

Welcome to the City of Imperial's Housing Element Update

CITY OF IMPERIAL

2021 HOUSING ELEMENT UPDATE



WHAT IS A HOUSING ELEMENT?

The Housing Element is one of the ten State-required 'elements' or chapters that comprise the City's General Plan and includes goals, policies, programs (to be implemented during the planning period) to meet current and future housing needs within the City. The Housing Element provides an analysis of the City's population, economic, and housing stock characteristics, in addition to a comprehensive evaluation of housing programs and regulations.

State law requires the Housing Element to be updated every eight years in order to remain relevant and reflective of the community's changing housing needs. The [City's current Housing Element](#) covers the 2013-2021 period, also known as the fifth cycle. The City is in the process of preparing the sixth cycle Housing Element Update, which will plan for 2021-2029 period, and the State law requires that the City adopt this update by October 2021.

Key Features of the Housing Element

- Update of City population and housing demographics;
- Evaluation of housing constraints and resources;
- Analysis of existing housing programs and policies;
- Identification of appropriate/adequate properties to accommodate housing at a range of income levels and densities; and
- Policies, programs and quantified objectives.

WHAT IS THE REGIONAL HOUSING NEEDS ASSESSMENT?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law to quantify the need for housing throughout the State and is addressed in the local housing element update process. The State Department of Housing and Community Development (HCD) identifies a Statewide projected housing need and allots housing allocations to each metropolitan area in the State.

The City of Imperial is located in the Southern California Association of Governments (SCAG) region. For the 2021–2029 planning period, the City of Imperial is allocated 1,601 units to accommodate the City's projected housing needs for the eight-year planning period. The Housing Element must identify "adequate sites" and establish policies and programs that will accommodate this estimated growth. The City is required to develop the policies, programs, and zoning to incentivize and allow for this

anticipated growth, as well as report to the State on an annual basis of the City’s progress. The City is not obligated to produce, construct, or develop these allocated units.

The 6th Cycle RHNA allocation for the City of Imperial is:

2021-2029 City of Imperial RHNA Housing Needs Allocation

Income Category (% of County AMI)	Income Range*	RHNA Allocation	Percent
Very Low (0% to 50%)	\$0 to \$42,582	704 units	44%
Low (51 to 80%)	\$43,433 to \$68,130	346 units	22%
Moderate (81% to 120%)	\$68,982 to \$102,196	294 units	18%
Above Moderate (Over 120%)	\$102,196 and above	257 units	16%
Total		1,601 units	100.0%

**Income range is based on the 2019 SCAG Local Profile Area Median Income (AMI) for the City of Imperial of \$85,163.*

WHY IS THE CITY UPDATING THE HOUSING ELEMENT?

The City of Imperial is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2013-2021 planning period. The City is now planning for the 2021-2029 planning period.

Importance of Updating the Housing Element:

- Allows the community to provide feedback to guide the future of housing in Imperial
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future anticipated housing growth needs

WHAT IS INCLUDED IN THE UPDATE PROCESS?

The update process is community-based and will include a variety of activities to interface with the City of Imperial community. Key features include:

- A series of community workshops and other community engagement opportunities
- Comprehensive review of the community to analyze existing conditions
- Identification of sites to meet 2021-2029 RHNA
- Public Hearings before the Planning Commission and City Council

PUBLIC INPUT

The Housing Element makes our community better when the public participates in the planning process.

- Check back on the City’s website and social media for updates to the process

- Sign up to be on the interest contact list
- Call or email the City contact (information below) with your questions and comments
- Attend public hearings and workshops
- Review the draft Housing Element and submit your comments

PROJECT CONTACT

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RELATED INFORMATION

[California Department of Housing & Community Development](#)

[Regional Housing Needs Assessment](#)