

Appendix B

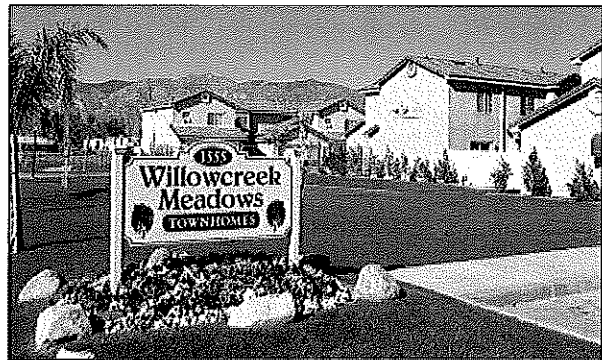
Residential Land Inventory

This Appendix summarizes the realistic potential development capacity of vacant and underutilized parcels that are suitable for residential development. The assumptions regarding affordability and realistic capacity of vacant sites are described below.

Affordability Assumptions for Vacant Sites

Housing Element law (AB 2348 of 2004) provides “default densities” that are assumed to be adequate to facilitate the production of lower-income housing. For most cities in metropolitan counties, including Banning, the default density is 30 units/acre. Banning is located in an area of Riverside County where prices and rents are typically lower than areas in the far western part of the county (e.g., Corona, Riverside) which are close to major job markets in Orange and Los Angeles counties, or the more expensive resort areas of the Coachella Valley (e.g., Palm Springs, Indian Wells). Unlike those areas, Banning has very low land cost that makes virtually all market-rate multi-family housing affordable to lower-income households. Due to the recession, no multi-family developments have been built in Banning in the past several years, therefore examples of development in other nearby cities were reviewed. For comparison, in the City of San Jacinto (which is immediately south of Banning) every new multi-family or condominium project built in recent years, regardless of density (including market-rate projects such as Willowcreek Meadows, with a density of 13.7 units/acre) has been affordable at low-income prices and rents. In fact, even new single-family detached homes are selling at prices affordable at low-income levels. Non-profit housing developers familiar with this market area indicate that densities of 16-18 units/acre are desirable for affordable multi-family projects (see Table B-1). It is noteworthy that none of the affordable projects built in the Banning market area in the past 10 years exceeded a density of 17.6 units/acre even though higher densities were possible through state-mandated density bonus.

Affordable housing developers active in this market area indicate that while densities of 20-25 units/acre may be ideal from a purely financial perspective, community compatibility is also very important. Higher density projects requiring podium or subterranean parking are generally not feasible due to their high development cost, and lower project densities in the 16-18 units/acre range are feasible and often more appropriate in this market area. The base densities in the HDR-20 (20 units/acre) and VHDR (20-24 units/acre) districts allow market-rate project densities of 20-24 units/acre and up to 27 units/acre (HDR-20) or 32 units/acre (VHDR) with the state-mandated density bonus. These allowable density standards pose no constraint to housing development.



Affordable Market-Rate Housing in San Jacinto

Based on these local conditions, potential new units in the land inventory are allocated to income categories as follows:

- **Lower income:** Based on market conditions described in Section II (Housing Needs Assessment), the land inventory analysis assumes that sites allowing a density of 20 units/acre are suitable for lower-income housing. This includes sites zoned High Density Residential-20, Very High Density

Residential, and Downtown Commercial. Potential second units are also included in the low-income category.

- **Moderate income:** High Density Residential (11-18 units/acre) and Medium Density Residential (up to 10 units/acre) are assigned to the moderate-income category.
- **Above-moderate income:** Rural and Low Density Residential single-family parcels are assigned to the above-moderate category.

Table B-1
Recent Affordable Housing Developments

Development Name (Year Built)	Total Units	Density (du/ac)	Household Type	Deed- Restricted?	Income Level	Funding Source
Willowcreek Meadows S. San Jacinto Ave, San Jacinto (2004)	52	13.7	Non- restricted	No \$999 (2-bd) \$1,300 (3-bd)	<u>Low</u>	Market-rate
Graciela Court (SFD) San Jacinto (2006)	9	8.5	Non- restricted	No \$1,200 (3-bd)	<u>Low</u>	Market-rate
Tract 32276 (Small lot SFD) San Jacinto (2006)	22	12.1	Non- restricted	No Sold for \$80-90k	<u>Very-low</u>	Market-rate
San Jacinto Garden Apartments 324 E. Shaver Street, San Jacinto	97	9.7	Family	Yes		USDA 545-RRH
San Jacinto Manor 1672 S. Santa Fe Street, San Jacinto	65	15.0	Seniors and Mobility Impaired	Yes		USDA 545-RRH
Manzanita Gardens 637 N. Ramona Blvd, San Jacinto	36	14.4	Family	Yes		USDA 545-RRH
San Jacinto Senior Apartments 633 E. Main Street, San Jacinto	45	17.4	Seniors	Yes		USDA 545-RRH
San Jacinto Village Apartments 700 Idyllwild Drive, San Jacinto	38	16.2	Family	Yes		USDA 545-RRH
San Jacinto Villas Apartments 1692 S. Santa Fe Ave., San Jacinto (2008)	80	17.6	Family	Yes	<u>Very low</u>	RDA, HOME, LIHTC, Tax- exempt bonds
Average Density		<u>13.0</u>				

Realistic Capacity

The following density assumptions were used to estimate the realistic capacity of potential development sites:

- Low-Density Residential – 3 units/acre
- Medium Density Residential – 6 units/acre
- High Density Residential – 11 units/acre
- High Density Residential-20 – 20 units/acre
- Very High Density Residential – 20 units/acre

- Downtown Commercial – 20 units/acre

These assumptions are based on recent projects approved in the city and the minimum density of 20 units/acre for HDR-20 and VHDR sites that were rezoned in the prior planning period. The most recent development in the DC zone is the renovation and conversion of the Banning Hotel property into a mixed-use project with restaurant and multi-family uses. The density of this project is over 50 units/acre.

Analysis of Unaccommodated Need

Government Code Section 65584.09 requires that any portion of the housing need that was not accommodated in the prior period must be carried over and added to the RHNA allocation in the next planning period. The prior (2008-2013) Housing Element included a rezoning program to create adequate sites to fully accommodate the City's assigned housing need. That program was completed in July 2013 when sufficient parcels were rezoned to HDR-20 and VHDR to accommodate more than 100% of the City's lower-income need and all of the rezoned sites are still available for development, therefore no unaccommodated need is carried over to the 2013-2021 cycle.

Land Inventory Summary

The following tables show the City's land inventory for the current planning period. Table B-2 summarizes the City's land inventory compared to the remaining City's assigned RHNA allocation need. Table B-3 shows approved projects while Table B-4 contains a parcel-specific inventory of vacant residential sites based on current zoning designations and the realistic capacity assumptions noted above. Figures B-1 through B-3 show the locations of vacant parcels in the HDR, HDR-20, VHDR and DC zones that are suitable for low- and moderate-income residential development. Figures B-4 through B-7 show the underutilized sites in the Downtown Commercial zone.

The RHNA allocation for lower-income housing is satisfied by HDR-20, VHDR and DC sites that were rezoned in the prior planning period. These sites allow minimum densities of 20 units/acre, which is suitable for lower-income housing in the Banning market area. Some of the sites for lower-income housing are large and will require subdivision prior to development. Program 5 in the Housing Plan describes actions the City will take to facilitate the subdivision and development process for the larger sites.

**Table B-2
Land Inventory vs. RHNA**

	Income Category			
	Lower	Mod	Above Mod	Total
Approved Projects (Table B-3)				
Approved projects – R-A			30	30
Approved projects – Very Low Density Residential			1,036	1,036
Approved projects – Low Density Residential			3,032	3,032
Approved projects – Medium Density Residential		2,607		2,607
Approved projects – High Density Residential		1,213		
Subtotal – Approved Projects	0	3,820	4,098	6,705
Vacant parcels (Table B-4)				
Vacant parcels – Low Density Residential			513	513
Vacant parcels – Medium Density Residential		1,088		1,088
Vacant parcels – High Density Residential		395		395
Vacant parcels – High Density Residential-20	1,942			
Vacant parcels – Very High Density Residential	520			
Subtotal – Vacant Parcels	2,462	1,483	513	1,996
Underutilized Parcels (Table B-5)				
Downtown Commercial parcels	86			
Potential second units	5			5
Total land inventory	2,553	5,303	4,611	8,706
RHNA 2014 - 2021	1,465	685	1,642	3,792
Adequate Sites?	Yes	Yes	Yes	Yes

Source: City of Banning, 6/2013

Table B-3
Approved Residential Projects

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
531-240-008, 009, 010	Tahiti Group	R-A		32.62	30	None
Total R-A				32.62	30	
543-150-001(need replaced parcel(s))	Carri Construction	VLDR		7.42	13	None
535-020-004, 016, 024, 535-030-039	Fiesta Dev.	VLDR		158.5	303	None
543-030-002-3	Hailem	VLDR		10	17	None
538-272-001	Martin	VLDR		4.08	6	None
537-150-005-7, 537-170-002-3, 537-190-001-5, 537-190-019-021	Rolling Hills Ranch	VLDR		145	213	None
543-020-021, 543-030-004, 543-040-001-2, 543-050-001-3	C. W. Teft	VLDR		452.51	484	None
Total VLDR				777.5	1,036	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	LDR	X	537.2	2,230	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	13.1	53	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	29.4	125	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	11.3	48	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	LDR	X	25.5	108	None
535-180-002-5	Charter Mgmt/Galleher	LDR		2.83	9	None
534-183-014, 534-200-004, 008, 047	CitiCom/William Fox Homes	LDR		40.5	41	None
541-122-010	CTK Inc.	LDR		2.37	7	None
534-253-006-7	HLCD	LDR		6.42	26	None
541-082-016-18	Labastida	LDR		3.31	10	None
535-070-008	Madrid	LDR		19	53	None
534-152-022-025	Rifai	LDR		4.87	19	None

APN	Project	GP/Zone	Specific Plan	Acres	Approved Units	Constraints
535-110-002, 006, 011, 012, 535-311-006-23, 535-312-001-24, 535-070-014	Gilman-St. Boniface	LDR		73	186	None
534-283-011, 014	TMS Homes, LLC.	LDR		7.083	23	None
535-070-004, 006	Madrid	LDR		16.48	44	None
535-030-038 (need replaced parcel(s))	Nordquist	LDR		6.3	19	None
534-171-008, 015, 534-172-002, 004	Vic Seth Const.	LDR		7.98	31	None
Subtotal LDR				807.4	3,032	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	MDR	X	325.4	1,961	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	24.2	127	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	20.8	109	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	25.9	136	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	12.3	68	None
531-060-014-017, 032, 033-34, 531-070-002, 004, 006-9, 012-19, 535-060-002	Banning Bench/Loma Linda	MDR	X	23.5	170	None
540-250-006	Barbour Villas	MDR			36	None
Subtotal MDR				419.8	2,607	
531-080-010, 406-170-002, 406-200-004, 419-020-008-9, 006, 021,	Pardee-Deutsch	HDR	X	73.8	1,196	None
419-140-062	Careage Dev.	MDR (senior)		1.43	17 (32 beds)	None
Subtotal HDR				75.22	1,213	

*Note: W/WW infrastructure availability present for all approved project sites. Service subject to the payment of City hookup fees and installation/extension.

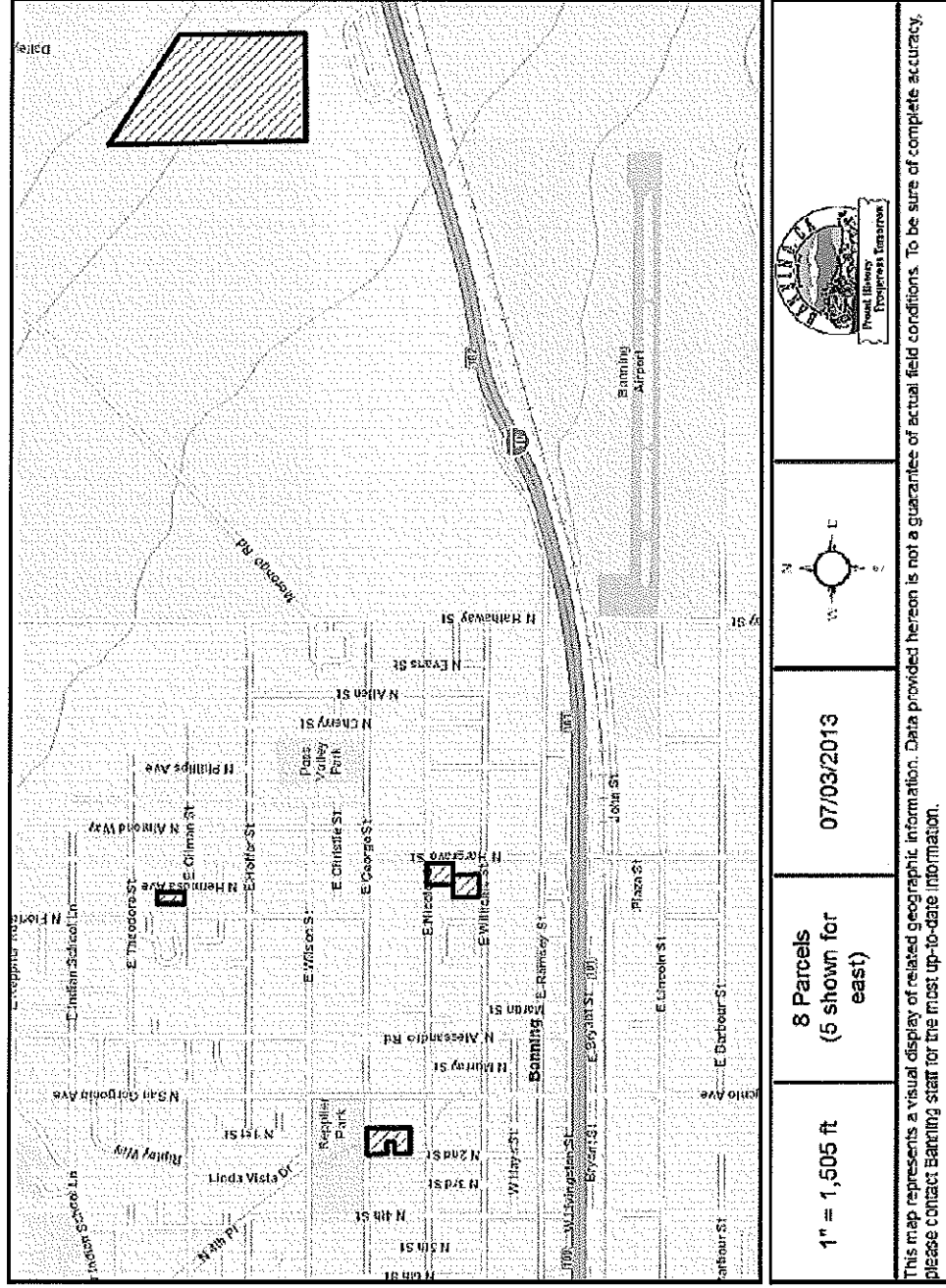
**Table B-4
Residential Vacant Land Inventory**

Zoning District/APN	Parcel Size (acres)	Permitted Density (units/ac)	Assumed Density (units/ac)	Units by Income Category		
				Lower	Moderate	Above Moderate
Low Density Residential						
532080001	29.63	0-5	3.75			111
532080004	40.91	0-5	3.75			153
532080006	41.96	0-5	3.75			157
537110007, 009	24.73	0-5	3.75			92
Total LDR						513
Medium Density Residential						
532080004	0.95	0-10	6		5	
532080004	19.28	0-10	6		115	
532080005	21.00	0-10	6		126	
537110003	24.83	0-10	6		148	
537110003, 007, 008	27.08	0-10	6		162	
537110007, 008	18.91	0-10	6		113	
537110007, 009, 011	39.63	0-10	6		237	
537110008	28.54	0-10	6		171	
538101027	0.24	0-10	6		1	
538150014	0.54	0-10	6		3	
538165005	0.23	0-10	6		1	
538173010	0.44	0-10	6		2	
540130025, 026	0.75	0-10	6		4	
Total MDR					1,088	
High Density Residential						
419034008	0.40	11-18	11		4	
534161008	0.42	11-18	11		4	
534161009	0.67	11-18	11		7	
537110003, 005, 006, 008	33.86	11-18	11		372	
540082006 thru 008	0.56	11-18	11		6	
540151021 - 022	0.27	11-18	11		2	
Total HDR					395	
High Density Residential-20						
537-120-034	21.12	20	20	422		
540-083-002	3.02	20	20	60		
541-110-013	1.73	20	20	34		
532-080-004	55.8	20	20	1,116		
419-140-059	3.31	20	20	66		
534-161-010	0.9	20	20	18		
537-110-008	9.75	20	20	195		
541-110-009	1.58	20	20	31		
Total HDR-20				1,942		
Very High Density Residential						
537-190-018	26	19-24	20	520		
Total VHDR				520		
TOTALS – RESIDENTIAL SITES				2,462	1,483	513

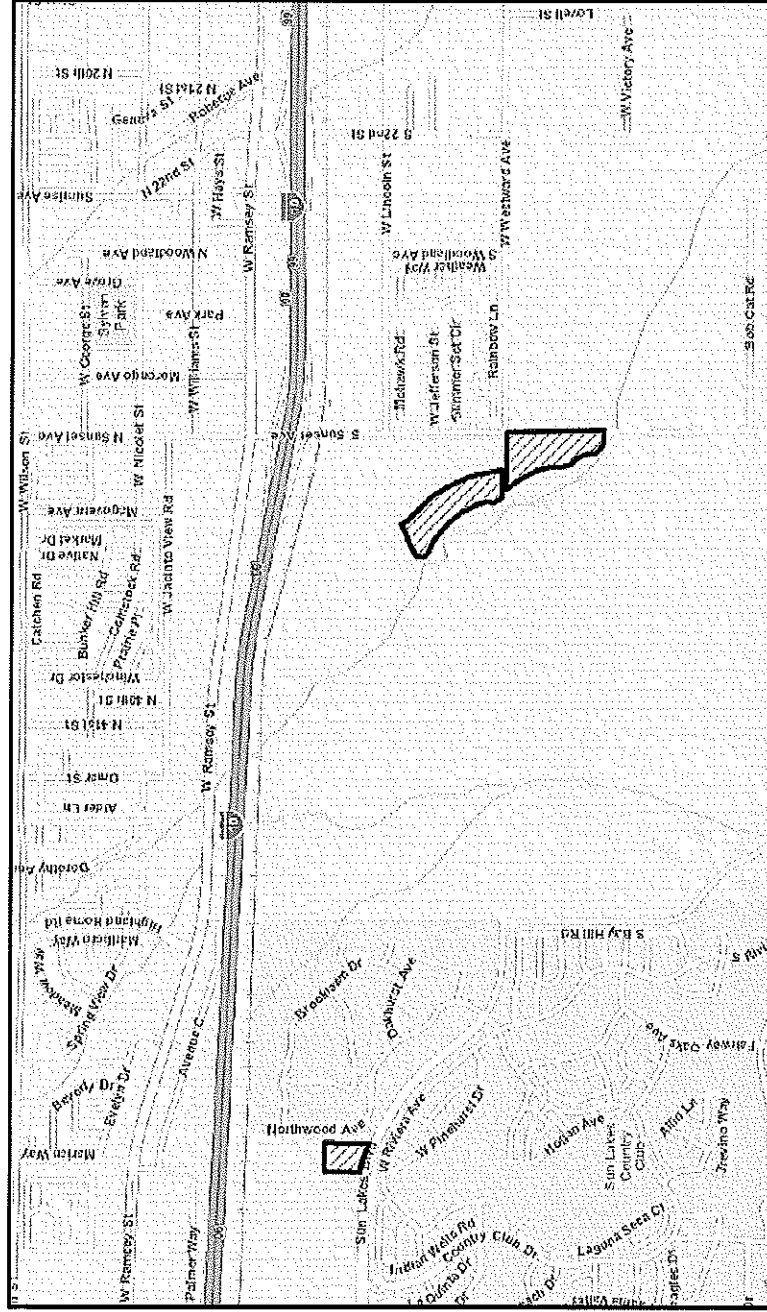
**Table B-5
Underutilized Land Inventory**



APN	Address	GP/ Zoning	Parcel size (acres)	Potential Units @ 20 du/ac	Existing Use
541-145-012	255 E Ramsey St	DC/DC	0.8	16	Used car sales lot; very low improvement to land value
541-150-004	447 E Ramsey St	DC/DC	1.3	26	Vacant, severely deteriorated commercial building; very low improvement to land value
541-150-010	553 E Ramsey St	DC/DC	2.2	44	Vacant deteriorated commercial building; very low improvement to land value
Totals			4.3	86	

Figure B-1
HDR-20 Parcels



**Figure B-2
HDR-20 Parcels**



1" = 1,505 ft	8 Parcels (3 shown for west)	07/03/2013	 
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Banning Staff for the most up-to-date information.

Figure B-3
VHDR Parcel

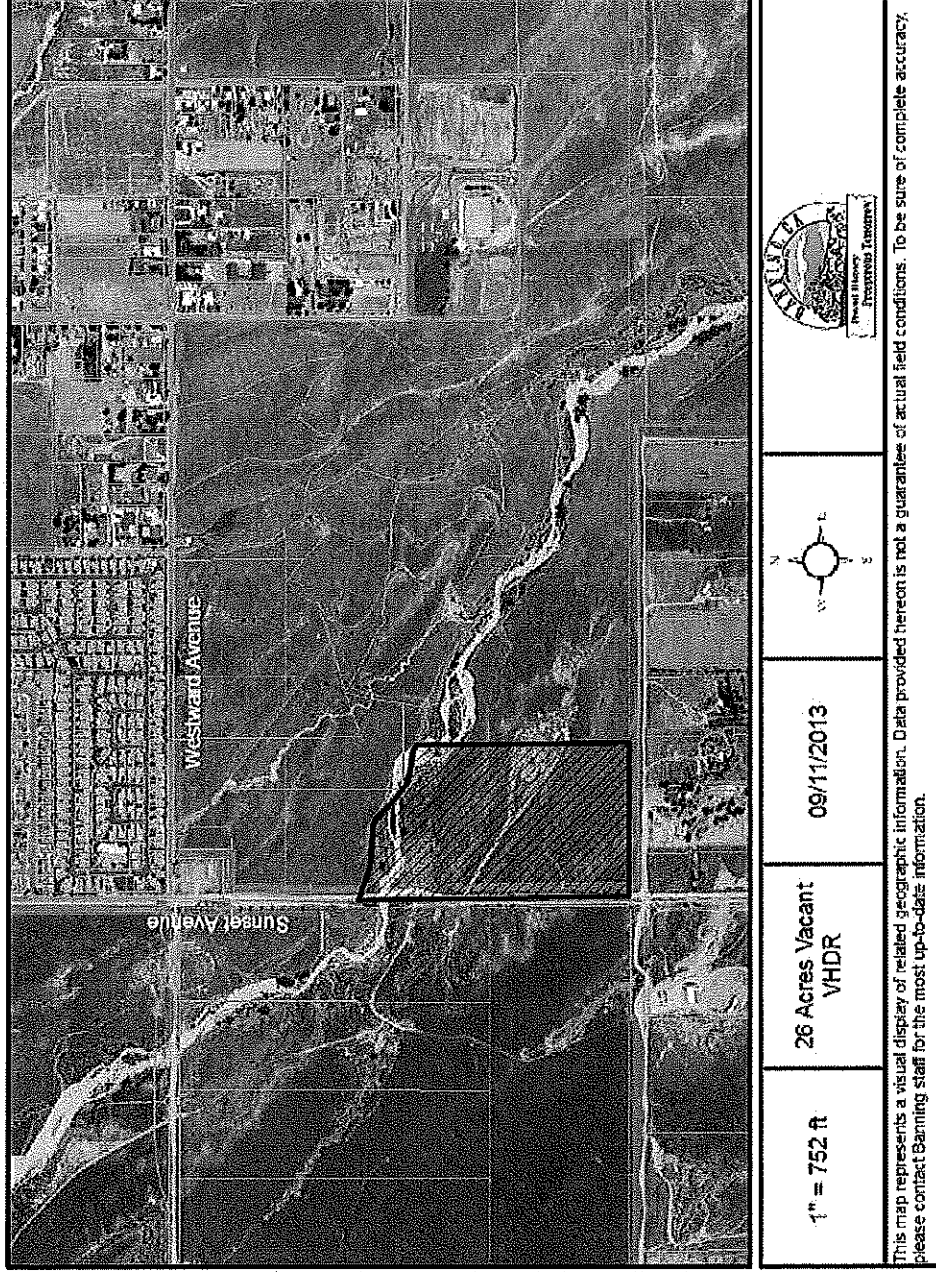


Figure B-4
DC Parcels

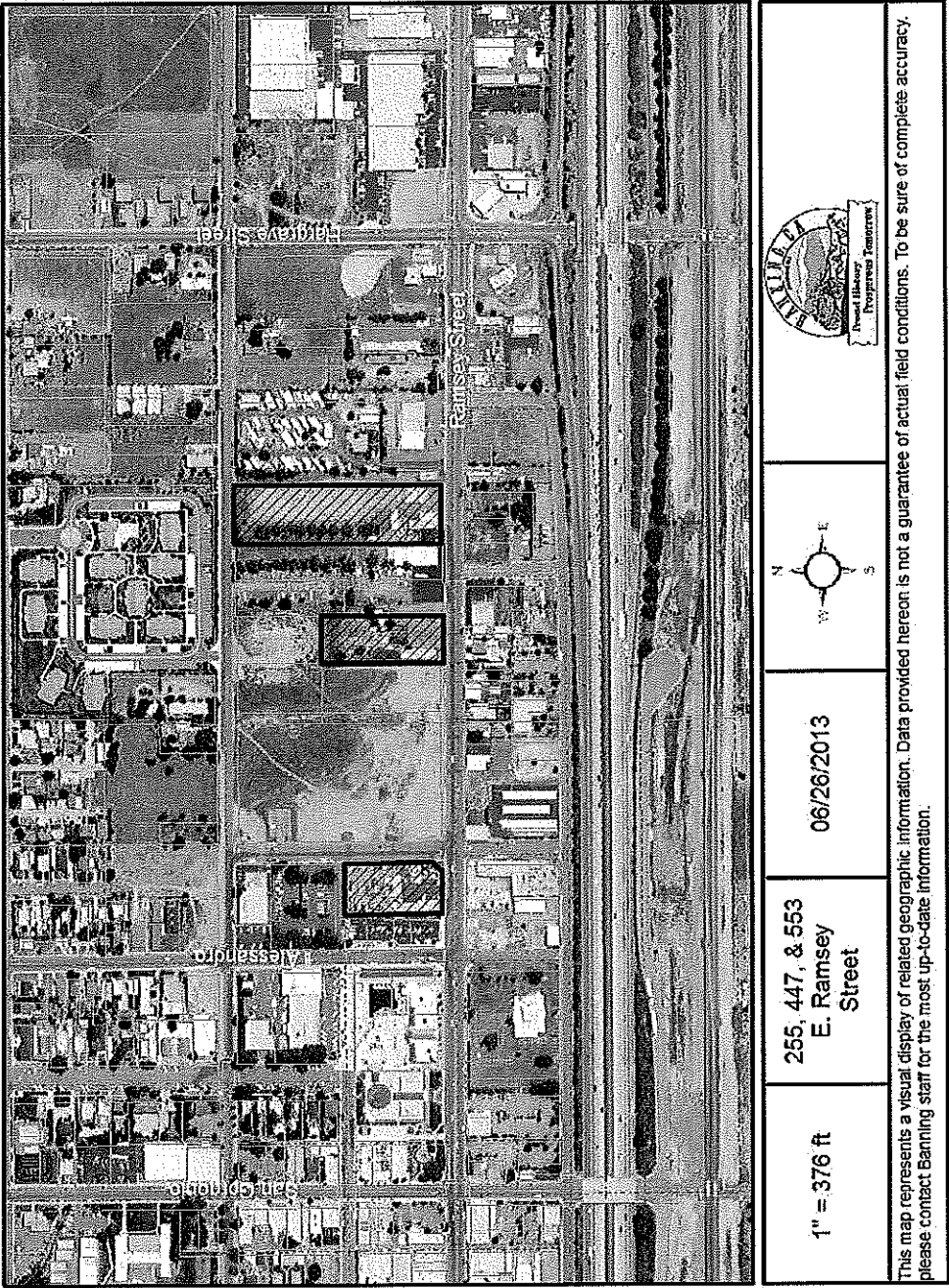


Figure B-5
255 E. Ramsey St.

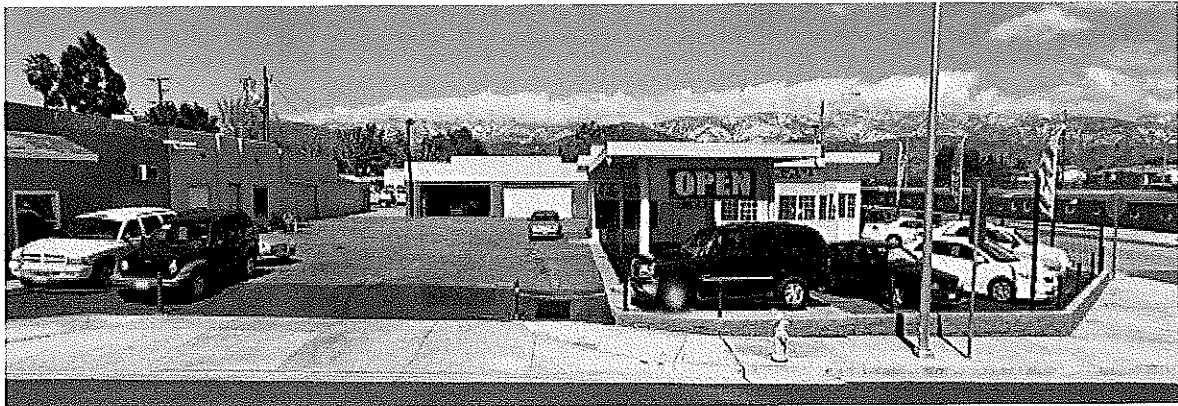


Figure B-6
447 E. Ramsey St.

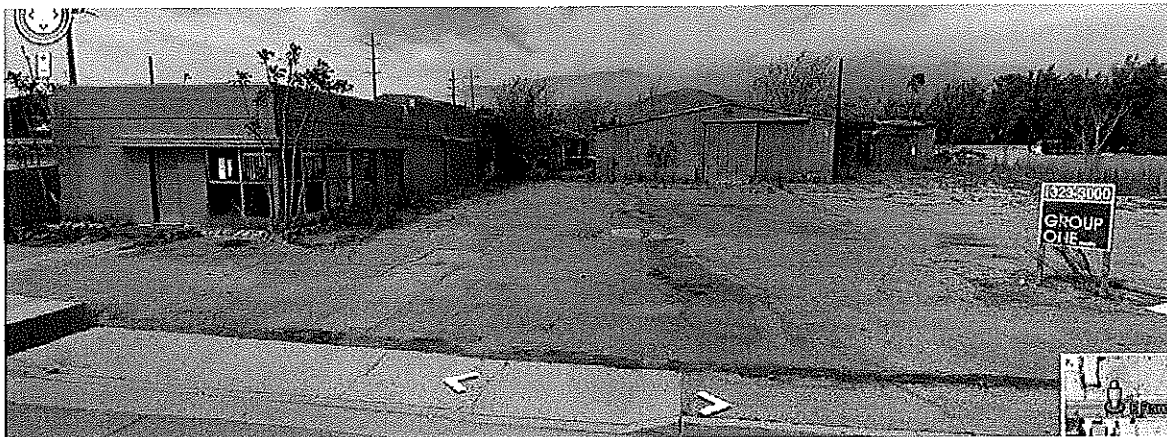
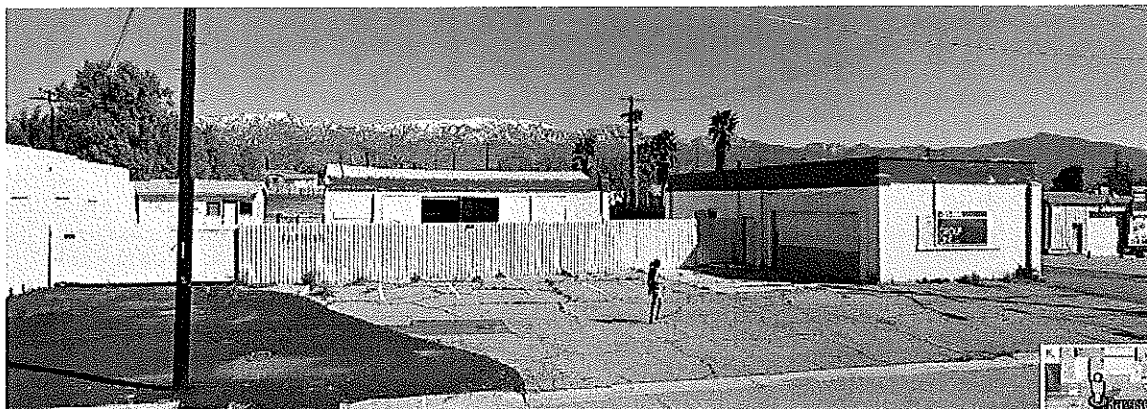


Figure B-7
553 E. Ramsey St.



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