has overcrowding rates of below the statewide average of 8.2 percent. Beaumont generally has less overcrowding than the regional overall, especially compared to cities like Riverside, Corona, and Moreno Valley.

**Figure F-18: Overcrowded Households**



*Source: HCD AFFH Data Viewer*

**Figure F-19: Overcrowded Households - Region**

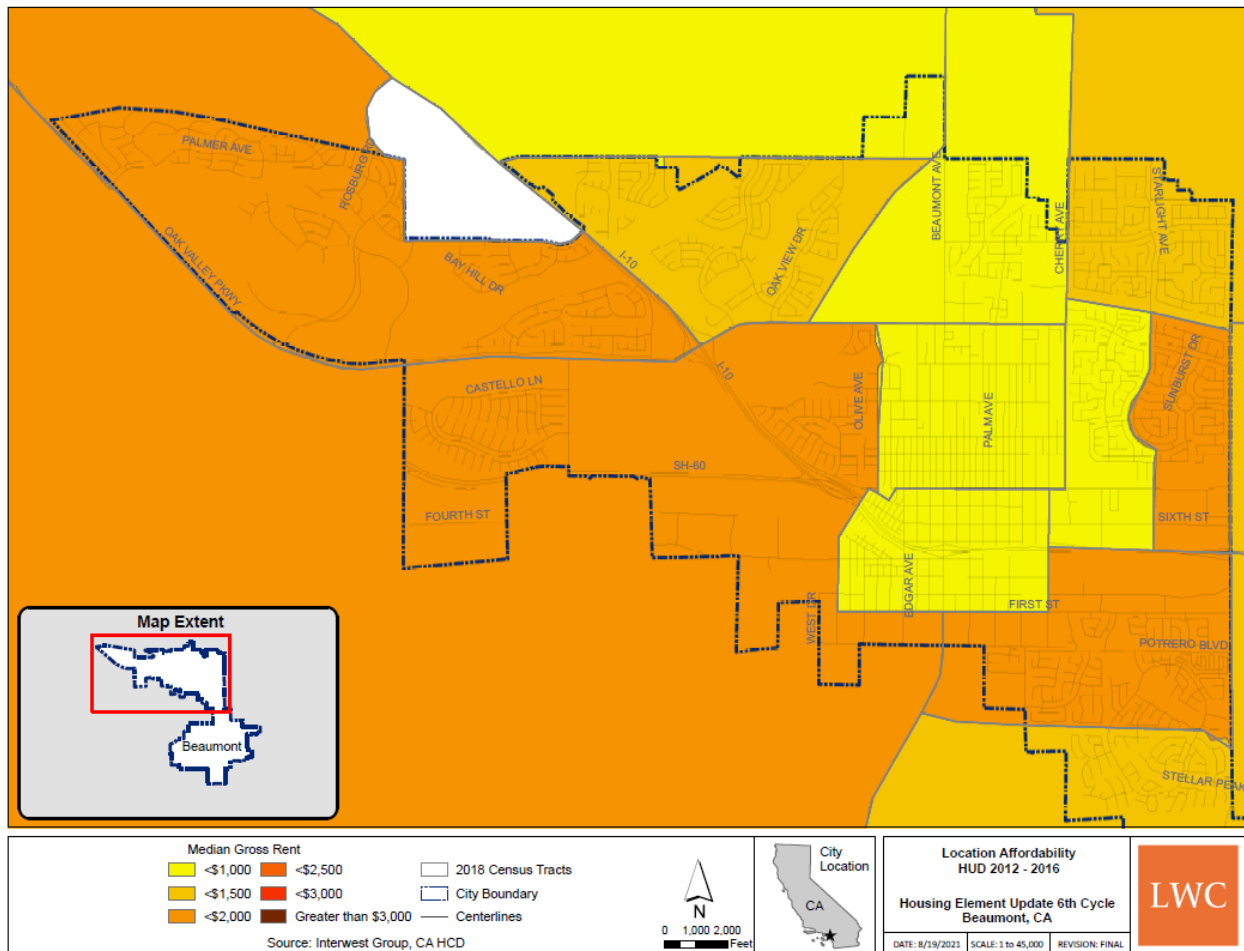


Source: HCD AFFH Data Viewer

## Location Affordability Index

Figure F-20 below shows the median gross rent across Beaumont per HUD's Location Affordability Index. This index estimates household housing and transportation cost on a neighborhood-scale. As shown in this Figure, Beaumont has lower median rents in the census tracts directly east of I-10 along the northern and eastern portions of the city. The index ratings show that the city has median gross rents between \$1,000 and \$2,000 a month. This range is aligned with the Needs Assessment (Appendix A), which shows the median monthly rent paid in Beaumont in 2019 was \$1,320. These rents are primarily affordable to moderate-income households, but would be considered a cost-burden for many lower-income households.

Figure F-20: Location Affordability



Source: HCD AFFH Data Viewer

## Substandard Housing

Incomplete plumbing or kitchen facilities can be used to as a proxy to indicate substandard housing conditions. According to the 2015-2019 ACS, 0.3 percent of households in Beaumont lacked complete plumbing and/or kitchen facilities, slightly fewer than that of the county.

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values. According to the Needs Assessment (Appendix A), 9.1 percent of all units in Beaumont are older than 60 years old, compared to 32.1 percent of units in the Southern California Association of Governments (SCAG) region. The greatest share of Beaumont's housing units was built between 2000 to 2009, while in the SCAG region more units

were built between 1970 to 1979 than any other time. Therefore, Beaumont's housing stock is generally newer than that of the overall SCAG region.

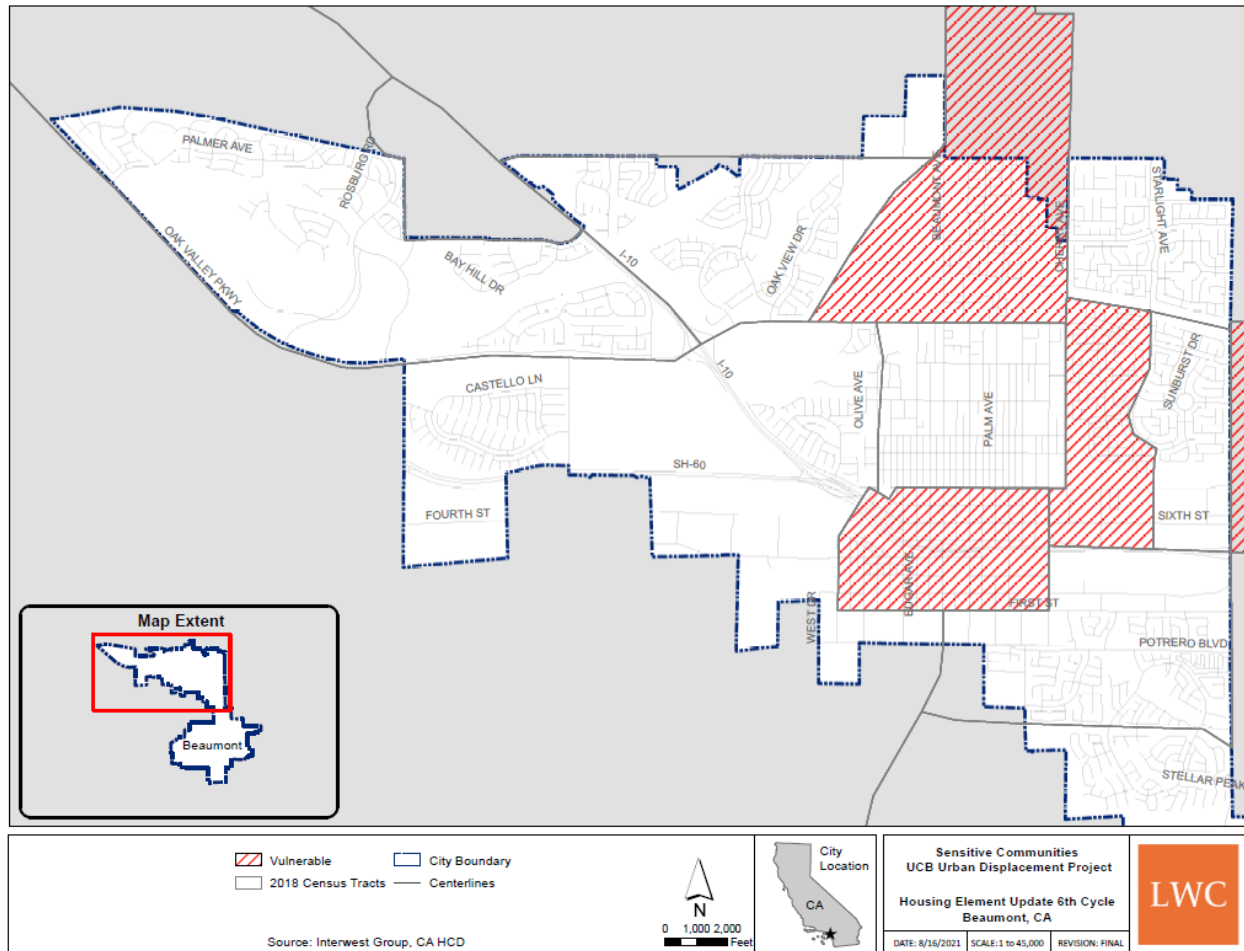
### **Displacement Risk**

The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

- The share of very low income residents is above 20 percent;  
AND
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent
  - Share of people of color is above 50 percent
  - Share of very low-income households that are severely rent burdened households is above the county median
  - Percent change in rent is above county median rent increase
  - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities across three census tracts in the eastern portion of the city (Figure F-21). These areas also have a higher concentrations of low to moderate income households and are more likely to experience overcrowding. These areas have a greater need for more affordable housing to alleviate demand. More housing for lower-income households in these neighborhoods can provide greater access to housing opportunity and stability for residents that need it most.

**Figure F-21: Vulnerable Communities**



Source: HCD AFFH Data Viewer

## F.2.6 Summary of Fair Housing Issues

Access to opportunity in Beaumont exists along racial and economic boundaries. Minority communities on the east side tend to have lower incomes and poorer educational outcomes. These communities also have a greater rate of single-parent, specifically female-headed, households. These households also generally experience a higher prevalence of overcrowding, indicating a need for more affordable housing to address the propensity to live in poorer housing conditions to save on housing costs.

## Section F.3 Sites Inventory

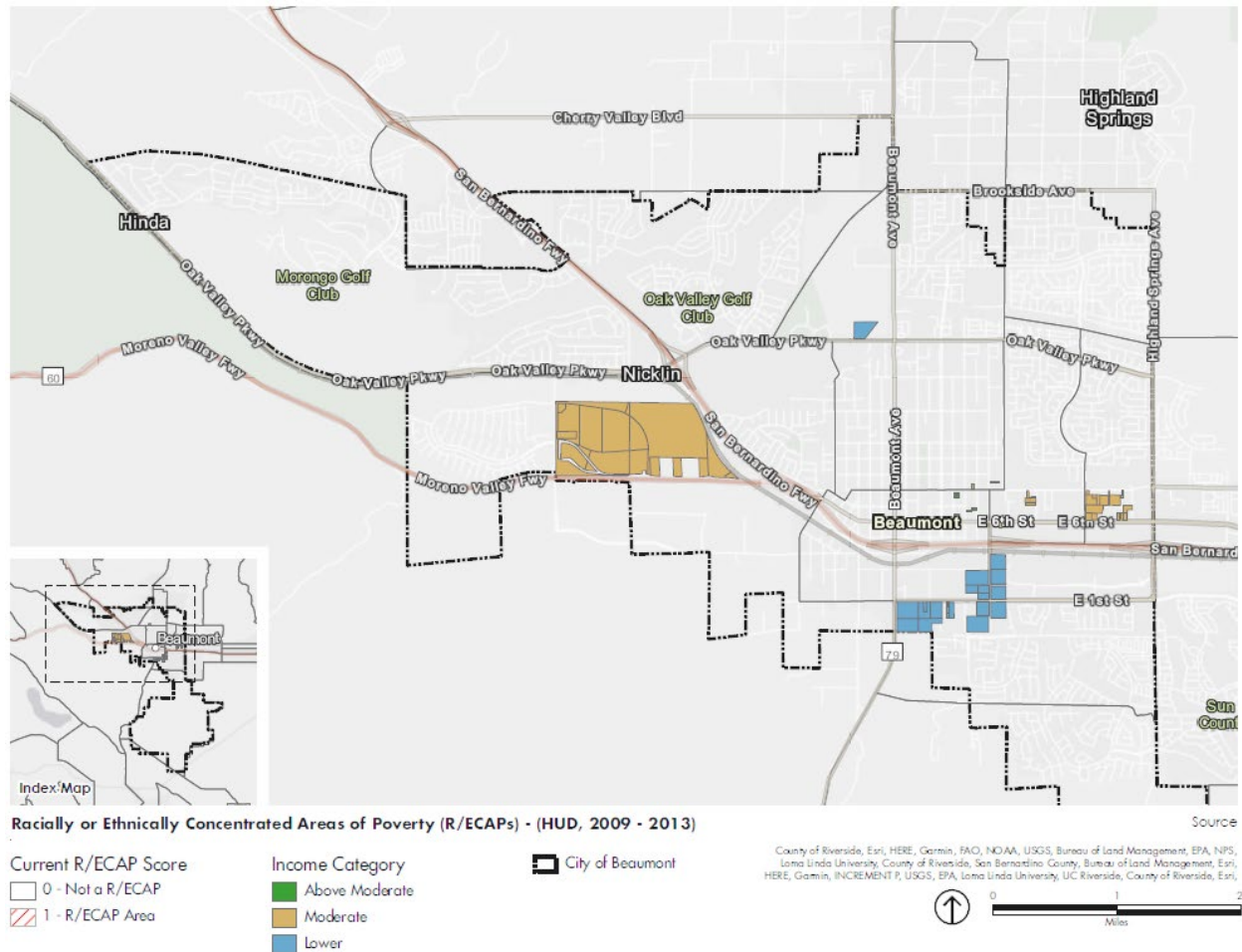
AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section identifies the City's site inventory evaluated against the various





Figure F-23 shows Beaumont's sites inventory and R/ECAPs located within the city boundaries. The sites identified to meet the RHNA are generally located in three main areas of the city. However, the city does not have any R/ECAPs within its boundaries.

**Figure F-23: Sites Inventory and R/ECAPs**



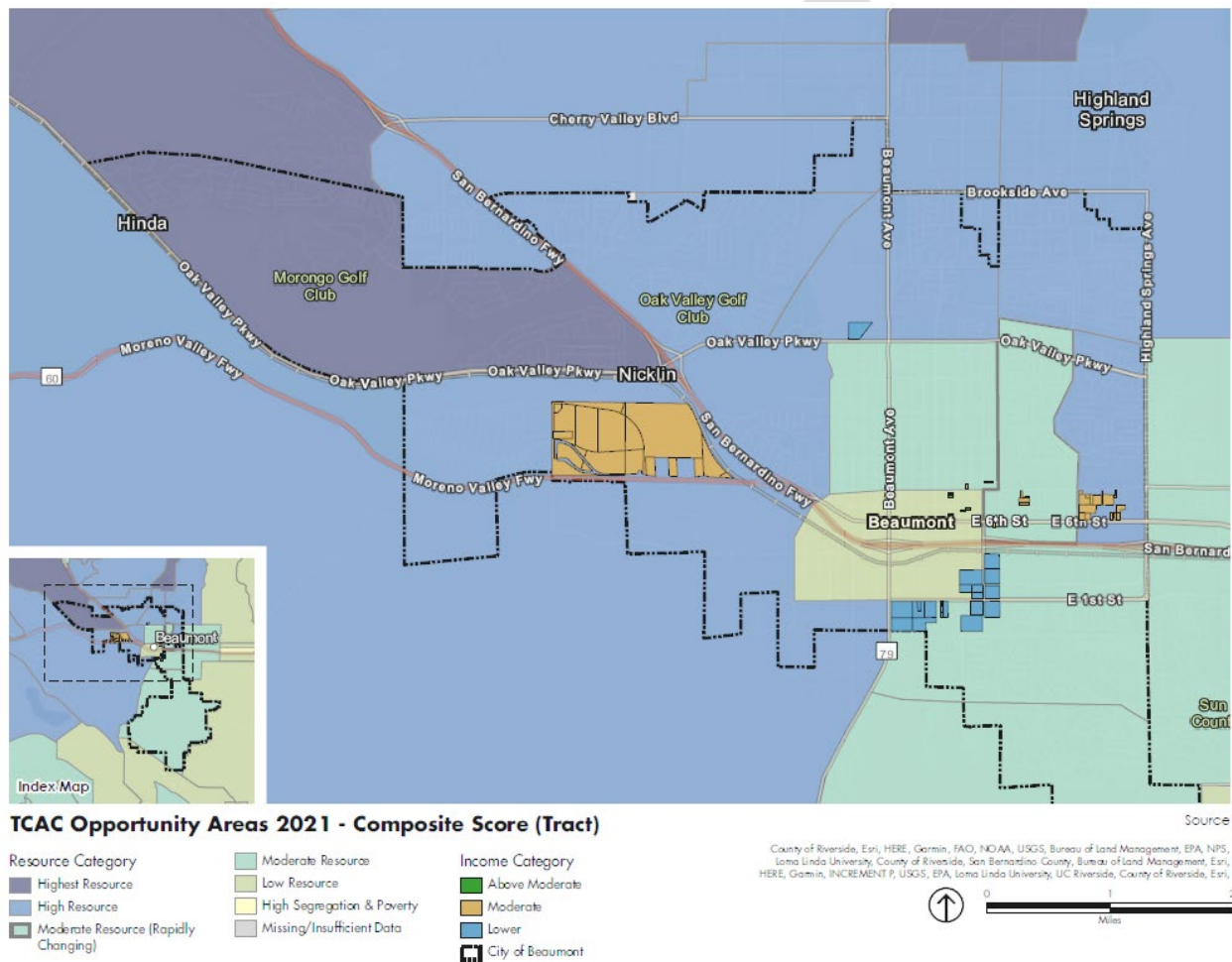
Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

### F.3.2 Potential Effects on Access to Opportunity

Figure F-24 shows the sites inventory across the city's TCAC Opportunity Areas. As mentioned earlier, the majority of the city is categorized as highest or high resource. Sites identified to satisfy the moderate-income RHNA are located in highest or high resources areas. Some of the sites identified to satisfy the lower-income RHNA are located in moderate resource areas of the city. These areas are considered to have moderate access to high quality schools and economic opportunities. However, some of the moderate income sites in the high resource area are

identified for rezoning to accommodate lower income households. Therefore, the site inventory is not considered to exacerbate fair housing trends with regard to access to opportunities. New development near the low resource portion of the city would increase access to housing opportunities near the Downtown area and provide greater ease of transit to jobs. In addition, an increase of housing development in these areas may spur greater private investment along the city's major commercial areas. The sites in this area are adjacent to Beaumont's Urban Village South, which is expected to build out with a mix of retail and commercial uses to accommodate the City's expected residential and job growth projections.

**Figure F-24: Sites Inventory and TCAC Opportunity Areas**

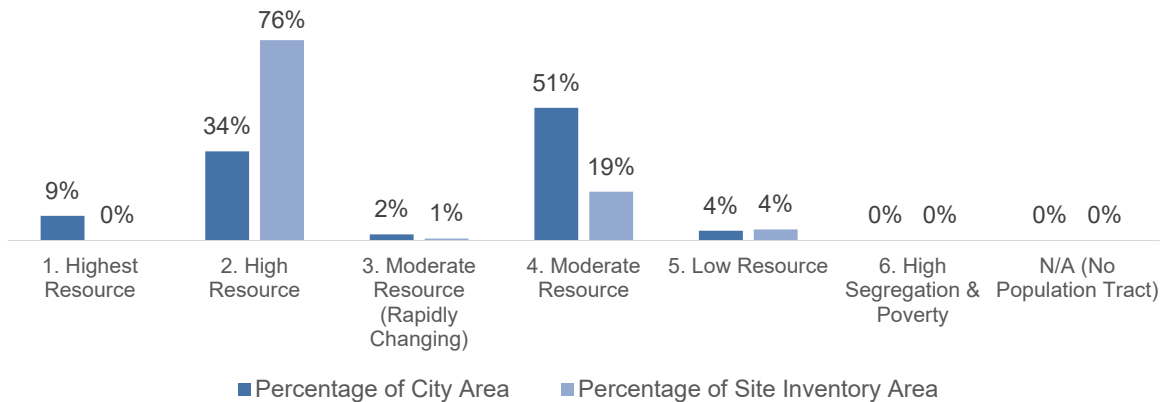


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-25 shows the distribution of sites across the range of TCAC Opportunity Area in Beaumont. The city consists of 43 percent highest or high resource areas, while 53 percent of the city is moderate resource and 4 percent is low resource. 76 percent of the identified sites are in high resource areas. Given the proportion of such areas across Beaumont, the site inventory is more heavily weighted towards high resource areas. Though over half of the city is considered a

moderate resource area, only 20 percent of the identified sites are in these areas. The City has the same proportion of sites in low resource areas as the proportion of low resource areas in Beaumont. Overall, Beaumont's site inventory is considered to mitigate fair housing concerns regarding access to opportunity, as the majority of housing development potential is equitably located in higher resource neighborhoods.

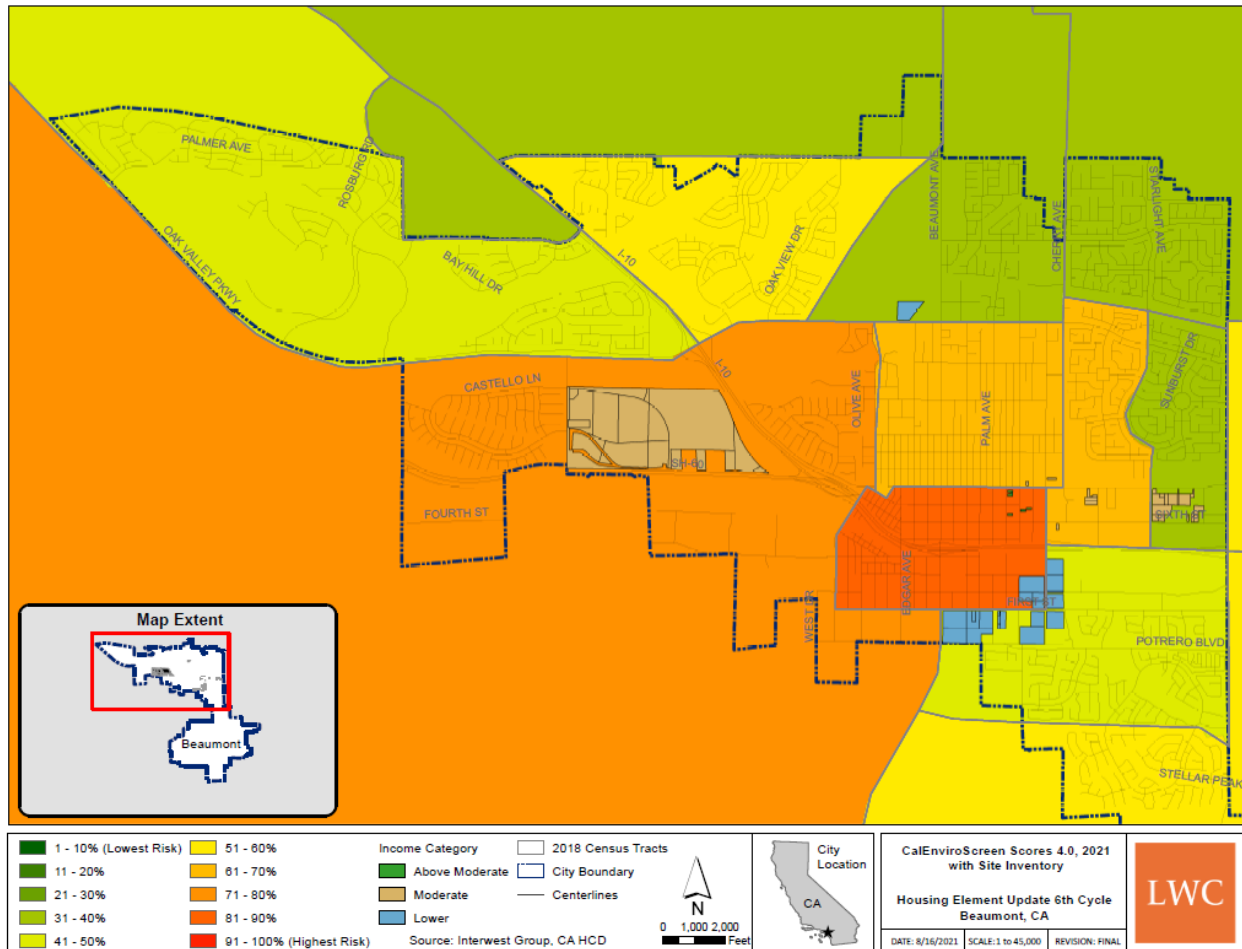
**Figure F-25: Distribution of Sites Inventory across TCAC Opportunity Areas**



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-26 shows the sites inventory across the city's CalEnviroScreen scores. As mentioned earlier, the northern portion of the city generally has lower CalEnviroScreen scores and the southern part of the city generally has higher CalEnviroScreen scores, indicating that the southside has a greater concentration of environmental pollutants than the northside. The largest concentration of sites that can accommodate lower-income housing are located on tracts with fairly low CalEnviroScreen scores but clustered near the area where SR-79 and I-10 intersect. This area has the highest CalEnviroScreen score across the entire city.

Figure F-26: Sites Inventory and CalEnviroScreen Score

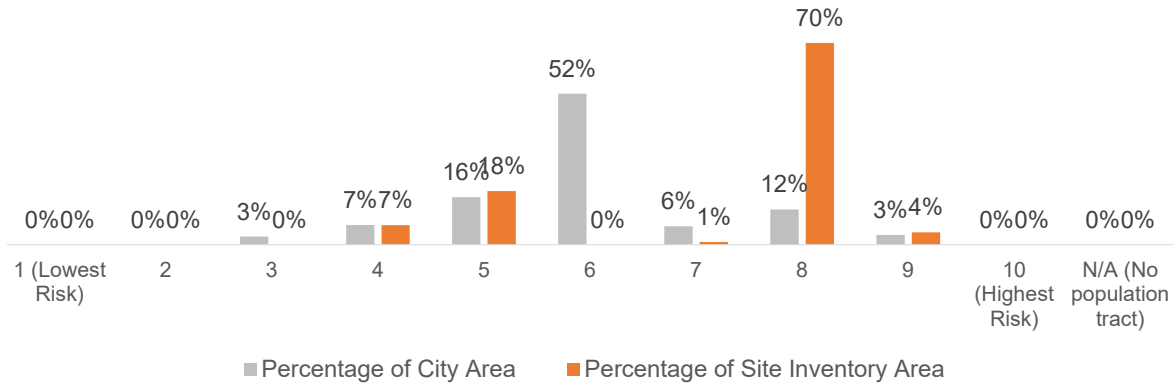


Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

Figure F-27 shows the distribution of sites across the range of the CalEnviroScreen scores in Beaumont. Approximately 73 percent (or three-quarters) of the city has a CalEnviroScreen of six or greater and pose a greater environmental risk to residents. A similar proportion (75 percent) of Beaumont's sites are located in higher risk areas. Moreover, the overwhelming majority of these sites (74 percent) are located in areas with a score of eight or above.

As mentioned in the section above, the City's Environmental Justice Element outlines several key policies and programs aimed at mitigating environmental health hazards, especially in neighborhoods that most need such measures, such as El Barrio and Town Center.

**Figure F-27: Distribution of Sites Inventory across CalEnviroScreen Score**



Source: HCD AFFH Data Viewer and Lisa Wise Consulting, Inc.

## Section F.4 Contributing Factors and Meaningful Actions

Table F-4 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Beaumont, as prioritized through the findings from the City's outreach efforts and the above assessment.

**Table F-4: Contributing Factors**

| Fair Housing Issue                     | Contributing Factor                                      | Priority |
|--|--|----------|
| Disproportionate Housing Needs         | Displacement of residents due to economic pressures      | 1        |
| Disproportionate Housing Needs         | Lack of renter protections                               | 2        |
| Disproportionate Housing Needs         | The availability of affordable units in a range of sizes | 3        |
| Disparities in Access to Opportunities | Location of environmental health hazards                 | 4        |

Table F-5 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Beaumont.

**Table F-5: Meaningful Actions**

| Contributing Factor                                 | AFFH Strategy    | Housing Implementation Programs  |
|---|------------------|--|
| Displacement of residents due to economic pressures | Housing Mobility | <b>6. Rental Assistance Program</b><br>The Housing Choice Voucher Program assists lower-income households in renting privately owned existing housing. The City will coordinate with the Housing Authority by transmitting any relevant information on apartment complexes in Beaumont commenting on the Authority's draft Action Plans. |



|   |                  |   |
|---|------------------|---|
|   |                  | <p><u><b>[New]</b> The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.</u></p> <p>In 2020, the Housing Authority assisted 95 householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Housing Choice Voucher Program.</p> <ul style="list-style-type: none"> <li>• Time frame: <b>[Edited]</b> <del>Ongoing</del> <u>Provide link on City website (2021): promote the Program annually</u></li> <li>• Responsible Agency: Planning Department, Housing Authority of the County of Riverside</li> <li>• Objectives: 95 households (60 VLI, 35 LI)</li> </ul>  |
| Displacement of residents due to economic pressures | Housing Mobility | <p><b>12. Affordable Housing Developer Outreach Program</b></p> <p>The Planning Department will implement an Affordable Housing Developer Outreach Program to promote housing for lower- and moderate-income households.</p> <p>The City will:</p> <ul style="list-style-type: none"> <li>• Update the list of affordable housing developers to include any new regional developers</li> <li>• Annually conduct outreach by informing developers of City initiatives, local incentives, and site availability to encourage and facilitate affordable housing development.</li> </ul> <p>The goal of this program is to encourage developers to address a variety of Beaumont's housing needs.</p> <ul style="list-style-type: none"> <li>• Time frame: Annual</li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <u>Objectives: Over the course of the planning period, the City will reach out to at least eight residential developers with development experience (ideally affordable housing development experience) in the region. Outreach will occur over email, phone, or in-person meetings. The City will discuss potential strategies the City may consider to further facilitate development with residential developers to get input on effectiveness and other potential strategies to consider.</u></li> </ul> |
| Displacement of residents due to economic pressures | Housing Choice   | <p><b>10. Affordable Housing Density Bonus Program</b></p> <p>AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code Section 65915-65918) to increase the maximum density bonus to up to 50 percent. Beaumont will update its Zoning Code to be consistent with State law to encourage the development of affordable and senior housing.</p> <p>In addition, in order to promote this program, the Planning Department will:</p> <ul style="list-style-type: none"> <li>• Prepare a user-friendly brochure explaining density bonus provisions</li> <li>• Hold at least two workshops for landowners and developers after the brochure is prepared</li> </ul> <p>The quantified objective is construction of 30 density bonus units during the planning period.</p> <ul style="list-style-type: none"> <li>• Time frame: 2022-2025</li> <li>• Responsible Agency: Planning Department</li> <li>• Objectives: 30 affordable density bonus units</li> </ul>  |
| Displacement of residents due to economic pressures | Housing Choice   | <p><b>11. Enhanced Density Bonus</b></p> <p>The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the 50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure</p>   |



|  |                   |   |
|--|-------------------|---|
|  |                   | <p>or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.</p> <ul style="list-style-type: none"> <li>• Time frame: 2022-2023</li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <u>Objectives: Adopt an enhanced density bonus program if analysis shows it would facilitate housing production</u></li> </ul>   |
| Lack of renter protections                               | Anti-Displacement | <p><b>23. Fair Housing Services Program</b></p> <p>The Fair Housing Council of Riverside County, Inc. is the County of Riverside's fair housing provider. The City will support and promote the Fair Housing Council's existing resources and workshops for the public, which include housing discrimination investigation, landlord/tenant mediation, and informational workshops. <b>[New]</b> <u>City will actively advertise these services through the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination.</u></p> <ul style="list-style-type: none"> <li>• Time frame: <b>[Edited]</b> <u>Ongoing Provide link on City website (2021); promote the Program annually</u></li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <u>Objectives: Post links to this resource on social media and make flyers available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center), and other public buildings.</u></li> </ul> |
| Lack of renter protections                               | Anti-Displacement | <p><b>24. Fair Housing Information Program</b></p> <p>The City will provide residents with fair housing information primarily by posting links to a variety of fair housing resources including, but not limited, to:</p> <ul style="list-style-type: none"> <li>• California Department of Fair Employment and Housing</li> <li>• U. S. Department of Housing and Urban Development (HUD)</li> <li>• Fair Housing/Equal Opportunity (HUD)</li> <li>• Fair Housing Council of Riverside County, Inc.</li> <li>• National Fair Housing Advocate</li> <li>• A Guide to Residential Tenants' and Landlord Rights and Responsibilities</li> </ul> <ul style="list-style-type: none"> <li>• Time frame: 2022</li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <u>Objectives: Post links to this resource on social media and make flyers available at the Senior Services Department, Beaumont Library, and Community Access Center (official County of Riverside Independent Living Center), and other public buildings.</u></li> </ul>   |
| The availability of affordable units in a range of sizes | Housing Choice    | <p><b>4. Accessory Dwelling Units (ADUs)</b></p> <p>The City will adopt an ADU ordinance consistent with the most current State laws to streamline the permitting and production of ADUs. The City will also prepare ADU standard plans to facilitate ADU permitting and encourage property owners to construct ADUs.</p> <ul style="list-style-type: none"> <li>• Time frame: 2021-2022</li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <u>Objectives: Adopt ordinance and create standard plans</u></li> </ul>   |
| The availability of affordable                           | Housing Choice    | <p><b>5. Minimum Densities</b></p> <p>The City will update the Zoning Code to establish minimum densities on housing sites identified in the sites inventory where minimum densities do</p>   |

|  |                                 |   |
|--|---------------------------------|---|
| units in a range of sizes                |                                 | <p>not currently apply, ensuring sites are developed at densities to meet realistic unit estimates.</p> <ul style="list-style-type: none"> <li>• Time frame: 2021-2022</li> <li>• Responsible Agency: Planning Department</li> <li>• <b>[New]</b> <i>Objectives: Update Zoning Code to include minimum densities for housing sites</i></li> </ul>   |
| Location of environmental health hazards | Conservation and Revitalization | <p><b>[New Program] CDBG Funding</b></p> <p>Beaumont participates in the County's CDBG Program. The City currently expends funds on parks and sidewalk projects, as well as making ADA improvements in the Downtown area. The City will continue to use CDBG for place-based improvements, as well as more actively target infrastructure investment in areas of lower or moderate resource.</p> <ul style="list-style-type: none"> <li>• Time frame: 2021-2022</li> <li>• Responsible Agency: Planning Department</li> <li>• Objectives: Determine infrastructure needs in lower and moderate resource areas that would be good candidates for CDBG funding</li> </ul> |
| Location of environmental health hazards | Conservation and Revitalization | <p><b>[New Program] Intergovernmental Collaboration</b></p> <p>The City will coordinate with other governmental agencies such as Caltrans to contain traffic emissions and mitigate air quality impacts, such as through sound walls or other measures.</p> <ul style="list-style-type: none"> <li>• Time frame: 2022-2029</li> <li>• Responsible Agency: Planning Department</li> <li>• Objectives: Contact Caltrans to begin discussion (2022); continue collaborating with Caltrans or other agencies on mitigation measures (annually)</li> </ul>   |
| Location of environmental health hazards | Conservation and Revitalization | <p><b>[New Program] Environmental Justice Implementation</b></p> <p>Implement the Environmental Justice Element to further the goals of remediating negative environmental conditions in the vicinity of sites identified in the Housing Element.</p> <ul style="list-style-type: none"> <li>• Time frame: 2022-2029</li> <li>• Responsible Agency: Planning Department</li> <li>• Objectives: Implement Environmental Justice Element programs and prioritize as feasible to target areas of lower or moderate resource</li> </ul>   |